

19-10-2005

Item No 63 to 83.

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MINUTES of 19-1-06.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on  
19th October, 2005 at 10.45 A.M. at Raj Niwas.

Following were present :

**CHAIRMAN**

1. Shri B.L. Joshi  
Lieutenant Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Dinesh Rai

**MEMBERS**

3. Shri A.K. Patnaik  
Finance Member
4. Shri Mahabal Mishra, MLA
5. Shri Jile Singh Chauhan, MLA
6. Shri Mange Ram Garg, MLA
7. Shri Virender Kasana  
Councillor, MCD
8. Shri P.K. Pradhan  
Jt. Secretary, MOUD

**SECRETARY**

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

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri G.S. Patnaik  
Secretary to LG
2. Mr. V.K. Sadhu  
Principal Commissioner, DDA
3. Shri R.K. Vats,  
Commissioner (LM), DDA
4. Shri R.K. Singh  
Commissioner (LD), DDA
5. Shri Sunil Sharma  
Commissioner (Personnel)
6. Shri A.K. Jain  
Commissioner (Planning), DDA

7. *Shri V.D. Dewan*  
*Chief Architect, DDA*
8. *Mrs. Asma Manzar*  
*Commissioner (Housing), DDA*
9. *Shri R.C. Kinger*  
*Chief Engineer*
10. *Shri S.C. Sharma*  
*Chief Engineer (HQ)*
11. *Shri J.P.S. Chawla*  
*Chief Accounts Officer, DDA*
12. *Shri S.K. Goyal*  
*Financial Adviser (Housing)*
13. *Shri C.K. Chaturvedi*  
*Chief Legal Adviser*
14. *Shri V.P. Rao*  
*Pvt. Secy. & Addl. Secy. to LG*
15. *Shri Alok Swaroop*  
*OSD to LG*
16. *Smt. Neemo Dhar*  
*Director (PR), DDA*
17. *Shri D. Sarkar*  
*Director (Sports) DDA*
18. *Shri D.P. Dwivedi*  
*Director (Vigilance), DDA*
19. *Shri B.K. Jain*  
*Director (Planning), DDA*
20. *Shri Prahlad Singh*  
*Director (LC), DDA*
21. *Shri J.B. Kshirsagar*  
*TCP, TCPO*
22. *Shri J.N. Burman*  
*Jt. Director, NCRPB*
23. *Shri Madhukar*  
*Jt. Secretary (UD, GNCTD)*
24. *Shri R. Srinivas,*  
*Associate TCP, TCPO*
25. *Shri I.P. Grover*  
*AAO (Projects), DDA*

The Lt. Governor welcomed the new Vice-Chairman DDA Shri Dinesh Rai.

LG also expressed a hope that DDA will work efficiently, without any vested interest, and create a better public image for itself.

The LG pointed out that the agenda items should be circulated well in advance and only those items may be circulated at the last minute where there are very urgent reasons.

Shri Mange Ram Garg's comment that DDA's image has improved in the recent times and public now have more confidence in its working was taken note of by the House.

ITEM NO.63/2005

Sub: Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 19.7.2005.  
F.2(2)2005/MC/DDA

Amendments were proposed by Shri Virender Kasana and Shri Mahabal Mishra to the minutes recorded against item nos. 56/2005 and 61/2005 which were discussed in detail as below:

(a) Item No. 56/2005 - Shri Kasana pointed out that all the suggestions given by him had not been recorded in the minutes. He pointed out that before bringing any cadre review proposals to the Authority it is necessary that 'general principles' are first laid down and the same principles should be uniformly applied on all the cadres/employees so that disparities amongst various cadres of either getting promotions within 5 or 15 years do not crop up.

The Lt. Governor drew attention to para-1 of the draft minutes at page-10 and pointed out that this exercise should have been completed by now. The LG directed that broad principles for conducting cadre reviews should be brought before the next meeting of the Authority, whereafter cadre review proposals of all the cadres should be uniformly framed in the light of such general principles.

*(b) Item No. 61/2005 - Shri Mahabal Mishra and all the non-official members pointed out that departmental officers should have the first right to appointment against posts in the DDA if they have sufficient experience, knowledge and skills and that officers from CPWD should not be brought on deputation for the post of Engineer Member, DDA as the DDA Chief Engineers have necessary experience and qualification.*

*The LG pointed out that these appointments are made by the Central Government and the Authority should accept the Government's decision but that the above views will be conveyed to the Ministry of Urban Development.*

*II Minutes of the Authority meeting held on 19<sup>th</sup> July, 2005 were confirmed subject to the above amendments/observations.*

*III The Lt. Governor drew the attention to Para-9 of the draft minutes at page-9 and desired to have a paper on the subject in the next meeting of the Authority.*

*(i) Informing about action on para (i) of "Other Points" at page-13 - the Principal Commissioner informed that amended Circular shall be issued shortly.*

*(ii) The LG was assured that a report on Para(ii) of "Other Points" at page-14 shall be submitted within a week.*

*(iii) Commissioner (Lands Management) informed that report on Para (iv) of "Other Points" had been submitted to the LG.*

*(iv) Chief Legal Adviser assured the LG that time bound review of pending Court cases was being conducted and the matter shall be brought in the next meeting of the Authority.*

*(v) Regarding action on Para-2 of "Other Points" at page-14 - it was decided that DDA may allot alternate residential plots on roads with road width upto 13.5 mtrs. so as to clear the backlog. The Vice-Chairman assured of early follow-up action in the matter.*

(vi) The LG sought a report in the next meeting of the Authority about water logging at the back of bio-diversity park near village Jagatpur and about cleaning of Bhalaswa Lake and the nearby water body.

(vii) The Commissioner (Lands Management) informed that field inquiry had been completed for clearance of jhuggies from Outram Lines as per para-2 (iii) of "Other Points" of the minutes.

(viii) The LG asked the Vice-Chairman to submit a time bound programme and a plan of action by the next meeting of the Authority about proper upkeep of records/files for which necessary manpower/infrastructure could be arranged as per requirement, this being a key area in which Authority must act immediately.

Shri Mange Ram Garg highlighted the importance of completion of land records and their proper maintenance.

(ix) The LG reiterated his earlier decision that there should be a Vigilance inquiry in every case of missing file and responsibility fixed.

(x) Commissioner (Planning) assured the LG that proposals regarding Shazada Bagh Industrial Area as pointed out in para 3 (v) at page-15 of "Other Points" shall be put-up in the next meeting of the Authority.

(xi) Commissioner (Housing) informed that necessary compliance has been done.

(xii) The LG desired that Authority meetings be held more frequently as and when required, keeping in view the stipulation that they be normally held every month.

ITEM NO. 64/2005

*Sub: Departmental proceedings against Shri Radha Krishan, EE (Retd.) Date of Retirement - 30.6.2004.  
F.27(46)04/Vig./DC*

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

- b) *The LG expressed his concern over the fact that departmental proceedings remain pending for unduly long periods of time at one or the other level, which was a serious matter and sought information about all cases where major or minor penalty proceedings are pending before the next meeting of the Authority.*

ITEM NO. 65/2005

*Sub: Departmental proceedings against Shri Vijay Kumar, EE (Retd.), Date of Retirement - 24.2.2003.  
F.26(24)93/Vig./DC.*

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

ITEM NO. 66/2005

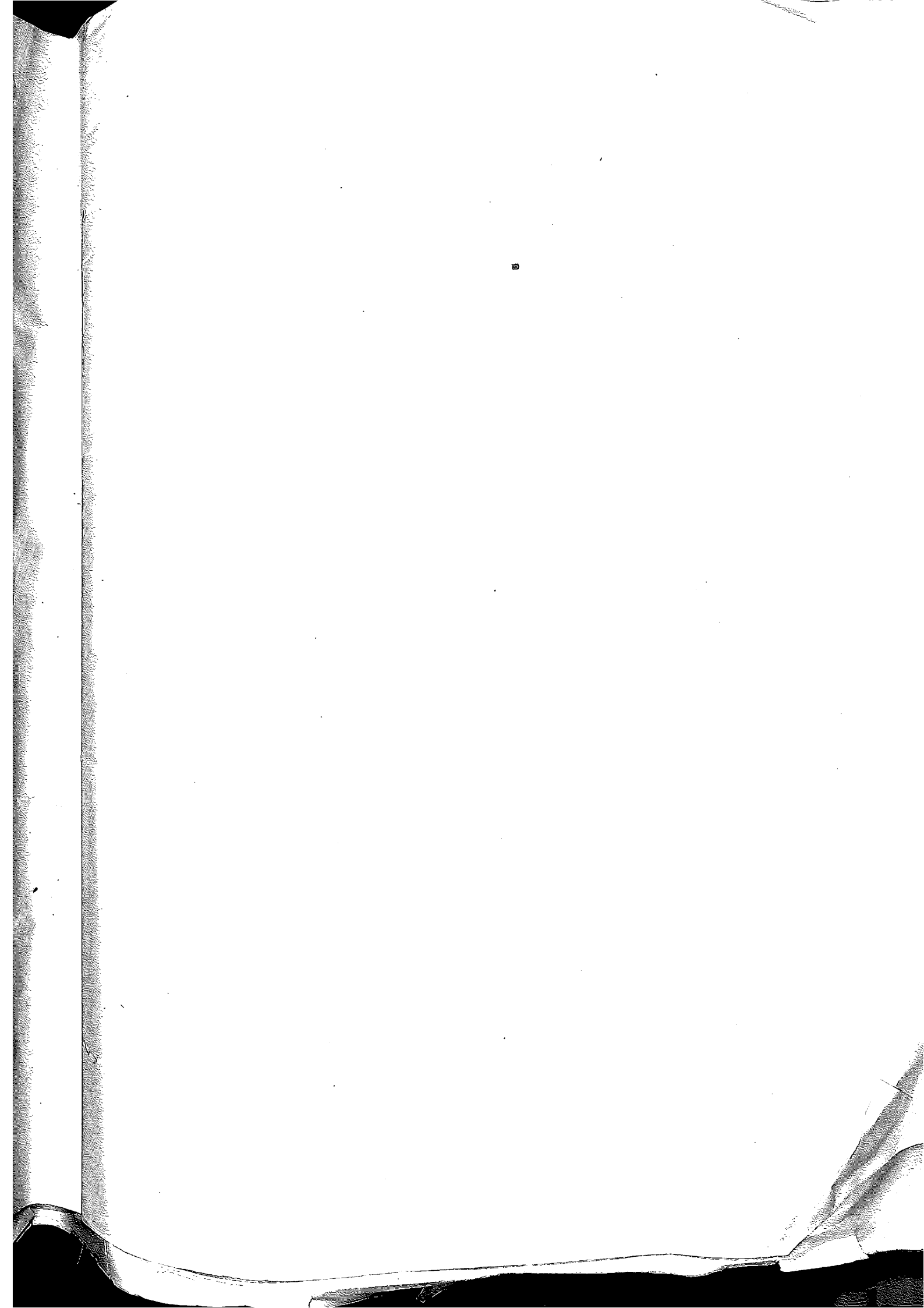
*Sub: Departmental proceedings against Shri G P Pandey, UDC (Now Asstt. Retd.) - Date of Retirement - 31.5.2004.  
F. 27(10)2002/Vig./DC*

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

ITEM NO. 67/2005

*Sub: Departmental proceedings against Shri Radha Krishan, AE (now EE, Retd.) Date of Retirement -30.6.2004.  
F.27 (Misc.)GC-417/2K/AVO/Bldg.*

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







ITEM NO. 68/2005

Sub: Permission of Govt. Hospital by adjustment of use premises in Resettlement Scheme at Hastsal.  
F.20(12)05-MP.

Proposals contained in the agenda item were approved by the Authority

ITEM NO. 69/2005

Sub: Modification in the MPD-2001 with regard to Development Control norms for Hotels.  
F.20(4)05-MP/Pt.I

Proposals contained in the agenda item were approved by the Authority with the direction that these development control norms shall be applicable only to the new hotel sites.

ITEM NO. 70/2005

Sub: Departmental proceedings against Shri Nathu Singh, EE (Retd.).  
Date of retirement - 24.2.2003.  
F.27(91)/92/Vig./DC

Proposals contained in the agenda item were approved by the Authority

ITEM NO. 71/2005

Sub: Payment of Belated Construction Interest beyond 30 months upto the bulk date of issue of demand-cum-allotment letters for SFS flats.  
F.178(184)93/SFS/JL-II

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

ITEM NO. 72/2005

Sub: Change of land use of 1.60 ha. land from Rural (A-3) Public & Semi Public use (PS I Hospital Cat-B) at Burari (Kaushik Enclave) in zone -P.  
F.13(4)2000-NP

Proposals contained in the agenda item were approved by the Authority

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ITEM NO. 73/2005

Sub: *In-situ Rehabilitation at Village Tehkhand (Change of Landuse).*  
F.3(60)2005/MP

Commissioner (Planning) informed that one objection/suggestion from Shri Chetan Dutt had been received against the proposed change of land use, after the circulation of the agenda item.

This objection was also discussed by the Authority and after detailed discussions, the Authority approved the proposals contained in the agenda item.

ITEM NO. 74/2005

Sub: *Policy for disposal of School Sites of DDA.*

The LG pointed out that lands allotted at zonal variant rates/concessional rates to different categories viz. charitable societies, cooperative group housing societies, hospitals and schools were not fulfilling the desired social objectives and it had therefore become necessary to think of new modes of allotment of land to schools. He informed that all the available school sites had been offered to the Govt. of NCTD and the MCD and only those sites which had not been accepted by them are now proposed to be disposed of through auction/tender.

(ii) Shri Mange Ram Garg pointed out that MCD has 11 school sites in Ashok Vihar where the pass-percentage of students is ranging from 2% to 11%. He further pointed out that DDA should come up with such new proposals which enhance the quality of education in the city, rather than depriving the middle/lower income groups to get admissions at very high rates of fee in such schools which come up on auctioned land. He further pointed out that the Govt. of NCTD and the MCD did not have necessary physical and financial infrastructure to provide quality education in their existing schools and that they shall not be in a position to ensure finest standards of education in their new schools.

(iii) Shri Mahabal Mishra and other non-official members sought deferment of the item so that alternative proposals could be examined.

II The LG advised all the members of the Authority to come up with their suggestions if any on the subject and send them to the VC, DDA. He also desired that a final view be taken in the next meeting of the Authority.

ITEM NO. 75/2005

Sub: Allotment of land to the evictees of Old Subzi Mandi  
F.16(160)75/LSB(R)/DDA

Shri Mahabal Mishra sought an enquiry into restoration of 4 plots by the LG against specific decision contrary to the one taken by the Authority. He pointed out that Lok Adalat recommendations were advisory in nature and could not be made the basis for superceding the decisions of the Authority.

After detailed discussions, it was decided by the Authority to close the matter.

ITEM NO. 76/2005

Sub: Cadre review proposal of Planning & Allied categories.  
F.7(136)90/PB.-I

The LG expressed concern that some of the members of the sub-committee were themselves the interested parties in the proposed cadre reviews and advised that a new committee should be constituted. It was thus decided to withdraw the cadre review proposals accordingly for re-examination.

(ii) The Jt. Secretary, MOUD advised that an official from the Finance Department should be associated with the proposed Cadre Review Committee.

(iii) Shri Mange Ram Garg pointed out that the cadre review of the Research cadres require fresh examination.

(iv) Shri Mahabal Mishra and Shri Jile Singh Chauhan sought early review of all the cadres alongwith these cadres.

(v) Shri Virender Kasana pointed out that review of all the cadres should be conducted strictly according to same general principles, which are approved by the Authority, so that imbalances are not created amongst different cadres of DDA and uniform yardsticks are observed in all the cadre reviews.

ITEM NO. 77/2005

Sub: Report on the follow-up action on the resolution passed by the Authority in its meetings held on 27.2.2004, 5.7.2004, 24.8.2004, 22.11.2004, 10.1.2005, 28.2.2005 & 29.3.2005. F.2(2)2005/MC/DDA

Noted.

ITEM NO. 78/2005

Sub: Standard Costing for flats - Plinth Area Rate from 1<sup>st</sup> October 2005 to 31<sup>st</sup> March, 2006. F.21(1671)2001/HAC.

Shri Jile Singh Chauhan and other members of the Authority pointed out that increase in the plinth area rates should be kept at the bare minimum in the case of Janta, EWS and LIG flats.

The Finance Member informed that there was only notional increase in these categories. Proposals contained in the agenda item were thereafter approved by the Authority.

ITEM NO. 79/2005

Sub: Fixation of Rates for Institutional Land Premium for the year 2005-06. F.2(4)96/AO(P)/DDA.

Shri Mahabal Mishra pointed out that there were a large number of unconstructed institutional plots waiting for disposal in the market and their allottees will take undue advantage of such a steep increase in rates by disposing of their plots at revised rates if the proposals are approved. He pointed out that the policy of disposal of school plots through auction will further help such allottees to unauthorisedly dispose of their existing allotments at unduly higher rates. Shri Mahabal Mishra cited the examples of Jessa Ram Hospital, Gujjar Mal Modi Hospital and Escorts Hospital alleging that they had recently

changed hands unauthorisedly and that DDA could not take any action inspite of a number of media reports of their proposed sale during the last two years.

(ii) Shri Virender Kasana pointed out that whereas increase in the rates was justified, DDA must take concrete steps to check unauthorised transfer of institutional lands by the existing allottees so that they do not take undue advantage of the new policies/decisions of the Authority.

(iii) The Finance Member sought an early decision in the matter so that institutional rates for the year 2005-06 are notified at the earliest. He informed that the rates of DDA's institutional lands were far less than market rates and the rates in the adjoining States.

II The LG informed that in most cases extentions for construction beyond one year were not being permitted so that the allottees can be compelled to construct immediately.

III The LG agreed with Shri Mahabal Mishra that notices should be served in all the cases where plots had been kept vacant all these years.

LG also directed that fresh surveys should be conducted within one month to identify all vacant institutional plots so that cancellation proceedings can be undertaken wherever necessary in a time bound manner.

(b) After detailed discussions, the Authority approved the proposals contained in the agenda item, subject to maximum increase in land rates in any area being restricted to 2 times of the existing rates rather than 2.5 times, as proposed in the agenda item.

ITEM NO. 80/2005

Sub: Commonwealth Games - 2010: Change of landuse of 16.5 Ha. in Zone 'O'.

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

ITEM NO. 81/2005

*Sub: Agenda for adoption of Annual Accounts for the financial year 2004-05*

*The LG advised that DDA should engage renowned Chartered Accountants for in-house auditing. The Finance Member informed that Chartered Accountants have been engaged by the DDA through a panel given by the CAG's office for tax compliance purposes.*

*The Lt. Governor also advised that although the DDA had reduced the number of items of discrepancy pointed out by the AG's office from 27 to 14, efforts should be made to bring it down further.*

*(b) The Authority approved the proposals as contained in the agenda item and appreciated that the annual accounts for the Financial Year 2004-05 had been finalized and that the accounts of the DDA were now fully up to date.*

ITEM NO.82/2005

*Sub: Permission for installation of Dish Antenna/Communication Towers.*

*This item was withdrawn.*

OTHER POINTS

*I Shri Mange Ram Garg pointed out the following:*

*i) Water harvesting should be introduced in a big way and the action plan should be put up to the LG.*

*ii) Good work had earlier been done in maintenance of DDA greens in pursuance of the regular reviews conducted by the Committee of non-official members headed by the Engineer Member and we should again come up with further detailed plans on the subject so that the work can continue in the same manner.*

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iii) DDA should develop Old Age Homes/Community Centres and their management can be entrusted to private parties, if necessary. A report should be brought before the Authority whether the number of requests for conversion to freehold are increasing or decreasing.

iv) DDA should safeguard its prime vacant plots measuring about 1500 sq.yds. in J Block of Ashok Vihar, about 2000 sq.yds. near the Water Tank and another plot lying near SFS Housing in Phase-IV, Ashok Vihar.

v) Conversions to freehold should be approved without any inspections if the properties are located in the denotified areas and if the building activities of the area have already been transferred to the MCD.

II Shri Jile Singh Chauhan pointed out the following :

i) The progress of finalisation of Zonal Plans should be expedited and completed in a time bound manner. If necessary, new Committees should be constituted to finalise the plans.

ii) Change of land-use for the graveyard in Shastri Park should be expedited.

iii) Development of Bhalaswa Lake should be expedited.

iv) The work on sanitary landfill and development of Dheerpur needs to be speeded up.

III Shri Virender Kasana pointed out the following:

i) DDA should take up upgradation and maintenance of the shopping markets developed and disposed of in the past.

ii) All the common areas, including toilets and parking areas in these markets should be essentially used for common purposes. The toilet areas should be allotted on pay and use basis and the parking areas duly auctioned/tendered so that these facilities are available to the users rather than being encroached upon as at present. He



specifically drew attention to the parking areas/toilets of Alaknanda and Sheikh Sarai markets which had been taken over by unauthorized persons.

iii) The lands allotted to schools were being grossly misused for residential and hostel purposes. Major portions of these lands were being used for running technical education and higher education institutes/programmes for which immediate action for cancellation should be taken and the Delhi Government advised for withdrawing their affiliations rather than the DDA acting only under the orders of the Courts as at present.

IV Shri Mahabal Mishra pointed out the following:

- i) Half yearly performance budget should be put up in the meetings of the Authority.
- ii) Land for graveyard in Okhla should be provided at the earliest.
- iii) Follow up action should be taken on the suggestions given by the members on MPD-2021 and necessary report brought before the Authority.

The LG agreed with this suggestion and advised a special meeting of the Authority for the purpose.

- iv) Follow up action should be taken on the suggestions given by the members on the procedures to be adopted for bringing in the private developers and necessary report brought before the Authority.
- v) Pay scales of the Superintendents should be revised w.e.f. 1.1.1986 on the pattern of Senior Stenographers, Assistants and PAs, to avoid unnecessary litigation.

The meeting ended with a vote of thanks to the Lt. Governor.

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**DELHI DEVELOPMENT AUTHORITY**  
(Office of the Pr. Commr. Cum. Secretary)

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 19th October 2005 at ~~11:30~~ <sup>10:45</sup> A.M. at Raj Niwas, Delhi.

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DELHI DEVELOPMENT AUTHORITY  
(Office of the Pr. Commr.-cum-Secretary)

List of the supplementary agenda items to be discussed in the meeting of the Delhi Development Authority fixed for Wednesday, the 19<sup>th</sup> October, 2005 at 10.45 A.M. at Raj Niwas, Delhi.

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DELHI DEVELOPMENT AUTHORITY  
(Office of the Pr. Commr.-cum-Secretary)

List of the 2<sup>nd</sup> supplementary agenda items to be discussed in the meeting of the Delhi Development Authority fixed for Wednesday, the 19<sup>th</sup> October, 2005 at 10.45 A.M. at Raj Niwas, Delhi.

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Item No. Sub: Confirmation of the Minutes of the  
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held on 19.7.2005.  
F.2(2)2005/MC/DDA.

Minutes of the meeting of the Delhi Development Authority held on 19th July, 2005 are submitted for confirmation of the Authority (Appendix 'A' at Page 2 to 15).

RESOLUTION

Amendments were proposed by Shri Virender Kasana and Shri Mahabal Mishra to the minutes recorded against item nos. 56/2005 and 61/2005 which were discussed in detail as below:-

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DELHI DEVELOPMENT AUTHORITY

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19<sup>th</sup> July, 2005 at 11.00 a.m. at Raj Niwas.

Following were present:

**CHAIRMAN**

1. Shri B.L. Joshi  
Lieutenant Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Madhukar Gupta

**MEMBERS**


3. Shri A.K. Patnaik  
Finance Member
4. Shri Prabhash Singh  
Engineer Member, DDA
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Virender Kasana  
Municipal Councillor
9. Shri. P.K. Mishra  
Member - Secretary, NCR Planning Board
10. Shri K.T. Gurumukhi  
Chief Planner, TCPO

**SECRETARY**

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

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri S. Regunathan  
Chief Secretary, GNCTD
2. Shri G.S. Patnaik  
Secretary to LG
3. Shri V.V. Bhat  
Principal Secretary (Finance), GNCTD
4. Mr. V.K. Sadhu  
Principal Commissioner, DDA

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5. Smt. S. Aparna  
Director (DD), MOUD
  6. Shri R.K. Vats,  
Commissioner (LM), DDA
  7. Shri R.K. Singh  
Commissioner (LD), DDA
  8. Shri Sunil Sharma  
Commissioner (Personnel)
  9. Shri A.K. Jain  
Commissioner (Planning)
  10. Mrs. Asma Manzar  
Commissioner (Housing), DDA
  11. Shri J.P.S. Chawla  
Chief Accounts Officer, DDA
  12. Shri S.K. Goyal  
Financial Adviser (Housing)
  13. Shri C.K. Chaturvedi  
Chief Legal Adviser
  14. Shri V.K. Bugga  
Chief Town Planner, MCD
  15. Shri A.K. Gupta  
Addl. Commr. (Plg.) DDA
  16. Shri S.K. Aggarwal  
Addl. Chief Architect
  17. Shri V.P. Rao  
Pvt. Secy. & Addl. Secy. to LG
  18. Shri Alok Swaroop  
OSD to LG
  19. Smt. Neema Dhar  
Director (PR), DDA
  20. Shri D. Sarkar  
Director (Sports) DDA
  21. Shri Prahlad Singh  
Director (LC), DDA
  22. Shri K. Srirangan  
Asstt. Director (Planning), DDA
- 



ITEM NO. 45/2005

Sub: Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 6<sup>th</sup> May, 2005.  
F.2(2)2005/MC/DDA.

Minutes of the Authority meeting held on 6<sup>th</sup> May 2005 were confirmed as circulated.

ITEM NO. 46/2005

Sub: Transfer of vacant plots with DDA to DSIDC, Delhi Government for relocation of industries from non-conforming areas.  
F.1(Misc.)2001/LSB(I)

Proposals contained in the agenda item were approved by the Authority. It was also decided that time bound enquiry should be made in respect of the 188 plots which are reportedly not available at site and report put up to the Authority.

ITEM NO. 47/2005

Sub: Regarding amendment/deletion of Recruitment Regulations in respect of Group-'A', 'B', 'C' & 'D' categories in DDA.  
F.6(15)2000/PB/III/RRs

Proposals contained in the agenda item were noted.

ITEM NO. 48/2005

Sub: Regarding criteria for fixation of inter-se-seniority of LDC-cum-Typist (Hindi/English), UDCs, Assistants & Sr. Stenographers promoted by seniority-cum-fitness basis vis-à-vis those promoted through departmental examination.  
F.5(4)88/PB-III.

During discussions, on a query by Shri Mahabal Mishra, Commissioner (Personnel) clarified that the proposals were broadly in accordance with the Govt. of India's general policy although there were no specific provisions for such cases. After discussion, the proposals contained in the agenda item were approved.



- (vii) *It should be ensured that bank guarantees given by the developers should be verified before acceptance.*
- (viii) *Various procedures/conditions outlined in the proposals for different models should be re-examined in detail so that there is no possibility of their mis-interpretation or misuse.*
- (ix) *Technical Committee of the DDA should be re-constituted.*

3. *Shri Mange Ram Garg pointed out that:*

- (i) *Before implementing the proposed policy, an actual model should be taken up and demonstrated to show how it would be ensured that all the requisite facilities would be provided and conditions met by the private developers.*
- (ii) *There should be check on increasing population in Delhi.*
- (iii) *There are a number of cases where compensation of land and allotment of alternate plots has been pending for several years. The proposal regarding return of 1/8<sup>th</sup> of land to the land owners given at page 144 of the agenda item is impractical keeping in view this practical experience.*

4. *Shri Jile Singh Chauhan pointed out that opening up of the housing sector to private developers was in accordance with the changing requirements, but the procedures should be simple so that all clearances can be obtained expeditiously, through a single window system.*

- ii) *He suggested early and time bound finalization of the zonal plans.*

5. *Shri Virender Kasana, while welcoming the proposals as these will enable increased availability of housing stock in the city, pointed out the following:*

- (i) Referring to certain elements/words in the proposals such as "either free of cost or at pre-determined rates" in para 6.3 (ii) and "wherever applicable" in para 6.3 (iii), he mentioned that these could lead to conflicts of interpretation and litigation, and that there should be complete clarity in the provisions.*
- (ii) Minimum percentage of housing for EWS should be increased from 35% to 70%.*
- (iii) Procedures should be explained in detail in a separate booklet.*
- (iv) A separate Committee should be formed to discuss and finalise the procedures before launch of the scheme.*
- (v) Maximum period for development and construction should not be more than three years.*
- (vi) Referring to the proposals made in Appendix 'D' regarding the proposed procedure for grant of Planning Permission/NOC, he said that the power to change the land-use should vest with the Authority so that each proposal can be examined through participation of the public representatives.*
- (vii) Zonal plans should be finalized in a time bound manner.*
- (viii) Technical Committee should be re-constituted to have representation of the elected members.*

6. *Secretary to LG pointed out that the concerned civic agencies/Delhi Govt. shall simultaneously have to make necessary provision in their policies/budgets for water supply, disposal of solid waste and sewerage treatment plants etc. and the proposals would also require amendment to the Nazul Rules.*

7. The Chief Secretary, Delhi observed that whereas there was no objection to the broad policy guidelines, consideration was necessary to see how growth of the population in Delhi could be checked particularly in view of the constraints regarding water availability and supply. He also expressed concern that unauthorized colonies may spring up in rural/urban extensions immediately on the announcement of this policy and suggested that planned development should be taken up on both sides of the roads simultaneously along with the development of roads. He suggested environmental impact study about the handling of such a large population in the city. He also expressed reservation against the proposals in respect of Cooperative Group Housing Societies on grounds of equity.

8. Responding to the various observations made by the Members, the Vice Chairman pointed out that the proposals pertaining to Private Sector involvement in Land assembly and Development and Housing have been examined at length since 1992, and the present proposal had been formulated in the light of the past examination and various studies/reports of organizations like Institute of Urban Affairs, Association of Metropolitan Development Authorities (AMDA), etc. Any further inputs, fine tuning, etc. could, therefore, come only after the proposal is put into the public realm. He informed that procedures suggested in the agenda were in the nature of preliminary proposals which will, in any case, have to be discussed in detail with the different stake holders before finalisation. Specifically referring to the issue of land use change he clarified that development by the private sector would be permitted only within the designated areas as per the Master Plan/Zonal Plans and, as such no land use change would be required, and the proposals referred to by the Members in this regard only pertained to the procedure for grant of planning permission. In this context he also mentioned that for the implementation of the proposed policy, it will be necessary to have the structure Plans/Zonal Plans in place, as also emphasized by the Members. As regards, the observations of the Members regarding availability of basic services like water supply, he said that this aspect would be fundamental with reference to the overall Master Plan itself, and efforts have been made to dovetail the plans in these respects within the Draft Master Plan proposals itself. As for specific areas, he pointed out that commitment of other civic agencies in principle will have to be a part of the Zonal

Plans, and any schemes that may be taken up in different areas. Referring to the query of Shri Mahabal Mishra in the last meeting about the role of DDA, if the private sector was involved in land assembly and development, he said that private sector was envisaged to be supplemental in nature, and DDA would continue to play a major role in land development and housing. In this background, The Vice-Chairman sought approval of the proposals in principle with regard to the basic policy parameters, so that the same could be forwarded to the Central Govt. for consideration, and further consultations with various stake holders could be initiated.

9. After detailed discussions the Authority agreed with the LG that the proposals should be broadly accepted in principle and forwarded to the Central Govt. because the old policy of 'Large Scale Acquisition, Development & Disposal of Land' required re-consideration and the private developers needed to be associated for supplementing DDA's efforts. Procedural details in the matter and further fine-tuning of the proposed models should however be done after detailed deliberations and interaction with the stake holders and in the light of the observations made by the members so that the new policy can be implemented in a transparent and practicable manner.

ITEM NO. 50/2005

Sub: Grant of Selection Grade from the retrospective date instead of Prospective date.  
F.9(114)/82/PB.I/Pt.

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

Shri Mahabal Mishra pointed out that since the strength of Public Relations department and the Systems department had earlier been clubbed with the Administration cadres for working out the number of posts in the Selection Grade as reported in the agenda item, their Group-A officers should be given similar promotions as the Deputy Directors/Directors of the Administration cadres who get promotions almost every five years whereas the Deputy Directors/Directors of Systems and Public Relations departments have been stagnating for more than 10 to 12 years and have thus been rendered junior to them in comparison, thus creating anomalies and imbalances.

The Vice-Chairman assured that cadre review of both these cadres and other isolated cadres, shall also be taken up in a time bound manner.

ITEM NO. 51/2005

Sub: Allotment of 15 left out Scooter Garages at Pkt.-B, Ashok Vihar, Phase-III.  
F.52(33)82/MIG/Gen./Pt.

Proposal contained in para-1 of the agenda item for making allotment of garages by general draw of lots was approved by the Authority.

ITEM NO. 52/2005

Sub: Change of land use of 6.5 Hect. land adjoining Sector D-1 & D-II of Vasant Kunj in Dev. area No. 176, Zone 'J' (South-Delhi-II)/ F.20(2)2005/MP.

During discussions on the proposal, Shri Mahabal Mishra and Shri Mange Ram Garg questioned the allotments made in the past without carrying out necessary change of land use. The Vice-Chairman explained that a conscious view was taken at the relevant point of time that change of land use was not required as the activity was permitted under the MPD-2001.

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

ITEM NO. 53/2005

Sub: Removal of anomalies in the Rules & Regulations of Landscape Unit in promotional channel of Deputy Director (Landscape) to Director (Landscape), DDA.  
F.7(25)/2004/PB-I.

After discussion, the proposals contained in the agenda item were approved by the Authority.

ITEM NO. 54/2005

Sub: Revision of pay scale of Legal Assistant and Jr. Law Officer of DDA,  
F.21(172)/02/HC/Legal.

During discussions on the agenda item, the Members, Shri Jile Singh Chauhan, Shri Mahabal Mishra and Shri Virender Kasana sought a review of the existing panel of lawyers and strict monitoring of the Court cases.

ii] During discussions on the proposal it was observed by the Director (D.D.) Mrs. S. Aparana that generally, the guidelines of the Department of Expenditure, Govt. of India, should be kept in view by the DDA while considering such proposals. After detailed discussions, and keeping in view the specific situation and urgency of the present case the proposals contained in the agenda item were approved by the Authority.

ITEM NO. 55/2005

Sub: Denotification of DA-40 under the Delhi Development Act, 1957.  
F.5(102)03/DD/LM/NZ/Pt.IV.

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

ITEM NO. 56/2005

Sub: Cadre review of Planning Architecture and landscape Architecture Departments.  
F.7(136)90/PB-I.

1. The Chief Secretary pointed out that there were anomalies in the educational qualifications of the post of Asstt. Director (Planning) which laid down Post Graduate qualification for the direct recruits and diploma qualification for the promotees, which needed to be looked into.



2. Shri Virender Kasana pointed out that there were anomalies in different cadres with reference to the total cadre strength and the number of posts at senior officer levels, and thus aspect needs to be considered.

3. It was suggested by the other members that consideration of this item may be deferred due to paucity of time.

4. On the suggestion of Vice-Chairman, it was agreed that the cadre review proposals may be further examined by a Committee which should include the Chief (TCPO) and a senior official of the Govt. of NCTD.

ITEM NO. 57/2005

Sub: Denotification of DA-125, 174, 136 & 32 -under the Delhi Development Act, 1957.  
F.SW(23)/03/LM/SWZ

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

ITEM NO. 58/2005

Sub: Fixation of Rates for Institutional land premium for the year 2005-06.  
F.2(4)96/AO(P)/DDA

Consideration of this item was deferred.

ITEM NO. 59/2005

Sub: Construction of DDA Officers Club at Siri Fort (Now known as DDA HRD Institute).  
F.DDA-HI/1(1)/2005.

The LG informed that he had made personal efforts to retrieve the DDA officers Club building but there is no alternative but to hand over its possession immediately keeping in view the Court orders and related subsequent developments. The Vice Chairman informed that proposals had also been made for using the premises jointly with the ASI for a Heritage Centre and that these will be further pursued with ASI.

site/locat

ITEM NO. 6

Sub: Decla  
Area  
F.3(56)

Propos  
Authority.

ITEM NO. 61

Sub: Recruit  
F.9(72)S

Propos  
Authority.

ITEM NO. 2

Sub: Repor  
Authority  
24.8.04

This item  
necessary.

OTHER POINTS

Shri Ma

i] He drew  
Deputy  
that this  
DDA em  
sought  
circular.

While noting the position, it was decided an alternate site/location may be identified where a club could be established.

ITEM NO. 60/2005 [Laid on the Table].

Sub: Declaration of two pockets of Narela Project as Development Area of DDA.  
F.3(56)2004/MP.

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

ITEM NO. 61/2005 [Laid on the Table].

Sub: Recruitment Rules for the post of Engineer Member in DDA.  
F.9(72)91/PB-I.

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

ITEM NO. 62/2005 [Laid on the Table]

Sub: Report on the follow-up action on the resolution passed by the Authority in its meetings held on 27.2.2004, 5.7.2004, 24.8.2004, 22.11.2004, 10.1.2005, 28.2.2005 & 29.3.2005.

This item was 'laid on the table'. This shall be discussed later, if necessary.

OTHER POINTS:

Shri Mahabal Mishra raised the following issues:

- i] He drew the attention of the Authority to a Circular issued by the Deputy Director (Institutional Lands) on 20<sup>th</sup> May 2005 and said that this amounted to violation of the Fundamental Rights of the DDA employees and their relatives. In this background, he sought withdrawal of this provision in the above mentioned circular.

The Vice-Chairman informed that his attention had been drawn towards the Circular and assured immediate review and action in the matter.

- ii] He pointed out that the transfers recommended by the Committee headed by the Chief Engineer (Q.C.) had been interfered with and modified at the level of Director (Horticulture) which is not permissible.

The LG assured that the DDA will promptly submit a report to the Chairman.

- iii] He suggested necessary steps to expedite tree plantation and greenery during the monsoon season.

- iv] He pointed out that an unauthorized banquet hall had come up on the Gaon Sabha land on Khasra no. 446 in Nasirpur Village, even when the land is under the possession of the DDA and informed that relevant documents had been handed over to the Commr.(LM).

The LG sought an early report in the matter.

2. Shri Jile Singh Chauhan sought time bound allotment to all the pending applicants of alternate residential plots.

The Vice-Chairman informed that he was going to take a meeting to finalise an action plan so that early allotment to all the applicants could be ensured keeping in view the decisions taken regarding the location of such plots and the methodology of holding draws.

- ii] He drew attention to 'water logging' at the back of bio-diversity park near village Jagatpur and sought cleaning of Bhalswa lake and the nearby 'water body'.
- iii] He sought clearance of jhuggies from Outram Lines which were holding up disposal of DDA land worth several crores.

3. Shri Mange Ram Garg pointed out that:

i] DDA field staff should not visit the areas which had been de-notified.

ii] A large number of cases of freehold conversion had been pending because of unnecessary queries.

The Vice-Chairman informed that more than 17000 cases of freehold conversion had been cleared last year as compared to around half of that in the previous year. He assured that further efforts would be made to expedite the disposal of pending applications.

iii] There were a number of missing files and their reconstruction takes unusually long time.

The LG directed that there should be a Vigilance inquiry in every case of missing file. He also advised that reconstruction of such files should be done in a time bound manner through simple and transparent procedures.

iv] Shri Garg sought action plan to clear the jhuggies in Delhi.

He was assured that efforts would be made to relocate the 300 jhuggies earlier pointed out by him by the end of September 2005.

v] Shri Mange Ram Garg and Shri Mahabal Mishra pointed out that Shahzada Bagh was an old industrial area for the last 60 years and necessary modifications in the Master Plan should be carried out accordingly.

4. Shri Virender Kasana pointed out that the Rules did not permit inspection of Janta flats while giving them freehold rights and that such inspections by the junior staff were causing unnecessary harassment.

LG said that inspections should be conducted only where specifically required in the light of the facts of the case.

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

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ITEM No.

64/2005

Sub.: Departmental proceedings against Sh. Radha Krishan, E.E. (Retd.)  
Date of retirement - 30.6.2004.  
E. 27 (46) 04 / Vig. / DC. \*\*\*\*\*

A complaint dated 20.8.2004 was received from Sh. Ram Nath. It was alleged that Sh. Dinesh Kumar, AE(C) working in RPD-13, DDA has floated a tender for fixing stones on a road from Vijay Vihar to Sect. 24 Rohini. However, no stone has been fixed and payment to the tune of Rs. 3.00 lacs has been made. The payment was made on 30.06.2004. Chief Engineer (Rohini) was asked to investigate the complaint and submit the report. On receipt of the report from CE (Rohini) and verification of the relevant record, it was observed that the work relates to "Protection of Land under Rohini Zone, SH: Survey/demarcation and fixing of boundary stones for 30 Mtr. ROW Road from Sect. 4 Vijay Vihar, Budh Vihar to Sect. 24 Rohini".

As per the report of CE (Rohini) the scope of work involved two items i.e. (i) excavating holes upto 0.5 cum. and (ii) providing & fixing factory made pre-cast RCC Boundary stones of appropriate design & size.

As per bill Rs. 2,85,530/- was paid to the contractor for fixing 1198 Nos. of stones. The payment was made on 30.6.2004. The work was physically checked at site by SE(HQ) Rohini & his team who observed that only 7 stones were found fixed and 87 stones were found lying in two heaps. That means out of 1198 stones required to be fixed only 94 stones were available at site either fixed or lying in heaps and 1104 Nos. of stones were found not fixed. The loss to the Authority on this account works out to Rs. 2,59,440/-. Perusal of the MB also shows that measurements were directly recorded by the AE, Sh. Dinesh Kumar who has since been placed under suspension by the competent authority vide order No. 202/vig. dated 26.5.2005. It is further observed that the bill was not got checked by any Auditor or the Divisional Accountant in violation of codal provisions.

The work was thus not got done and payment released to the contractor by Sh. Radha Krishan, EE(Retd.) after test checking. He also submitted the bills for payment to CAU (Rohini) without getting it pre-audited in his division by the Divisional Accountant.

Since Sh. Radha Krishan has retired on attaining the age of superannuation on 30.6.2004, departmental proceedings can be initiated against him under provisions of Sub-Para 2 (b) of Rule 9 of CCS Pension Rules which provides that "The departmental proceedings if not instituted while the Govt. servant was in service, whether before his

retirement or during his re employment shall not be instituted save with the sanction of the President". Here it may be clarified that Lt. Governor who is Chairman of the Authority is competent to allow initiation of departmental proceedings against any retired Officer/official under the Pension Rules.

The matter was considered by the Sub-Committee of non-official members of the "Authority" constituted under Resolution No. 36(A)97 dated 16.7.97 in its meeting held on 13.7.2005. The Committee recommended initiation of major penalty proceedings against Sh.Radha Krishan, EE(Retd.) in consultation with CVC.

Now, therefore, the proposal for initiation of major penalty proceedings against Sh.Radha Krishan, EE(Retd.) is submitted for consideration of the "Authority".

#### RESOLUTION

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

(b) The LG expressed his concern over the fact that departmental proceedings remain pending for unduly long periods of time at one or the other level, which was a serious matter and sought information about all cases where major or minor penalty proceedings are pending before the next meeting of the Authority.

Item No. Sub.: Departmental proceedings against Sh. Vijay Kumar, E.E. (Retd.)  
65/2003 Date of retirement - 24.2.2003.  
F.26(24)93/Vig./DC \*\*\*\*\*

Major penalty proceedings were initiated against Sh. Vijay Kumar, EE [now Retd.] vide Memo.No.F.26(24)93Vig. dated 24.8.2000 on the ground that while working as E.E. Northern Divn.No.8 during the period 1990-91 and being incharge of the work of "D/O Camping Site between Shah Alam Bandh and Outer Ring Road on Burari Road" committed various irregularities as detailed below :-

1. Allowed splitting of work without approval of the competent authority.
2. Awarded the works on work orders beyond the annual limit of award of works on work orders in violation of the provisions contained in CWPD manual.
3. He failed to issue Press Tender Notice in the Newspapers.
4. He exceeded the quantities provided in the Agreement without approval of the competent authority.
5. He diverted the funds from other schemes without approval of the competent authority.
6. He did not finalise the bills of the contractor though all the works were completed by Dec., 1990.
7. He withheld inadequate amount in part rates for various works of earth filling & flyash filling.
8. He neither got the levels of the borrow pits recorded nor got the accounts of truck carrying earth/fly ash maintained.
9. He failed to make recovery on account of non arrangement of water from the bills of the contractor.
10. He did not get the certificates from the contractors regarding royalty of earth paid by them and the rate of payment and the source from where the earth was brought.
11. He did not get enclosed the Test check statement of EE with R/A bills.
12. He failed to recover the surcharge of Income tax at the prevailing rates on the amount of Income Tax deducted from the bills of the contractor.
13. He accepted the over-measurement and made over payment amounting to Rs.33,02,476/-.

Sh.R.N. Bhagi,SE.(Inq.)who was appointed as IO vide order No.04/vig. dated 13.2.2002 submitted his findings vide letter dated 16.8.2004 and held the charges under Article 2 & 3 as proved and charges under Article 8 as partly proved while charges under Article 1,4,5,6,7,9,10,11,12 & 13 as not proved.

The case was submitted before the disciplinary authority i.e. V.C., DDA who was in agreement with the findings of the IO. Accordingly the matter was referred to CVC for its 2<sup>nd</sup> stage advice and the CVC vide its UO dated 21<sup>st</sup> Feb., 2005 advised imposition of penalty of suitable cut in pension.

Accordingly a notice dated 25.4.2005 along with a copy of the extract of CVC advice and findings of IO was issued to Sh. Vijay Kumar, EE (Retd.) for making representation against the findings of Inquiry Officer. Sh. Vijay Kumar submitted his reply vide letter dated 03.05.2005.

In his reply Sh. Vijay Kumar has contended that since he was retired under FR-56-J and that too because of vigilance cases pending against him, as such any further cut in pension would not be justified. The comments as well as the contention of Sh. Vijay Kumar, EE on the article of charges proved/partly proved by the I.O. are given below :-

#### Article-2

In his reply he has stated that the annual ceiling limit of work orders which was issued in excess by only Rs.89,653/- which is negligible. He further stated that this should have been pointed out by the Divnl.Acctt. which even the IO had accepted as such he should not be held responsible.

In this regard it is observed that Sh. Vijay Kumar by his own submission has accepted that he has exceeded the annual ceiling limit powers. In every division a work order register is maintained which is required to be signed by the EE also, as such Sh. Vijay Kumar can not deny that he was not aware that the ceiling limit had exceeded for which lapse he is responsible.

#### Article-3

Sh. Vijay Kumar states that under this article he was held responsible for splitting the work to less than Rs.50,000/- only to avoid Press publicity. Further the entire mode of execution, splitting of work, deviation in quantities and reduction in publicity period was approved by the competent authority. He has stated that since the reduction in publicity period was kept 3 days as such it was not possible to have press publicity. However, the copies of NIT were sent to various contractors associations of DDA and to other divisions.

In this regard it is submitted that Sh. Vijay Kumar, EE has submitted that press publicity was not done as such his contention is not accepted and IO had correctly held the charges against him as proved.



Article-8

This charge has been held as partly proved by the IO for not recording truck trips to counter check the quantities of earth. Sh. Vijay Kumar has contended that the truck measurements are not valid when billing is done by levels which is a standard practice as per the CPWD specifications. It was not possible to record number of trucks since about 1500 trips were being made daily and around the clock which could have also resulted in manipulation by the lower staff. The cartage contractor was carting earth for one agency for one day and the other agency for the other day which would have made recording of truck trips very difficult. As such recording of levels was only safe method and the same was adopted.

The contention of Sh.Vijay Kumar contained in reply to this article of charge is not correct. If 25 different agencies had been deployed then it was obvious that a large supervisory work force should also have been deployed to check the work who in turn could have been assigned the duties of recording the truck numbers also. Even if one carriage contractor was working with different agencies on different days it would have made no difference in recording the number of that truck under different agencies by different supervisory staff.

The matter was considered by the Sub-Committee of non-official members of the "Authority" constituted under Resolution No. 36(A)97 dated 16.7.97 in its meeting held on 13.7.2005. The Committee recommended imposition of the penalty of 5% cut in pension for a period of two years on Sh.Vijay Kumar, EE (Retd.) for the above said lapses.

Now, therefore, the proposal for imposition of the penalty of 5% cut in pension for a period of two years on Sh.Vijay Kumar, EE [Retd.] is submitted for consideration of the "Authority".

RESOLUTION

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

Case No.

66/2005

Sub.: Departmental proceedings against Sh.G.P. Pandey, UDC (now Asstt. Retd.)

Date of retirement - 31.5.2004

Ex. 27(10) 2002/Vtg./DC.

In pursuance of CVC advise vide their UO No.002-W&H-DDA-61 dated 17<sup>th</sup> sept., 2002, major penalty proceedings were initiated against Sh. GP Pandey, UDC & others vide Memo. dated 13.5.2003 on the ground that while working in LA3(Rohini) during the year 1996 he proposed the case for execution of Perpetual Lease Deed in respect of Plot No.262, Blk.G, Pkt.21, sect.7 Rohini in favour of fake person in the file bearing No.F.7(4180)82/LSB(R) without tallying the signatures available on record and without verifying the genuineness of the person.

Sh.Lacchman Singh,IA&AS(Retd.) appointed as Inquiry Officer to enquire into the charges framed against him vide order No. 60/vig. dated 9.3.2004, has submitted his findings vide letter dated 3.6.2004 and observed that "the charge against the C.O has considerable force on the ground that the lease deed papers were handed over to the fake Lalu Ram and his wife on 3.6.96 personally as his signature exists on Ex.P-4. From the signatures dropped by the fake Lalu Ram in the affidavits and on the lease deed papers some resemblance with the actual signature of Sh.Lalu Ram on his original application, appears in sight. It is a matter of great surprise that the fake Lalu Ram has been able to almost copy the signatures of actual allottee with some precision, giving scope to suspicion that the actual signature of the real allottee was shown to him for this purpose."

The IO has further observed that a pertinent factor noticed in this case is that all the formalities of signing the documents by the Notary Public, submitting the same to the LA3, processing of the case by the Charged official and his superintendent and signing the Lease deed by the LAO were completed in one day i.e. on 2.6.96 itself showing that all this was done hurriedly and without the necessary documents as requisitioned in the letter dated 18.12.95. In view of this I.O. held the charges framed against Sh.GP Pandey, UDC (now Asstt. Retd.) has considerable force.

The findings of IO were accepted by the Commr.(P) the Disciplinary Authority vide his minutes dated 26.6.2004. Further reply of notice dated 22.7.04 has been considered by the Disciplinary Authority vide his minutes dated 5.1.05 and has observed that it is not disputed that a fake person was able to execute perpetual lease deed, which was processed by Sh.GP Pandey,UDC. In the course of processing the matter for execution of lease deed, several letters were addressed to the original allottee at the address given by him. However, the same reached the hands of fake person who was also able to put signatures resembling with the signatures of original allottee. All this will point involvement of

dealing hand in the matter of facilitation of lease deed in favour of an impersonator and was in agreement with the findings of IO and proposed for imposition of penalty of reduction of pay by two stages for a period of one year. He will not earn increment during period of punishment..

Accordingly notice dated 22.7.2004 was issued to Sh.Pandey,UDC who submitted his reply vide letter dated 2.8.2004 and stated that his role was quite clear as he had dealt with the case purely in routine way. He has further stated that the possession of the plot in question was handed over on 30.11.1984 by the LSB(Rohini) and thereafter file was transferred to LAB(Rohini) for execution of Lease Deed. It has further been contended that Sh.Lalu Ram i.e. who later on was found fake person had appeared in public hearing and hence he was asked to submit the case file on the same day to the Supdt./ LAO. The Supdt. had also recorded on the face of execution sheet as P.H. and hence he can not be held responsible or guilty for the execution of the lease deed. That the signature of the said Lalu Ram was found similar, has been agreed to by the I.O. in his report also. It has further been mentioned that there were no photograph of the original allottee to whom the possession was delivered by LSB (Rohini) and hence the LAB(Rohini) had to rely upon the photos submitted by the person to whom the call letters were issued at the address given by the original allottee before and after the possession of the plot in question was taken over by him. He has further pointed out that it is not known as to how a fake person appeared for execution of the lease deed by misrepresentation while all the correspondence were communicated at the original address available in the record of the DDA. According to the CO the original allottee did not seek the help of local police for registration of a case against the fake person and directly approached DDA for execution of lease deed.

In this connection it is submitted that a bare perusal of the record reveals that it is correct that the photographs were not available in the allotment file before the so called fake Sh.Lallu Ram submitted the joint photograph. Further the attested signature of Sh.Lallu Ram were not available in the allotment file. It is also a fact that the original allottee changed his address and did not communicate the same to the department at any time before making the complaint regarding execution of lease deed in favour of fake Lallu Ram. The Ld.I.O. has also observed in his findings that it is a matter of great surprise that the fake Lallu Ram has been able to almost copy out the signatures of the actual allottee with some precision giving scope to suspicion that the actual signature of the real allottee were shown to him for this purpose.

The matter was considered by the Sub-Committee of non-official members of the "Authority" constituted under Resolution No. 36(A)97 dated 16.7.97 in its meeting held on 13.7.2005. The Committee recommended imposition of the penalty of 2% cut in pension for a period of one year on Sh.G.P.Pandey, Asstt.. (Retd.) for the above said lapses.

Now, therefore, the proposal for imposition of the penalty of 2% cut in pension for a period of one year on Sh.G.P.Pandey, Asstt. [Retd.] is submitted for consideration of the "Authority".

RESOLUTION

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

Item No. Sub. Departmental proceedings against Sh. Radha Krishan, AE  
67/2005 (now EE, Retd.)  
Date of retirement : 30.6.2004  
F.27(Misc.)GC-417/2K/AVO/Bldg./

This instant case relates to a complaint regarding unauthorized constructions in Rohini area. The complainant had alleged that Building Department of DDA did not issue him the D-form in respect of his house in Rohini area although his house was constructed as per the sanctioned building plans while D-Forms were issued to so many other persons in spite of their houses having been constructed in violation of Building-bye-Laws.

After considering the investigation report, the respective Disciplinary Authority proposed to initiate departmental proceedings against the concerned JEs & AEs of the Building Department posted in the area under complaint. CVC vide its UO No.002-W&H-4 dt.16-4-02 advised the initiation of major penalty proceedings against the under-mentioned officials :

1. Sh. Z.N. Khan, JE
2. Sh. R.K. Srivastva, JE
3. Sh. S.B. Sharma, JE
4. Sh. Brijesh Gupta, JE (now AE)
5. Sh. D.K. Sablok, AE
6. V K Dhingra A.D. (Expired)
7. Sh. Radha Krishan, AE (now EE, Retd.)

In this case, the Inquiry Officer held the charges "not proved" against all the above mentioned officials. CVC in agreement with decision of the disc. authority, vide Order No.002-W&H-004/6833 dated 6.4.05 and 30.5.05 advised to exonerate all the above mentioned officials. Accordingly, fair orders exonerating the officials mentioned at Sl. No. 1 to 5 were got issued. The official at S.No.6, Sh. V.K. Dhingra, A.D. had expired before issue of the charge sheet and therefore departmental proceedings against him were dropped.

The official at S.No. 7, Shri Radha Kishan, EE has already retired from services on superannuation. Therefore, advice of the CVC in holding the charges as "not proved" against Shri Radha Kishan is to be accepted by the "Authority DDA" i.e. the disc. authority in cases of retired officials.

Now the proposal is submitted before the Authority for consideration of dropping of the charge and closure of the case against Shri Radha Krishan, EE(Retd.)

RESOLUTION

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

- 25 -

**Item No. Sub:** Permission of Govt. Hospital by adjustment of use premises in  
**68/2005** Resettlement Scheme at Hastal,  
File No.F.20(12)05-MP

**1.0 Precis :**

On the request of Delhi Govt supported by the local MP & M.L.A, a site for hospital is to be identified as part of existing Resettlement Scheme at Hastal. In view of the fact that, there is no vacant un-allotted hospital site available within Hastal JJ Scheme and its vicinity to meet the curative health needs of the low income population living in the area, proposed adjustment/change of land use is necessitated. It is also learnt that necessary budget provisions for developing a 200 bedded Govt. hospital in this area exists in the annual plan of Health Department of Govt of Delhi.

**2. Proposal :**

The Resettlement Scheme at Hastal (old) was developed by DDA, more than two decades ago. In part of the approved scheme area, DDA has already developed a LIG Group Housing. The proposal of adjustment of use premises was discussed in the DDA Technical Committee meeting held on 22.07.2005 vide item No.19/2005.

"The Technical Committee recommended that in view of the fact that there is no existing hospital in the area, the proposal for readjustment of the landuse for public and semi-public facilities (Govt Hospital) 1.5 Ha. and commercial use (0.52 Ha) be approved under clause 8(ii) A, whereby hospital (upto 200 bedded) is permissible in residential and commercial use zones, as a part of approval of the layout plan-or as a case of Special Permission from the Authority. It was further decided that commercial use may be developed basically for low turnover shops so as to serve the needs of the local population"

The proposal for readjustment of use premises is laid on table.

**3. Recommendation :**

The proposed readjustment of use premises is put up for consideration of the Authority under clause 8(ii) of the Development Code of MPD-2001.

**RESOLUTION**

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

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Item No.  
69/2005

**Sub : Modification in the MPD-2001 with regard to Dev. Control norms for Hotels.**(No. F.20(4)05-MP/P(1))

1. As per the Resolution of the Authority meeting held on 10<sup>th</sup> January 05 vide Item No.1/2005, draft MPD-2021 was approved for inviting objections/suggestions from the Public. Authority also decided that the Development Control Norms of uses such as Hotels, Schools etc. may be finalized without waiting for finalization of the overall MPD-2021 so that the process of development does not suffer. It is to mention that about 19 hotel sites have been identified by DDA, which are to put for auction after the Development control norms are finalized. These will also cater to needs of Commonwealth Games-2010.

2. The DDA vide letter no F.20(4)2005/MP/Part-1/348 dt. 17<sup>th</sup> March 2005, requested the MOUD to give permission to issue a Public Notice under section-11 A of the DD Act 1957. On receiving the permission from the MOUD vide letter No.K20013/13/2004/DDIBdt 18.5.05, a Public Notice inviting objections/suggestions was issued on 15<sup>th</sup> June 2005. (App. 'A' at Page 27 to 30).

3. The objections/suggestions received in response to the Public Notice along with the suggestions given by Group of Ministers on Tourism Industry, Minister of State for Tourism and others were considered in the meetings held on 29.7.05 and 16.08.2005 under the Chairmanship of V.C. DDA. The minutes of the meeting are enclosed. (App. 'B' at Page 31 to 37).

4. As recommended above, the proposed modification in MPD 2001 for Hotel norms as per the draft notification (App. 'C' at ) is put before the Authority for its consideration and approval. Thereafter this will be forwarded to MOUD for issue of a final notification.

Page 38 to  
40).

RESOLUTION

Proposals contained in the agenda item were approved by the Authority with the direction that these development control norms shall be applicable only to the new hotel sites.



# भारत का राजपत्र The Gazette of India

असाधारण  
EXTRAORDINARY  
भाग II—खण्ड 3—उप-खण्ड (ii)  
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NEW DELHI, WEDNESDAY, JUNE 15, 2005/JYAISTHIA 25, 1927

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 15 जून, 2005

का.सा. 823(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली मुख्य योजना-2001 में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता को जानकारी के लिए एवम् द्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तारीख से तीस दिनों की अवधि के अंदर प्रधान आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम और पता भी दें।

प्रस्तावित संशोधन

होटल :

दिल्ली मुख्य योजना-2001 में दिए गए मानदण्डों में निम्नानुसार संशोधन करने का प्रस्ताव है :-

भू आच्छादन	30 प्रतिशत
तल क्षेत्रफल अनुपात (एफ.ए.आर.)	150
अधिकतम ऊँचाई	कोई प्रतिबंध नहीं
पार्किंग मानक	100 वर्ग मीटर तल क्षेत्रफल के लिए 3 कारों के समकक्ष स्थान (ई.सी.एस.)

- मध्य प्रांगण (एट्रियम) की व्यवस्था के लिए अधिकतम 5 प्रतिशत अतिरिक्त भू-आच्छादन की अनुमति होगी।
- तल क्षेत्रफल अनुपात के अधिकतम 20 प्रतिशत भाग का उपयोग व्यावसायिक कार्यालयों, खुदरा एवं सेवा-दुकानों के लिए किया जा सकता है।

टिप्पणी :-

- भूमिगत जल-भंडारण टैंक, छत पर जल संग्रहण प्रणाली, पृथक-पृथक सूखे एवं गीले कूड़ेदानों, डाक डिलीवरी काउंटर आदि जैसी उपयोगिताओं की व्यवस्था फ्लॉट के अंदर ही की जाएगी। सभी होटलों को ठोस कूड़ा निपटान और प्रारंभिक कचरा शोधन की व्यवस्था करनी होगी।



2

2. 5000 वर्ग मीटर या उससे अधिक तल क्षेत्रफल वाले प्लॉटों में, प्लॉटों के अन्दर विद्युत उपकेन्द्र तथा जेनरेटर की व्यवस्था की जाएगी। उन्हे भवन नक्शों की संस्वीकृति के समय ऊर्जा/खपत/ऑडिट प्रस्तुत करना होगा।
3. ऊँचाई भारतीय पुरातत्व सर्वेक्षण, भारतीय विमानपतन प्राधिकरण दिल्ली अग्नि शमन सेवा आदि की अनुमति मिलने पर आधारित पर होगी।
4. जहाँ प्लॉट/तहखाने में पार्किंग निर्धारित की जानी अपेक्षित है, उसका दुरुपयोग होने के मामले में उसे निगम के अधीन किया जा सकता है/प्राधिकरण द्वारा वापस लिया जा सकता है।

**अन्य प्रावधान :**

- क. पार्किंग और विद्युत एवं अग्निशमन उपकरण लगाने जैसी सेवाओं की आवश्यकता और संबंधित एजेंसियों के पूर्व अनुमोदन से भवन के लिए अपेक्षित अन्य सेवाओं के बराबर सैट बैक लाइन तक बेसमेंट (बेसमेंटों) के लिए अनुमति दी जा सकती है और उसे तल क्षेत्रफल अनुपात (एफ.ए.आर.) में सम्मिलित नहीं किया जा सकेगा। तथापि सेवाओं के लिए उपलब्ध कराया गया क्षेत्र बेसमेंट क्षेत्र के 30 प्रतिशत से अधिक नहीं होना चाहिए।
- ख. तल कवरेज से अधिक बेसमेंट (बेसमेंटों) को भूमि की सतह के समतल रखा जाएगा और हवादाारी के लिए वातायन संबंधी मशीनी उपकरणों का प्रयोग किया जाएगा : और
- ग. बेसमेंट (बेसमेंटों) को इस तरह बनाया जाएगा कि जहाँ कहीं आवश्यकता हो, वे अग्नि शमन वाहन का पूरा वजन वहन कर सकें और उनमें पर्याप्त सुरक्षा उपायों की व्यवस्था हो।
- घ. पार्किंग क्षेत्र का यदि दुरुपयोग किया जाता है तो उसे निगम को सौंपा जा सकता है/स्थानीय निकाय/प्राधिकरण द्वारा लिया जा सकता है।

**टिप्पणी .**

उदार मानदंड प्रत्याशित रूप से अर्थात् केवल नये होटल स्थलों के लिए लागू होंगे।

**परिभाषा :-**

एक ऐसा परिसर, जिसका उपयोग भुगतान किये जाने पर 15 या अधिक व्यक्तियों के लिए भोजन की सुविधा सहित या उसके बिना टहराने के लिए किया जाता है।

**अनुमत कार्यकलाप :**

बैवट/सम्मेलन सुविधाएं, रेस्टोरेंट, स्वीमिंग पूल, हेल्थ क्लब, फूड कोर्ट, डिस्कोथिक। इसके अतिरिक्त, तल क्षेत्रफल अनुपात (एफ.ए.आर.) के 20 प्रतिशत का उपयोग व्यावसायिक कार्यालयों, खुदरा एवं सेवा दुकानों के लिए किया जा सकता है।

**अनुमेयता :-**

होटल की अनुमति व्यावसायिक उपयोग जोन, सार्वजनिक एवं अर्ध सार्वजनिक सुविधा उपयोग जोन, परिवहन स्थलों (अ.रा.बस अड्डा, रेलवे स्टेशन, हवाई अड्डे, एकीकृत भाड़ा परिसर, महानगर यात्री टर्मिनल) और ऐसे अन्य उपयोग जोन में दी जा सकती है जहाँ वह पहले से विद्यमान है और जहाँ भवन नक्शों को सक्षम प्राधिकारी द्वारा अनुमोदन प्रदान कर दिया गया है। ऐसे मामलों में अधिकतम तल कवरेज और तल क्षेत्रफल अनुपात (एफ.ए.आर.) स्वीकृत भवन नक्शों के अनुसार होंगे, परंतु किसी भी मामले में उस उपयोग जोन के अनुमेय तल कवरेज एवं तल क्षेत्रफल अनुपात (एफ.ए.आर.) से अधिक नहीं होंगे। यह मानदंडों के अनुसार पार्किंग के प्रावधान की शर्त के भी अधीन है।

[सं. फा. 20 (4) 2005-एमपी/पार्ट-1]

विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

[ 1111-2053(ii) ]

श्री ००११ : ००११००

3

**DELHI DEVELOPMENT AUTHORITY**

(Master Plan Section)

**PUBLIC NOTICE**

New Delhi, the 15th June, 2005

**S.O. 823(E).**—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2001 are 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.

**PROPOSED MODIFICATIONS:**

**Hotel:**

The norms as given in MPD-2001 are proposed to be modified as under:

Ground Coverage	30%
FAR	150
Max. Height	No restriction
Parking Standard 3 Eq. Car Spaces (ECS) for 100 sqm. of floor area.	

- i) Maximum 5% additional ground coverage shall be allowed for providing atrium.
- ii) Maximum 20% of the FAR can be used for the Commercial offices, Retail & Service shops.

**Notes:**

- (i) The utilities such as, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, post delivery counter etc. are to be provided within the plot. All hotels will have to make arrangements for solid waste disposal and preliminary effluent treatment.
- (ii) Individual plot with floor area of 5000 sqm or above will provide ESS and generator within the plot. They have to submit energy consumption/audit at the time of sanction of building plans.
- (iii) Height subject to clearance from ASI, Airport Authority of India, Delhi Fire services etc.
- (iv) Wherever parking is required to be earmarked within the plot/basement, in case of misuse, the same is liable to municipalisation/taken over by the Authority.

**Other Provisions:**

- a) Basement(s) up to the setback line equivalent to parking and services requirement, such as installation of electrical and fire fighting equipments, and other services required for the building with prior approval of the concerned agencies, could be permitted and not to be counted in FAR. However, the area provided for services should not exceed 30 % of the basement area.
- b) The basement(s) beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and
- c) Basement(s) shall be designed to take full load of the fire tender, wherever required and subject to adequate safety measures.

d) Parking area, if misused, is liable to be municipalized / taken over by the Local Body / Authority.

**Note:**  
The liberalized norms will apply prospectively i.e. for new hotel sites only.

**Definition:**  
A premise used for lodging of 15 persons or more on payment with or without meals.

**Activities permitted:**  
Banquet/Conferencing facilities, Restaurant, Swimming pool, Health Club, Food court, Discotheque.  
In addition 20 % of the FAR can be used for Commercial Offices, Retail & Service Shops.

**Permissibility:**  
Hotel is permitted in commercial use zone, Public & Semi-Public facilities use zone and Transport nodes (ISBT, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and in other use zone where already existing and where building plans are approved by the competent authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeds the permissible coverage and FAR of that use zone. This is further subject to the provision of parking as per norms.

(No. F 20(4) 2005 MP/Part II)

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

DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL WING  
VIKASMINAR, NEW DELHI

F-20(4)05-MP/Pl-I(A) D-316-23

Dated. 7.09.05

MINUTES OF THE MEETINGS HELD UNDER THE CHAIRMANSHIP OF  
VICE-CHAIRMAN D.D.A REGARDING "HOTEL NORMS" HELD ON 29.7.2005  
AND 16.08.2005.

1. Meeting were held on 29.07.2005 and 16.08.2005 under the Chairmanship of Vice-Chairman DDA, to consider the objections and suggestions regarding "Hotel Norms" notified for Public vide Gazette Notification No. S23(E) dated 15<sup>th</sup> June, 2005.

Following officers were present:

- |       |                     |                                      |
|-------|---------------------|--------------------------------------|
| i)    | Vice-Chairman DDA,  | in chair                             |
| ii)   | Shri. Rajeev Talwar | Addl. Director General (Tourism) GOI |
| iii)  | Shri. A.K Jain      | Commissioner (Planning), DDA         |
| iv)   | Shri. V.D Dewan     | Chief Architect, DDA                 |
| v)    | Shri. R.K Singh     | Commissioner (LD), DDA               |
| vi)   | Shri. S.B Khodankar | Joint Director (DC)                  |
| vii)  | Smt. Manju Paul     | Asstt. Director (Planning)           |
| viii) | Shri. Chandu Bhutia | Asstt. Director (DC)                 |

2. It was decided that the objection/suggestion from Competent Construction Company (which was received within the stipulated period) and objection / suggestion from Asian Hotels Limited which was received after the expiry of the 30 days period may both be considered.

3. Further, it was decided that the following may also be considered:

- 3.1 Minutes of the 3<sup>rd</sup> meeting of the Group of Ministers of Tourism Industries held on 3/3/05 forwarded by JD(General), Ministry of Tourism to LG Sectt.
- 3.2 Letter dt. 31/8/04 from Minister of State for Tourism addressed to UDM.
- 3.3 Letter dt. 22/6/05 from Additional Director General, Ministry of Tourism.
- 3.4 Letters dt. 13/02/04, 08/04/04 from Hotel & Restaurant Association of Northern India and letter dt. 22/03/2004 from Federation of Hotel & Restaurant Associations of India, wherein several suggestions have been given.

4. The objections / suggestions were considered and the recommendations are given in Annexure-A
5. The issue regarding earmarking hotels sites within 4 km of Airport was discussed and following observations were given:
  - (a) Motels are already permitted in Rural Use Zone as per notification No. S.O 550(E) dated 16<sup>th</sup> June, 1995 and revised guidelines issued by MOUD vide letter No. K-11011/11/78-DDA/VA/1B dated 4<sup>th</sup> March, 2002.
  - (b) The conforming areas in the vicinity of Airport such as Dwarka, Vasant Kunj, Zone-J, Mahipalpur etc. may be taken up for planning of the hotel sites in conforming Use Zones. It was also mentioned that no 'NOC' for acquisition of land by other than the DDA may be issued in the areas like Mahipalpur, Zone-'J' and along NH-8 to facilitate its planning for tourism facilities / hotels.
6. Following suggestions have been given by Minister of State for Tourism vide letter dated 31.08.2004
  - Structuring sale of hotel sites on long term lease basis instead of auction;
  - Ensuring a higher level of FSI/FAR for both accommodation and commercial utilization of budget hotel sites put up for auction.
  - a) On the above suggestions the Committee noted that in the past DDA has tried options such as joint venture etc. but the experience of DDA on these options is not encouraging. Additional FAR for retail commercial has been given to make it viable. The terms of disposal if necessary shall be considered separately.
  - b) The issues of FAR and Commercial utilization have been considered while dealing with the objections/suggestions.
7. Additional Director General, Tourism who was personally present in the meeting, emphasized the following :
  - Augmentation of hotel accommodation in Delhi.
  - Permitting services and infrastructure facilities for Hotels, free of FAR in the basements
  - Higher FAR for Hotels.
  - Multiple basements for parking.

- (a) CED informed that DDA has already identified 10 hotel sites which were going to be put for auction shortly. Efforts are being made to earmark further sites in consultation with Chief Architect.
- (b) The provision of basement, i.e. of FAR has already been considered under objections / suggestions-1
- (c) The aspect of higher FAR has been considered while dealing with objections/suggestions.
- (d) The public notice already provides for multi-level basement parking.
- (e) In order to augment additional hotel sites in L&DO / NDMC and other areas, Additional Director-General, Ministry of Tourism was requested to take up the matter with the concerned local bodies and hold a meeting at his level. Regarding proposed augmentation of hotel sites in the Metropolitan City Centre / Connaught Place area, it was suggested, that proper traffic studies be undertaken before conversion of land use for hotel sites. These suggestions were agreed upon by the ADG(Tourism).

It was also informed that the Draft MPD-2021 has already introduced the provision of Hostel/Bed and Breakfast accommodation, Guest House/Lodging & Boarding House/Dharamshala under Residential Use Zone, which is envisaged to cater to low budget tourists. The Gazette Notification of 11.3.2003 already provides for permissibility of Guest Houses on the Residential plots.

8. The issues raised by the Hotel & Restaurant Association of Northern India and Federation of Hotel & Restaurant Associations of India were considered during the meeting as given below.
  - To earmark place for Restaurants & Budget Hotels, Guest Houses and common facilities in the District Centers and Industrial Estates.
  - If the licensed Restaurant/Convention Centers/Banquets are running since 2-3 years in the Commercial/Institutional/Industrial Areas permission may be given to convert the use to present land use without charging any conversion fees.
  - The entrepreneurs should be allowed for amalgamation of plots if desired by any restaurateurs/Hoteliers/Industrialist for the growth of Tourism Industry.
  - What should be the minimum Land requirement for converting the agricultural land into the Resort and what will be the conversion charges.
  - Floor area should be allowed to be increased legally for its maximum use and to clarify the usage of basement for parking and services.

The following are recommendations on the above issues:

- a) As stated in Para 7, Hotel sites are being earmarked in the conforming land use zones. Besides this the guest houses are permissible in residential use zone and motels are permissible in rural use zone
- b) The conversion of land use for existing/licensed restaurants, conversion centres, banquets, etc. is a separate issue which is outside the scope of Public notice.
- c) The amalgamation of plots is considered on case to case basis, as per the policy of land owning agency, and keeping in view the approved scheme/layout plan.
- d) The issue regarding minimum land requirement and conversion charges for motels has already been covered under the Gazette Notification dated June, 1995 and subsequent orders.
- e) The issue regarding FAR, commercial and usage of basement has already been considered under the Objections and Suggestions to the Public Notice.

Based on the suggestions given above, a final Notification for Hotel norms indicating modification in the Master Plan-2001 is placed at Annexure-B.

*Chandubhutta*  
7/19/2005  
CHANDU BHUTIA  
Dy. Director(Plg.)

Summary of Objections/Suggestions received and Recommendations thereof :

Sl. No	Date on which the O&S was filed	Objections/Suggestions received from	Objections/Suggestions	Recommendations
1.	22.6.05	Competent Construction Company, Competent House F-14, Middle Circle Connaught Place New Delhi-110001	<p>1. Maximum 5% additional ground coverage shall be allowed for providing atrium.</p> <p><i>It is not mentioned whether this additional ground coverage shall be counted towards FAR or not.</i></p> <p><i>It is suggested that this additional coverage may also not be counted towards FAR.</i></p> <p>2. Basements up to the setback line equivalent to parking and services requirement, such as installation of electrical and fire fighting equipments and other services required for the building with prior approval of the concerned agencies, could be permitted and not to be counted in FAR. However, the area provided for services should not exceed 30% of the basement area.</p> <p><i>Number of basements (i.e. one, two, three or more) to be permitted may be specifically indicated. It may also be clearly mentioned that all such basements are not included in the ground coverage as well as in the FAR.</i></p> <p>3. In view of liberalized Govt. policy large number of foreign chains are dictating the development of hotels. The proposals are becoming financially unviable due to strict building norms. In view of changed requirements the bye-laws also needs to be liberalized hence following are suggested:</p> <ul style="list-style-type: none"> <li>• Area under electric sub-stations</li> </ul>	<p>Additional 5% 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> <p>Since the Public notice already provides for multi-level basements it is not necessary to restrict the number of basements.</p> <p>The Services &amp; Utilities for the Building services such as Air conditioning Plant and equipment, water storage, Boiler, Electric Sub-Station, HT and LT panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and</p>



<p>and such service building which is not commercial in nature shall be allowed free of ground coverage and FAR.</p> <p>position of electrical and fire fighting equipment and other services required for the maintenance of the building with prior approval of the concerned agencies, could be permitted and not to be counted in FAR. However, the area provided for services shall not exceed 30% of the basement area.</p> <p>The electric sub-station and fire fighting installation/underground water tank shall not be counted towards ground coverage and FAR.</p> <p>Surface parking is permissible as per BBL and MPD-2001.</p> <p>This is a Design issue.</p>	<ul style="list-style-type: none"> <li>• In addition to parking facilities in the open area may also be allowed, of course, exclusively for parking only, free of ground coverage and FAR.</li> <li>• While designing the hotel building, the column spacing is so provided that it facilitates easy maneuvering of the cars/vehicles. The parapet height of a hotel is indicated as 3 feet in the by-laws. Due to the construction of lift room and other service facilities, 3 feet height is inadequate for blocking the view from the roadside. It is therefore needs to be suitably increased to the extent that such services are aesthetically treated with a facade so that these are not visible from roadside and urban form is improved.</li> </ul>	
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Item No.  
74/2005

-50-

SUBJECT: POLICY FOR DISPOSAL OF SCHOOL SITES OF  
DDA

File No. PS/Dir.(L)2003/DDA/291 Cases

1.0 Background:

1.1 The Nazul Rules 1981 provide for allotment of institutional land for various purposes to Public Institutions (as defined in Section 5 of the Nazul Rules). Over a period of time these rules have been amended to provide for disposal of land for certain purposes by auction instead of allotment at concessional rates. As per the Resolutions passed by the Authority and/or orders of the Ministry of Urban Development land for hospitals, Professional/Technical Institutions, Clubs and Community Halls are to be disposed off through auction (in the case of Community Hall 50% of the lands/plots have to be disposed of by auction and the balance to be given to/developed by civic agencies). The remaining categories for which lands are still being disposed of by way of allotment include Schools, Religious Institutions and other Residual/Institutions pertaining to social, charitable and other institutional uses of an unspecified nature.

1.2 In the Authority meeting held on 15.12.2003, when it was decided that sites for various types of professional/technical institutions should be disposed of by way of auction in future, it had also been desired that the issue of auctioning land for schools which are being run on a commercial basis should also be examined in depth for a policy decision.

1.3 The issue has, accordingly, been further examined. The allotment of land for schools inter alia includes the following conditions:-

"The society shall ensure that percentage of free ship from the tuition fee as laid down under a rule by the Delhi Administration from time to time is strictly complied with. They will ensure admission to the students belonging to weaker section to the extent of 25% and grant free ship to them."

1.4 In actual fact, it has been found that a very large number of institutions have not been adhering to this condition and there have also been practical difficulties in actual enforcement of these conditions. There have also been complaints that societies to whom such lands have been allotted for purposes of schools have been indulging in unauthorised transfer of such land through the mechanism of changing the promoters/Members of the Society, thereby leading to a situation where subsidised land is being cornered by persons masquerading as charitable societies but whose real motive is profiteering. Besides, all this, there have also been complaints of subjectivity in the process of allotment/ identification of plots for specific societies.

1.5 Thus, the present system of allotment has led to enrichment at the cost of public exchequer besides bringing disrepute to the DDA and there have been frequent adverse reports in the media, questions in the Parliament, and criticism in Parliamentary Committees and CAG reports, as well as inquiries about the whole system.

1.6 The issue was also recently discussed in a meeting at the level of the Hon'ble L.G with the Hon'ble Chief Minister, Government of Delhi, and the concerned officers of DDA and the Delhi Administration, and the view emerged that it would be desirable that plots for educational institutions should be disposed of by auction since this would ensure that there are no hidden subsidies which are misused and the sale would be at the market value, and the whole process of disposal would be much more transparent. However, in order to ensure that the needs and interests of the poorer sections of the society can also be protected, it was felt that sufficient number of sites should be kept available for the Government/MCD for the development of Government educational institutions. The possibility of utilising a part of the funds generated from sale of sites for schools in an appropriate manner for providing upfront financial assistance to poor students would be explored.

1.7 In addition to the above, it was also felt during the discussions that, henceforth, plots for primary schools, wherever earmarked, should be exclusively kept for use by Government/MCD because it has been practically observed that private bodies generally do not use such sites only for primary schools and invariably extend them to the secondary/higher secondary school level, thus causing a variety of problems in the concerned areas. Therefore, wherever a primary school is to be set up by a non-Government body it should be a part of an integrated school from pre-primary level upwards. The experience with respect to nursery school sites has also often been similar. It was, therefore, felt that we should consider not allotting any separate sites for nursery schools in future and those schools should either be part of integrated secondary/higher secondary schools, or should be allowed to be set up in residential premises, with suitable conditions, as a part of mixed land use policy.

## 2.0 Conclusion:-

In the above background, it is felt that the following policy, should, henceforth, be adopted in respect of allotment/disposal of sites for schools: -

- (i) Identified sites for schools, should be listed and sent to the Govt. of Delhi with a view to :-
  - (a) vetting by the Directorate of Education with reference to the need and essentiality in the concerned areas; and
  - (b) enabling the Government to identify the sites which should be set apart for construction/development of schools by the Government/MCD in a reasonable time frame.

- (ii) All the sites which are not identified/earmarked for the Government/MCD should be disposed of through tender/auction.
- (iii) For the purposes of purchase through auction any individual who is not a minor, a group of persons including Trusts/Firms, Registered Society or a Company (registered under the Companies Act) would be eligible to participate. The terms of auction would inter alia lay down strict conditions for utilization of the site within a definite time frame. The property would be given on lease basis, and the lease would be liable for termination if the site is not utilized within the stipulated timeframe.
- (iv) No sites would be earmarked/disposed of to non-governmental bodies for the exclusive purpose of setting up a primary school or a nursery school.
- (v) A separate proposal would be considered and put up for the use of residential property for nursery schools as a part of mixed land use policy.
- (vi) Once a decision is taken to change the mode of disposal of all school sites to auction as indicated above, all pending proposals/IAC recommendations for allotment of school sites would automatically abate.
- (vii) If the proposal is approved, the Ministry of Urban Development will be requested to make the necessary amendments in the Nazul Rules.

#### Proposal

In the above background, the policy as suggested in Para 2.0 above is submitted for consideration and approval of the Authority.

This matter was considered by the Authority in its meeting held on 22.11.2004. Following decision was taken:

"The non-official members voicing their disagreement with the policy proposed in the agenda stated that DDA/Govt. should, instead, lay more emphasis on enforcement of the terms & conditions of allotment rather than changing the policy. Shri Kasana also pointed out the need to take action against, including cancellation of allotment, in cases where the allottees had not constructed the buildings within the stipulated time.

After detailed discussions, it was decided to defer the agenda item for reconsideration."

Matter is again placed before the Authority for consideration.

#### RESOLUTION

The LG pointed out that lands allotted at zonal variant rates/concessional rates to different categories viz. charitable

contd...

societies, cooperative group housing societies, hospitals and schools were not fulfilling the desired social objectives and it had therefore become necessary to think of new modes of allotment of land to schools. He informed that all the available school sites had been offered to the Govt. of NCTD and the MCD and only those sites which had not been accepted by them are now proposed to be disposed of through auction/tender.

(ii) Shri Mange Ram Garg pointed out that MCD has 11 school sites in Ashok Vihar where the pass-percentage of students is ranging from 2% to 11%. He further pointed out that DDA should come up with such new proposals which enhance the quality of education in the city, rather than depriving the middle/lower income groups to get admissions at very high rates of fee in such schools which come up on auctioned land. He further pointed out that the Govt. of NCTD and the MCD did not have necessary physical and financial infrastructure to provide quality education in their existing schools and that they shall not be in a position to ensure finest standards of education in their new schools.

(iii) Shri Mahabal Mishra and other non-official members sought deferment of the item so that alternative proposals could be examined.

II The LG advised all the members of the Authority to come up with their suggestions if any on the subject and send them to the VC, DDA. He also desired that a final view be taken in the next meeting of the Authority.

Summary of Objections/Suggestions received and Recommendations thereof :

Sl. No	Date on which the O&S was filed	Objections/Suggestions received from	Objections/Suggestions	Recommendations.
2.	12.7.05	Asian Hotels Limited HYATT REGENCY Bhikaji Cama Place Ring Road, New Delhi-66	<p>1. Draft Master Plan 2021, hotels are to be allowed 20% area for commercial use as well as additional 5% ground coverage for atriums. As per the draft notification by the DDA these norms shall only apply to new plots.</p> <p><i>Hyatt Regency was built in 1982. It is not understood why the concessions are given only to new plots rather than on all plots.</i></p> <p>2. Provision of atrium and flexibility for commercial space are need of the day as envisaged in the draft MPD-2021, which have been included in draft MPD-2021.</p> <p><i>However, there should be equal opportunity for old plots/hotels as well to meet today's needs and there should not be any discrimination in this regard.</i></p> <p>3. There are several properties, which are partially built, where additional areas to be constructed with the Master Plan guidelines prevalent at the time of constructions are unfair and discriminatory.</p> <p><i>Master Plan provision for existing and old plots also to be allowed 20% area for commercial use as well as additional 5% ground coverage for atriums.</i></p>	MOUD may like to take a view.

MINISTRY OF URBAN DEVELOPMENT  
(DELHI DIVISION)  
NOTIFICATION

New Delhi, the .....2005

S.O.....Whereas there are certain modifications which the Central Government propose to make in the Master Plan for Delhi-2001 regarding the planning/development control norms for "Hotels".

2. Whereas Public Notice dated 15.06.2005 was issued by this Ministry Inviting objections/suggestions with respect to the proposed modifications in the MPD-2001.
3. Whereas such notice was also issued in the newspapers dated 18.6.2005.
4. Whereas objections/suggestions received with regard to the proposed modification have been carefully considered, the Central Govt. has decided to modify the Master Plan for Delhi-2001.
5. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby make the following modification in the said Master Plan for Delhi-2001 with effect from the date of publication of this Notification in the Gazette of India.

## MODIFICATIONS:

Under uses/use activities permitted in use premises on page 155 (G)

## HOTEL(032)

To be replaced by following

- Hotel, Banquet, Conferencing facilities, Restaurant, Swimming Pool, Health Club, Food Court, Discotheque, Retail & Personnel Service Shop & Commercial Office.
- Commercial offices, Retail and Service Shops restricted to 20% of total Floor Area.

On page No 159 (G).

Under Parking Standard

Sl. No. B.(ii) under use/use premises "Hotel" Equivalent Car Spaces (ECS) per 100 sqm of floor area to be replaced as 3 Equivalent Car Spaces(ECS) per 100 sqm of floor area.



On Page 162 (G)

Under Hotel(032)

To be replaced as under:

Maximum ground coverage	30%
Maximum floor area ratio	150
Maximum height	No restriction

Other Control:

- i) Additional 5% 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.
- ii) Maximum 20% of the FAR can be used for Retail & Service shops, Commercial offices.
- iii) The utilities such as, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, post delivery counter etc. are to be provided within the plot. All hotels will have to make arrangements for solid waste disposal and preliminary effluent treatment.
- iv) Individual plot with floor area of 5000 sqm. or above will provide ESS and generator within the plot. They have to submit energy consumption/audit at the time of sanction of building plans.
- v) Height shall be subject to clearance from ASI, Airport Authority of India, Delhi Fire Services etc.
- vi) Wherever parking is required to be earmarked within the plot/basement, in case of its misuse, the same is liable to be municipalized/taken over by the Authority.

Other Provisions:

- a) Basement(s) upto the setback line equivalent to parking and services requirement, such as "Air conditioning Plant and equipment, water storage, Boiler, Electric Sub-Station HT and Lt panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and installation of electrical and fire fighting equipment and other services required for the maintenance of the Building with prior approval of the concerned agencies, shall be permitted and not to be counted in FAR. However, the area provided for services should not exceed 30% of the basement area.
- b) The basement(s) beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation: and

- c) Basement(s) shall be designed to take full load of the fire tender, wherever required and subject to adequate safety measures
- d) The electric sub-station and fire fighting installations/underground water tank shall not to be counted in FAR and ground coverage

Note: The liberalized norms will apply prospectively i.e. for new hotel sites only :

On page No. 154 (G) under para (ii) Use premises which are Permitted in the use Zone RD, C1, C2, M1, M2, Permissibility of the Hotel to be replaced by the following.

Hotel is permitted in Commercial Use Zone, Commercial centres in industrial use zone, Public & Semi-Public facilities Use Zone and Transport nodes (ISBT, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and Other use zones where already existing and where building plans are approved by the competent authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible coverage and FAR of that use zone. This is further subject to the provision of parking as per norms.

Item No.  
70/2005

-41-

Sub.: Departmental proceedings against Sh. Nathu Singh, EE (Retd.)  
Date of retirement - 24.2.2003.  
F. 27(91)/92/Vig./DC

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Sh. Nathu Singh, EE was prematurely retired from the Services of the DDA under FR 56(j) vide order No. 57/Vig. dated 24.2.2003. The following disciplinary case is pending against him.

Major penalty proceedings were initiated against Shri Nathu Singh, E.E(C) vide memo. No. F.27(91)92/Vig. dated 8.4.94. Sh. Nathu Singh while working as E.E. in ED-6 during the period 1988-1992 had deliberately split up the works for the purpose of keeping the same within his own delegated financial powers. He also awarded the works without obtaining Administrative Approval & Expenditure Sanction, Technical Sanction etc. from competent authority besides huge deviations against the permissible limit of 20% was allowed by him.

Sh. R.B. Malhora, SE(Inq.) was appointed as Inquiry Officer vide order dated 16.2.2000 to enquire into the charges framed against Sh. Nathu Singh, EE(C) who submitted his report vide letter dated 17.12.2000 and has observed that out of all the charges that have been levelled against the C.O., the charge that "work of desilting the outfall drain at Laxmi Nagar" was not required to be floated/awarded at all and held this charge as proved.

VC, DDA being the Disciplinary Authority has accepted the findings of IO and observed vide his orders dated 21.12.2001 that the work of desilting of drain at Laxmi Nagar was not required to be executed and awarding of this work is considered a mala fide intention of Sh. Nathu Singh, EE. He has further observed that the proven aspect casts suspicion on the integrity of Sh. Nathu Singh, EE, therefore, a major penalty may be imposed on him.

The matter was referred to CVC for tendering its second stage advice vide note dated 11.1.2002 and the CVC vide its UO dated 10.5.2002 advised for imposition of a suitable major penalty on Sh. Nathu Singh, EE. The CVC advice was accepted by the disciplinary authority vide minutes dated 9.7.2002. Accordingly notice dated 11.7.2002 was issued to Sh. Nathu Singh but no reply has so far been submitted by him.

The matter was considered by the Sub-Committee of non-official members of the "Authority" constituted under Resolution No. 36(A)97 dated 16.7.97 in its meeting held on 13.7.2005. The Committee recommended imposition of the penalty of 5% cut in pension for a period of two years on Sh. Nathu Singh, EE (Retd.) for the above said lapses.

Now, therefore, the proposal for imposition of the penalty of 5% cut in pension for a period of two years on Sh. Nathu Singh, EE [Retd.] is submitted for consideration of the "Authority".

#### RESOLUTION

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

Item No.  
71/2005

Sub:- Payment of Belated Construction Interest beyond 30 months upto the bulk date of issue of demand-cum-allotment letters for SFS flats.

F. 178(184)93/SFS/JL-II.

In order to provide housing facilities to the public at large, DDA, has been floating various housing schemes. One such housing scheme was Self Financing Scheme. Under this scheme, allottees of a particular SFS were required to pay 90% of estimated cost in four half yearly installments. The balance of 10% of the estimated cost and actual increase in the cost of construction was payable after completion of the flats.

2. Normally, flats under these various SFS were required to be completed by the DDA within a period of two and half years. Sometimes due to unforeseen reasons, completion of the project/houses was delayed. Initially, DDA was allowing interest on account of late construction at the rate of 7% P.A. for the first 6 months and 10% for the subsequent months on the deposits of the allottees if the DDA was not able to provide specific allotment within 30 months of the allocation. Such interest was payable for the period beyond 30 months of construction time.
3. The registrations for SFS were made on several occasions and every time brochures for the scheme were issued. These different brochures contained different provisions with regard to payment of BCI. In some case, the rate of interest was 7% P.A. and 10% P.A. for first 6 months and subsequent months respectively while in others it was 7% P.A. uniformly. Similarly, while issuing allocation letters, a condition with regard to BCI therein sometimes differed with the provision in the brochures. In order to maintain uniformity, it was decided in the year 1991 to allow BCI @ 7% P.A. for 6 months and 10% P.A. thereafter, beyond a period of two and half year. The BCI was being allowed up to previous months of the issue of 5<sup>th</sup> and final demand letters in bulk in a scheme/pocket.
4. In 1987, a booklet titled as "Principal issues relating to allottees/allottees of the flats" was published and circulated. Para-14 of this booklet regarding SFS envisaged that if the Department was not in a position to hand over the possession of the flat after the allottee made the payment of the final demand due to non completion of the flat or other reasons attributable to DDA, the interest on deposits of the allottee would be paid up to the date of taking over possession of the flat or the date on which the flat was ready for taking over the possession whichever was earlier. The interest could be paid in such cases only after taking report at the level of Superintending Engineer concerned.

5. Subsequently, the above provision was changed in allocation letters issued in and after 1991, wherein BCI has to be paid up to bulk date only as mentioned in para 3 above.

6. The concept of payment of BCI up to the date of issue of 5<sup>th</sup> and final demand letter in bulk has also been upheld by the I.d. Single Judge of the Hon'ble High Court of Delhi vide his verdict dated 8.5.01 in the case titled as Residents Welfare Association V/S Delhi Development Authority in CW No. 1640/2000. In this judgement, the Hon'ble Court has clearly mentioned that the bulk date of a particular Pocket would continue for a whole year, which in fact, upholds the provisions of our policy dated 31.3.1999.

7. The following three allottees have, however, made references to the Deptt. of Public Grievances, Cabinet Sectt., Govt. of India for making payment of BCI up to the date of handing over of physical possession at site as provided in the brochure for registration of the Self Financing Scheme. The details of these allottees are given below:-

Sl.No	Name	File No.	Remarks
1.	Sh. Gulshan Rai Chugh	F.178(184)/93 /SFS/JL-II	Sh. Gulshan Rai Chugh, a registrant of 6 <sup>th</sup> SFS was allocated a Cat-II flat in Block-8 on 3 <sup>rd</sup> floor in Jasola. The allocation letter was sent in Block dates 6.4.93 - 8.4.93. He made payment of all the four installments as such he was allotted flat No. 23-T, Sector-8 and 5 <sup>th</sup> and final demand letter dated 14.9.98 was issued to him. He made the payment of demanded amount and furnished the required documents on 10.12.98. After completing the formalities, possession letter was issued on 11.2.99. He has taken over physical possession on 10.5.99. The bulk date for Jasola was 4.9.98.
2.	Sh. Kulbhushan Suri	F.178(358)/91 /SFS/JL/II	Sh. Kulbhushan Suri a registrant of 5 <sup>th</sup> SFS was allocated a Cat-II flat in Block -8, 2 <sup>nd</sup> floor, Jasola through draw held on 6.12.91. Demand-cum-allocation letter was sent in block dates 26.12.91 - 31.1.2.91. On receipt of all the four installments, he was allotted flat No. 100, Sector-8, Jasola and 5 <sup>th</sup> and final demand letter was issued on 11.9.98. He completed the formalities on 12.11.98 and possession letter was issued to him on 28.1.99. He has taken over physical possession of flat on 26.4.99. The bulk date in this case also was 4.9.98.

3.	Sh. H.P. Wagle	F.160(124)/91 /K1./III	Sh. Wagle, represent of 6th JBS was allocated a C-III flat in Block-C, 1st floor through draw held on 30.4.91 and allocation cum demand letter was issued in block dates 27.5.91 - 31.5.91. He made the payment and was allotted flat No. D-31 B, 1st floor, Kondli Gharoli and 5th and final demand letter dt. 10.9.96 was issued to him. He completed the formalities on 9.4.99 and possession letter was issued on 30.8.99 after completing the formalities. He has taken over physical possession on 23.11.2000. The bulk for this pocket was 9/96.
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8. Perusal of their allotment files reveal that payment of BCI in all the above three cases have been made strictly, as per the terms and conditions appended with the demand cum allocation letter.

9. Moreover, the Self Financing Scheme has since been discontinued and no fresh allocations are being made under this scheme. Any deviation from the policy guidelines in vogue governing payment of BCI at this belated stage will not be desirable and will also have financial implications.

10. In the meeting held on 12.8.05 with Secy.(C&PG), Cabinet Sectt., Govt. of India, a view was taken that the case be placed before the Authority for final decision. In order to settle the old pending few references in the Ministry, the following proposals are submitted please:-

#### PROPOSAL

Keeping in view the modified terms and conditions of payment of BCI as per allocation letter, as were intimated to all the allottees / allottees of the SFS flats and policy guidelines issued from time to time on the subject, the policy of the payment of belated construction interest restricted upto the bulk date of issue of demand-cum-demand letters (5th and final demand) for SFS flats need not be reviewed.

#### RESOLUTION

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

Item No. 72/2005 Sub: Change of land use of 1.60 ha. land from Rural (A3) to Public & Semi-Public use (PS I Hospital Cat-'B') at Burari (Kaushik Enclave) in zone 'P'.

File No. F.13(4)2000-NP

**1. Background**

Chief Medical Officer (Hospital Cell) Directorate of Health Services, Govt. of GNCTD vide letter dt. 7.12.04 has informed that they are in possession of Gram Sabha land measuring 19 bigha 7.2 biswas (approx. 1.62 ha.). The land was taken over by the Directorate of Health Services on 15.3.99 for construction of 100 bedded hospital for which payment amounting to Rs. 58.66 lakh has been made to the Panchayat Deptt. The plot is located 300-400 mt. away from Burari village. CMO vide his above said letter has requested for NOC for change of land use of the site from Rural (A3 to PS I Hospital for taking up the planning of the project. (Copy placed as **Appendix 'A'** at page 47).

**2. Examination**

Burari area is in the north of outer Ring Road across the supplementary drain in zone 'P'. As per MPD-2001 this part of zone 'P' is a rural zone (A-3). The population of Burari area may be around 1.50 to 2 lakh persons. There is no govt. hospital in and around Burari. The nearest govt. hospital is Babu Jagjivan Ram hospital in Jahangirpuri. The site is located along 30m R/W road connecting Outer Ring Road (NH-1) and GT Karnal Road.

**3. Proposal**

The site is approachable by an existing 30mt. R/W road. It is bounded by:

- i) Unauthorised colony viz. Kaushik Enclave in north and south.
- ii) Agriculture land on the eastern side.
- iii) 30m R/W road on the western side.
- iv) Built up area on the west

The site is presently lying vacant with a boundary wall around constructed by PWD, GNCTD. On 6m wide opening from Built up houses to this site on western boundary wall is existing.

As per MPD-2001, one hospital site of 1 ha. (Cat.'B') with 80 bed is required for 1 lakh population. The above site for hospital is to be built by the Delhi Govt. As there is no Hospital in the area & the above site (1.60 ha.) for Hospital is to be built by the Delhi Govt. therefore, it is proposed to change the land-use from Rural to "Public Semi Public" (Hospital).

**4. Decision of the Technical Committee**

The case was discussed in the Technical Committee meeting held on 12/05 in which the following decisions were taken :

*The proposal was recommended for approval for further processing under Section 11-A of the Delhi Development Act, 1957.*

**5. Decision of the Authority**

The case was discussed in Authority's meeting held on 23/03/05 in which the following decision was taken:

*"Proposal contained in the agenda item was approved by the authority"*

**6. Public Notice for objective/ Suggestion**

Thereafter, objections/ suggestions were invited vide Public Notice dated 17<sup>th</sup> Aug' 05 (Copy placed as ~~Appendix~~ A period of 30 days was given for objections/ ~~'B'~~ at suggestions. No objections/ suggestions have been received during the 30 days period. Page 48).

**7. Recommendation**

The case is submitted to Authority for final approval of the change of landuse as explained in para 3 above.

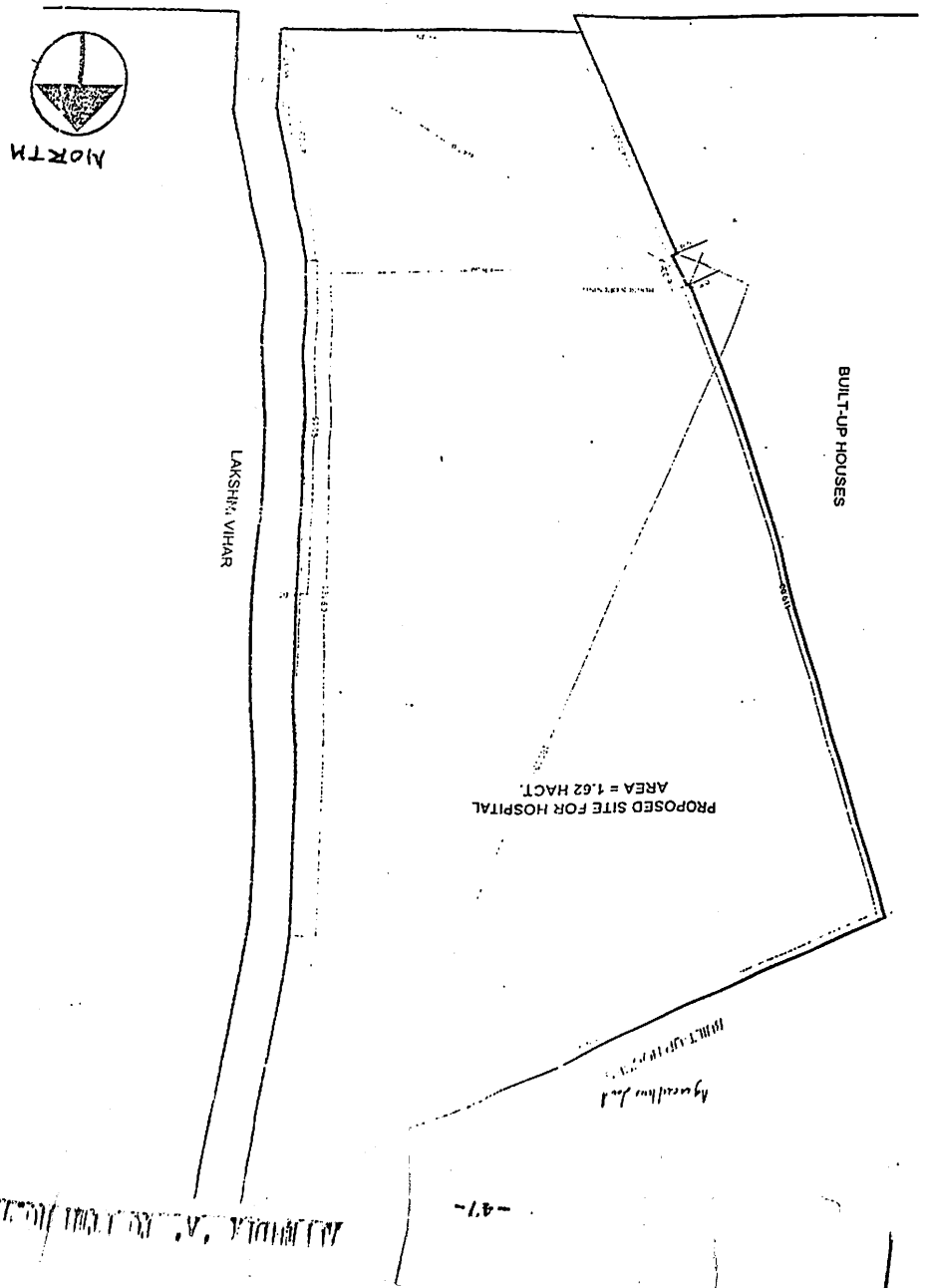
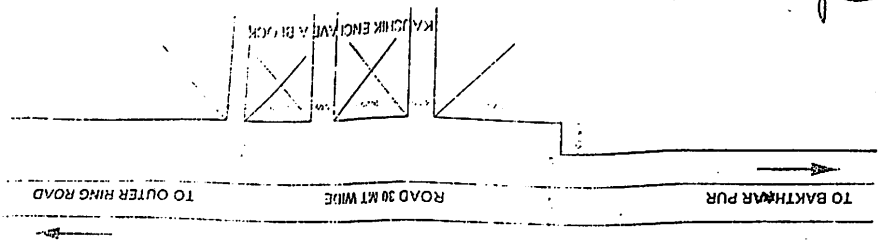
RESOLUTION

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



SITE PLAN OF PROPOSED HOSPITAL SITE OF HEALTH DEPT.  
AT BURARI (KAUSHIK ENCLAVE)

*R.K. SHUKLA*  
Asst. Dir (S)



ALL RIGHTS RESERVED BY THE HEALTH DEPARTMENT

दिल्ली विकास प्राधिकरण  
(मुख्य योजना अनुभाग)

सार्वजनिक सूचना  
नई दिल्ली, 17 अगस्त, 2005

का.आ. 1144(अ)।—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली मुख्य योजना/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 वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तारीख से तीस दिनों की अवधि के अंदर प्रधान आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, आई.एन.ए., नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने या सुझाव देने वाले व्यक्ति अपना नाम और पता भी दें।

प्रस्तावित संशोधन:

“जोन-पी में बुराड़ी (कौशिक एन्क्लेव) स्थित लगभग 1.60 हेक्टेयर क्षेत्र, जो पूर्व एवं दक्षिण में (सड़क के पार) अनधिकृत कालोनी अर्थात् कौशिक एन्क्लेव से, उत्तर में कृषि भूमि/निर्मित क्षेत्र से, दक्षिण में 30 मीटर मार्गाधिकार वाली सड़क से और पश्चिम में निर्मित क्षेत्र से घिरा हुआ है, के भूमि उपयोग को “ग्रामीण” (ए-3) से “सार्वजनिक एवं अर्ध-सार्वजनिक” (पी.एस. 1 अस्पताल, श्रेणी-‘बो’) में परिवर्तित करने का प्रस्ताव है।”

प्रस्तावित संशोधन को दर्शाने वाला नक्शा निरीक्षण के लिए उक्त अवधि के दौरान सभी कार्य दिवसों में संयुक्त निदेशक (मुख्य योजना) कार्यालय, छटा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली में उपलब्ध रहेगा।

[सं. एफ. 13(4)2000-एमपी]  
विश्व मोहन चंसल, प्रधान आयुक्त एवं सचिव

2476 GI/2005

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)  
PUBLIC NOTICE

New Delhi, the 17th August, 2005

S.O. 1144(E).—The following modification which the Delhi Development Authority Central Government proposes to make to the Master Plan/Zonal Development Plan for Delhi 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, INA, 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 name and address.

PROPOSED MODIFICATION:

“It is proposed to change the land use of an area measuring about 1.60 ha at Burari (Kaushik Enclave) in Zone-P, bounded by unauthorised colony viz. Kaushik Enclave in east and south (across the road), agriculture land/built up area in the north, 30 m r/w road in the south and built up area in the west from ‘Rural’ (A 3) to ‘Public and Semi Public’ (PS 1 Hospital, Category-‘B’).”

The plan indicating the proposed modification is available for inspection at the office of Joint Director (MP) 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above.

[No. F 13(4)2000-MP]  
V. M. BANSAL, Pr. Comm.-cum-Secy.

(1)

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91. but up in the concerned file  
Su. Jai Pal  
29/8/05

Item No.  
73/2005

Sub: In-situ Rehabilitation at Village Tehkhand (Change of Landuse)  
F. 3 (60) 2005/MP

**Background**

1. Authority vide its meeting held on 6.3.2005 vide Item No. 40/2005 approved the proposal for in-situ Rehabilitation at Village Tehkhand. This proposal contained change of landuse of 3.6 ha (presently under occupation of JJ Clusters) from "Recreational" ( District Park) to "Residential".
2. Ministry vide its letter no.K-13011/30/95-DDIB dated 4<sup>th</sup> July, 2005 has conveyed the following:
  - (i) Approval of the Central Government for issue of Public Notice under Section 11(A) DDA Act for the proposed change of landuse of 3.6 ha. of land at Village Tehkhand from "Recreational (District Park) to "Residential".
  - (ii) Conveyed in principle approval of the Central Government for taking up the pilot project at Tehkhand subject to legal advice in the matter of considering alternative models for relocation of slum in the wake of existing Court's orders.
  - (iii) As regards the development control norms, the same has to be in conformity with the provision of Master Plan in force.
3. Public Notice was issued on 31<sup>st</sup> August, 2005, inviting objections/suggestions from the public.
4. Only one reference in this regard was received from Container Corporation of India dated 3.9.2005, wherein the following two suggestions have been given:
  - a) Provision of four lane Entry & Exit road from Maa Anandmai Marg to ICD/TKD.
  - b) Immediate stoppage to putting more garbage at sanitary landfill and developing this area as a Greenbelt.

**Proposal**

5. In view of above, following proposal is submitted for consideration of the Authority for proposed change of landuse:

**Proposed Modification :**

"Change the landuse of an area measuring about 3.60 ha of land at Village Tehkhand bounded by Railway Container Yard in the North, District Park in the East and Residential plot in the West from "Recreational (District Park) to "Residential".

**RESOLUTION**

Commissioner (Planning) informed that one objection/suggestion from Shri Chetan Dutt had been received against the proposed change of land use, after the circulation of the agenda item.

This objection was also discussed by the Authority and after detailed discussions, the Authority approved the proposals contained in the agenda item .

Item No.  
74/2003

SUBJECT: POLICY FOR DISPOSAL OF SCHOOL SITES OF  
DDA

File No. PS/Dir.(L)2003/DDA/291 Cases

1.0 Background:

1.1 The Nazul Rules 1981 provide for allotment of institutional land for various purposes to Public Institutions (as defined in Section 5 of the Nazul Rules). Over a period of time these rules have been amended to provide for disposal of land for certain purposes by auction instead of allotment at concessional rates. As per the Resolutions passed by the Authority and/or orders of the Ministry of Urban Development land for hospitals, Professional/Technical Institutions, Clubs and Community Halls are to be disposed off through auction (in the case of Community Hall 50% of the lands/plots have to be disposed of by auction and the balance to be given to/developed by civic agencies). The remaining categories for which lands are still being disposed of by way of allotment include Schools, Religious Institutions and other Residual/Institutions pertaining to social, charitable and other institutional uses of an unspecified nature.

1.2 In the Authority meeting held on 15.12.2003, when it was decided that sites for various types of professional/technical institutions should be disposed of by way of auction in future, it had also been desired that the issue of auctioning land for schools which are being run on a commercial basis should also be examined in depth for a policy decision.

1.3 The issue has, accordingly, been further examined. The allotment of land for schools inter alia includes the following conditions:-

"The society shall ensure that percentage of free ship from the tuition fee as laid down under a rule by the Delhi Administration from time to time is strictly complied with. They will ensure admission to the students belonging to weaker section to the extent of 25% and grant free ship to them."

1.4 In actual fact, it has been found that a very large number of institutions have not been adhering to this condition and there have also been practical difficulties in actual enforcement of these conditions. There have also been complaints that societies to whom such lands have been allotted for purposes of schools have been indulging in unauthorised transfer of such land through the mechanism of changing the promoters/Members of the Society, thereby leading to a situation where subsidised land is being cornered by persons masquerading as charitable societies but whose real motive is profiteering. Besides, all this, there have also been complaints of subjectivity in the process of allotment/ identification of plots for specific societies.

1.5 Thus, the present system of allotment has led to enrichment at the cost of public exchequer besides bringing disrepute to the DDA and there have been frequent adverse reports in the media, questions in the Parliament, and criticism in Parliamentary Committees and CAG reports, as well as inquiries about the whole system.

1.6 The issue was also recently discussed in a meeting at the level of the Hon'ble L.G with the Hon'ble Chief Minister, Government of Delhi, and the concerned officers of DDA and the Delhi Administration, and the view emerged that it would be desirable that plots for educational institutions should be disposed of by auction since this would ensure that there are no hidden subsidies which are misused and the sale would be at the market value, and the whole process of disposal would be much more transparent. However, in order to ensure that the needs and interests of the poorer sections of the society can also be protected, it was felt that sufficient number of sites should be kept available for the Government/MCD for the development of Government educational institutions. The possibility of utilising a part of the funds generated from sale of sites for schools in an appropriate manner for providing upfront financial assistance to poor students would be explored.

1.7 In addition to the above, it was also felt during the discussions that, henceforth, plots for primary schools, wherever earmarked, should be exclusively kept for use by Government/MCD because it has been practically observed that private bodies generally do not use such sites only for primary schools and invariably extend them to the secondary/higher secondary school level, thus causing a variety of problems in the concerned areas. Therefore, wherever a primary school is to be set up by a non-Government body it should be a part of an integrated school from pre-primary level upwards. The experience with respect to nursery school sites has also often been similar. It was, therefore, felt that we should consider not allotting any separate sites for nursery schools in future and those schools should either be part of integrated secondary/higher secondary schools, or should be allowed to be set up in residential premises, with suitable conditions, as a part of mixed land use policy.

## 2.0 Conclusion:-

In the above background, it is felt that the following policy, should, henceforth, be adopted in respect of allotment/disposal of sites for schools: -

- (i) Identified sites for schools should be listed and sent to the Govt. of Delhi with a view to :-
  - (a) vetting by the Directorate of Education with reference to the need and essentiality in the concerned areas; and
  - (b) enabling the Government to identify the sites which should be set apart for construction/development of schools by the Government/MCD in a reasonable time frame.

- (ii) All the sites which are not identified/earmarked for the Government/MCD should be disposed of through tender/auction.
- (iii) For the purposes of purchase through auction any individual who is not a minor, a group of persons including Trusts/Firms, Registered Society or a Company (registered under the Companies Act) would be eligible to participate. The terms of auction would inter alia lay down strict conditions for utilization of the site within a definite time frame. The property would be given on lease basis, and the lease would be liable for termination if the site is not utilized within the stipulated timeframe.
- (iv) No sites would be earmarked/disposed of to non-governmental bodies for the exclusive purpose of setting up a primary school or a nursery school.
- (v) A separate proposal would be considered and put up for the use of residential property for nursery schools as a part of mixed land use policy.
- (vi) Once a decision is taken to change the mode of disposal of all school sites to auction as indicated above, all pending proposals/IAC recommendations for allotment of school sites would automatically abate.
- (vii) If the proposal is approved, the Ministry of Urban Development will be requested to make the necessary amendments in the Nazul Rules.

**Proposal**

In the above background, the policy as suggested in Para 2.0 above is submitted for consideration and approval of the Authority.

This matter was considered by the Authority in its meeting held on 22.11.2004. Following decision was taken:

"The non-official members voicing their disagreement with the policy proposed in the agenda stated that DDA/Govt. should, instead, lay more emphasis on enforcement of the terms & conditions of allotment rather than changing the policy. Shri Kasana also pointed out the need to take action against, including cancellation of allotment, in cases where the allottees had not constructed the buildings within the stipulated time.

After detailed discussions, it was decided to defer the agenda item for reconsideration."

Matter is again placed before the Authority for consideration.

**RESOLUTION**

The LG pointed out that lands allotted at zonal variant rates/concessional rates to different categories viz. charitable

contd...

societies, cooperative group housing societies, hostels and schools were not fulfilling the desired social objectives and it had therefore become necessary to think of new modes of allotment of land to schools. He informed that all the available school sites had been offered to the Govt. of NCTD and the MCD and only those sites which had not been accepted by them are now proposed to be disposed of through auction/tender.

(ii) Shri Mange Ram Garg pointed out that MCD has 11 school sites in Ashok Vihar where the pass-percentage of students is ranging from 2% to 11%. He further pointed out that DDA should come up with such new proposals which enhance the quality of education in the city, rather than depriving the middle/lower income groups to get admissions at very high rates of fee in such schools which come up on auctioned land. He further pointed out that the Govt. of NCTD and the MCD did not have necessary physical and financial infrastructure to provide quality education in their existing schools and that they shall not be in a position to ensure finest standards of education in their new schools.

(iii) Shri Mahabal Mishra and other non-official members sought deferment of the item so that alternative proposals could be examined.

II The LG advised all the members of the Authority to come up with their suggestions if any on the subject and send them to the VC, DDA. He also desired that a final view be taken in the next meeting of the Authority.



Item No.  
75/2005

Sub: Allotment of land to the evictees of Old Subzi Mandi.  
F.16(160)75/LSB(R)/DDA

The matter regarding allotment of land to the evictees of Old Subzi Mandi had been placed before the Authority in its meeting on 28/2/2005 vide Item No. 10 (appendix 'A' pages 55 to 71). After detailed discussion, the Authority agreed to restore allotment in one case in view of the fact that High Court had ordered that a final view be taken in the matter in CWP No. 5150/2003. Regarding remaining cases "the Authority authorized the LG to take a view, which would also be put up before the Authority."

2. The Hon'ble LG has looked into the matter and has opined that "DDA should abide by the recommendations made by the Authority's Resolution No. 93/1985, the orders of the then LG dated 4.4.1990 and the recommendations of the Committee constituted under Commr.(Housing) of not reopening of all these cases." (appendix 'B' pages 72 to 73).

The matter is now placed before the Authority for consideration/information.

#### RESOLUTION

Shri Mahabal Mishra sought an enquiry into restoration of 4 plots by the LG against specific decision contrary to the one taken by the Authority. He pointed out that Lok Adalat recommendations were advisory in nature and could not be made the basis for superceding the decisions of the Authority.

After detailed discussions, it was decided by the Authority to close the matter.

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**ITEM NO.**  
10/2005

**SUBJ: ALLOTMENT OF RESIDENTIAL PLOTS FOR REHABILITATION OF EVICTEES OF OLD SUBZI MANDI - DETAILED NOTE PREPARED AS PER DIRECTIONS OF THE AUTHORITY IN ITS MEETING HELD ON 21.1.2002 AND 27.2.2004.**

**F.16(160)75/LSB[R]/DDA**  
**Background**

A rehabilitation scheme was announced by the DDA in the year 1975 for allotment of plots of LIG, MIG, and HIG in Shalimar Bagh exclusively to the allottees who were allotted shop plots in New Subzi Mandi, Azadpur, Delhi. The applicants who had completed the required formalities and paid the cost of land were given possession of the plots allotted to them. However, in 9 cases the applicants could not complete the required formalities and therefore, the possession of the plot allotted to them could not be handed over. Subsequently, the Authority vide its Resolution No. 93 dated 04/10/1985 resolved that these cases of 1975-76 in which payment of premium was either not made or delayed, should not be re-opened. Thereafter Hon'ble Lt. Governor vide minutes dated 04/04/1990 was pleased to order that the cases of allotment of plots in Shalimar Bagh to shop owners of Subzi Mandi may be closed.

On the receipt of number of representations from affected allottees, Hon'ble L.G., Delhi was pleased to observe that reopening a single case may not be desirable and therefore directed to review all the pending cases so as to take a definite view. Accordingly an agenda item No. 24/97 was placed before the Authority in its meeting held on 29/09/1997 and it was decided that facts of each case be examined by Commr. (H) and Dire. (RL) in consultation with the non-official members of the Authority, the applicants should also be heard and final recommendation in each case be thereafter submitted to the Authority.

Accordingly, the cases were re-examined by the Commissioner (H) who proposed not to re-open these cases. However, the afore said recommendation of Commr. (H) was not brought before the Authority. Some of the allottees continued pursuing their cases through different channels. Out of 9 cases, in two

cases, the allotment was restored by Hon'ble L.G. and in two cases, the allotment was restored on the recommendation of the Lok Adalat. Thus, five cases still remain undecided. In addition to the above five cases, two more cases have also been considered by the Lok Adalat and recommended to be put up before the Authority. The matter was taken up by the Authority in its meeting dated 21/01/2002, as item No. 16/2002 and again in April, 2004. The Authority authorized Vice Chairman, DDA to have a fresh look on all the 11 cases mentioned above including the 4 cases, which have been earlier restored and put up for its consideration.

All these cases were individually examined in detail. Site inspection was also conducted to ascertain the physical status of the plots. Based on the detailed examination the position in respect of these cases is brought out in the following notes.

#### **Status of the 4 cases restored on orders of Hon'ble L.G. / Lok Adalat**

**(1) Plot No.- BP-128, Shalimar Bagh : Sh. Rahul Raj Kishore:-**

Shop Plot No. A-259, New Subzi Mandi was allotted to M/S Ram Saroop Raj Kishore. One Sh. Rahul Raj Kishore was allotted a residential plot No. BP-128 meas. 100.00 Sq.Yds. and payment was also made by him. Subsequently it was noticed that at the time of application for allotment of residential plot to Sh. Rahul Raj Kishore, the allotment of Shop Plot in New Subzi Mandi Azadpur had not been made. The allotment of Shop Plot was made on 24/12/1976, whereas the allotment of residential plot to Sh. Rahul Raj Kishore, was made on 27/03/1976. As per the Scheme, only those persons were eligible to apply under the scheme, who were allotted Shop Plots in New Subzi Mandi Azadpur. It was therefore, felt that allotment of residential plot was ab initio-void. It was also

noticed that one Sh. Rahul Raj Chaudhary had filed an affidavit regarding income whereas the application for allotment of residential plot under the scheme was filed in the name of Sh. Rahul Raj Kishore and the name of the firm had been mentioned as 'Ram Saroop Raj Kishore'. Subsequently, one Sh. Shiva Prasad Saini, reportedly the attorney of Sh. Rahul Raj Kishore, appeared on his behalf. He was asked to submit the documents such as partnership deed, income proof and birth certificate of Sh. Rahul Raj Kishore. But the same had not been submitted and therefore the allotment was cancelled on 16/12/1980 on account of filing wrong affidavit, misrepresentation and non-submission of required documents. Subsequently, the attorney continued to represent for restoration of allotment. However, vide Authority resolution No. 93, dated 04/10/1985 and subsequent orders of the L.G. dated 04/04/1990 and on the advice of the Vigilance Department to refrain from re-opening the case, the same was closed.

In the meanwhile, under orders of the court, the Commercial Land Branch had allotted shop plot in favour of Sh. Rahul Raj Kishore on 20/09/1976 and the possession was handed over on 14/01/1977. In view of the court orders, the case was reviewed and the allotment of residential plot was also restored in favour of Sh. Rahul Raj Kishore on 15/10/1999. Conveyance deed had also been executed in this case on 10.12.2002 in favour of GPA holder.

The file was scrutinized again in the light of the directions of the Authority and it emerged that he was not allottee of shop at the time of allotment of residential plot, payment was also belated and he had accepted the refund of premium deposited earlier for the residential plot. Vigilance dept. had also advised that the case should not be reopened/ restored. In view of these facts, it was felt that allotment should not have been restored. The site was, therefore, surveyed to ascertain the ground position, and it was found that a building has already been constructed on the plot. In respect of this case, prima facie, it seems that further detailed inquiry and investigation is required though the property already stands converted to free hold.

Smt. Kaushalya Devi W/o Late Sh. Daulat Ram applied for the residential plot. At the same time Sh. Vipin Kumar also applied for plot in his favour. As only one residential plot was to be allotted under the scheme, plot No. BM-81, Shalimar Bagh measuring 100.00 Sq. Yards was allotted in the joint names of Smt. Kaushalya Devi and Sh. Vipin Kumar. As per terms and conditions of the allotment, both the partners were requested to submit a partnership deed. But they could not submit it as there was no written partnership deed. Thereafter Smt. Kaushalya Devi gave an NOC on plain paper in favour of Sh. Vipin Kumar in respect of the allotted plot i.e. BM-81, Shalimar Bagh and therefore, the plot was transferred in the name of Sh. Vipin Kumar. However, on 18/11/1981, one Sh. S. R. Kapoor s/o Sh. Daulat Ram informed that his mother Smt. Kaushalya Devi expired on 19/04/1979 and requested that the residential plot may be transferred in his name. After due consideration, he was requested to get the change in constitution of the firm in respect of the shop, but no response was received from him for more than 6 years. Therefore, the allotment of residential plot was cancelled, as the ownership right of shop plot was not formally mutated.

Subsequently, Sh. Kapoor met VC and informed that the change in constitution in respect of a shop plot was allowed in the joint names of himself i.e. Sh. S. R. Kapoor and Vipin Kumar and requested for restoration of the residential plot. His request was considered and it was decided to restore the allotment on usual restoration charges. However, the Finance Deptt. and Legal Deptt. observed that restoration may be allowed only after charging 50% unearned increase for the share of Sh. Vipin Kumar as they do not form blood relation. Before this decision was intimated to both of them, the Authority Resolution No. 93 dated 04/10/1985 and L.G.'s order dated 04/04/1990 for not reopening cases came into force.

Subsequently, Sh. S. R. Kapoor represented in the matter again. It was examined by Legal and Management wing and finally **Hon'ble LG ordered**, (on 26.4.99) that the allotment of the plot, which is now in the name of Sh. Vipin Kumar is sought to be mutated in favour of Sh. S.R. Kapoor who is out side the ambit of his family, therefore, whatever the past history of the plot, 50%

2. **Plot No. BM-122, Shalimar Bagh:**

In this case Shop plot B-186 New Subzi Mandi was allotted in the name of M/S Som Raj Khosla and Co. One Sh. Devi Dayal applied for allotment of residential plot claiming himself as partner of the firm and hence Plot No. BM-122, Shalimar Bagh was allotted to him. Later, on the perusal of the documents submitted by Sh. Devi Dayal, it was found that he was not a partner in the firm in whose name Shop No. B-186 New Subzi Mandi was allotted. The firm M/S Som Raj Khosla and Company consisted of three partners namely, Sh. S. R. Khosla, M.S. Kapoor and Dev Raj Khosla. Therefore, the allotment was cancelled on 23/04/1981 and Sh. Devi Dayal was informed accordingly. The earnest money was also refunded to him. Subsequently Sh. Devi Dayal represented that he had not suppressed any facts and had become a partner of the said firm on 01/04/1975. He also made a representation that the allotment of the residential plot may be regularized in the name of Sh. M.S. Kapoor. However Sh. M. S. Kapoor requested for allotment/restoration in the name of other partner Sh. S. R. Khosla, on the ground that he was an old person of 70 years. Legal advice was obtained in the matter and it was advised that if the allotment is to be transferred from Sh. M.S. Kapoor to Sh. S.R. Khosla, the same can be regularized on payment of 50% unearned increase. After giving final chance to Sh. Kapoor, the allotment was withdrawn vide letter dated 14/06/1986.

Subsequently, the allotment was restored by Hon'ble LG on 11.10.2000 in favour of Sh. Sumit Kapoor successor of late Sh. M.S. Kapoor, the partner in the original firm on the basis of the recommendation of Lok Adalat. As per site survey report, the building has been constructed. No further action appears to be required in this case. Property was already converted to free hold on 25.11.02 in favour of GPA holder.

3. **Plot No. BM-81, Shalimar Bagh**

A Shop Plot bearing No. A-1147, New Subzi Mandi Azadpur was allotted in the name of M/S Daulat Ram Vipin Kumar. After expiry of Sh. Daulat Ram

unearned increase is liable to be paid. In this case, demand of UPEI is to be raised pursuant to orders of L.G. Subject to payment of UPEI, this allotment is to be restored. As per survey report plot is vacant.

4. Plot No. BK-1/61, Shalimar Bagh: (L.G.).

A shop plot No.C-671 New Subzi Mandi was allotted in the name of M/S. Gulzari Lal Mulkh Raj.

Sh. Mulkh Raj applied for allotment of residential plot and a plot No. BK-1/61 in Shalimar Bagh was allotted to him. He made the payment of demanded amount. Sh. Mulkh Raj applied under the scheme in his individual capacity being a partner in the firm M/s Gulzari Lal Mulkh Raj. He had stated that since the construction of the shop No. C-671, New Subzi Mandi, Azadpur was not complete, both the partners were doing their business separately. He also informed that there was no written partnership deed.

Sh. Mulkh Raj submitted a copy of Income Tax Assessment order for the year 1975-76 (Financial year 1974-75) which shows that the income of Sh. Mulkh Raj was Rs.7500/- at the time of applying under the scheme. With this income range, he was entitled to apply for MIG category plot whereas he applied for LIG category. Sh. Mulkh Raj was also not able to produce No Objection Certificate from other partner in the firm.

By a letter dated 18.7.1977, Sh. Gulzari Lal, other partner in the firm made a complaint that Sh. Mulkh Raj his partner has been trying to get the plot of 100 Sq.Yds. Shalimar Bagh by depriving him of his right. He requested that the allotment should not be made in the name of Sh. Mulkh Raj. The allotment of residential plot No. BK-1/61, Shalimar Bagh was cancelled on 29.1.1980 due to non submission of No objection certificate from the other partner.

Aggrieved with the cancellation, Sh. Mulkh Raj moved the court. It has been reported that court had decided that both the partners viz. Sh. Mulkh Raj and Sh. Gulzari Lal will jointly own the plot in question if the same is allotted by

DDA. It was decided that when the allotment of residential plot was found to be ab initio void, the question of its restoration does not arise. The case was rejected by the VC, DDA and the petitioner was informed accordingly vide letter dated 30.7.98 and again on 27.11.98. Subsequently Sh. Mulkh Raj informed that he had reached a compromise with his partner and submitted an affidavit executed by Sh. Gulzari Lal vide which he had declared that he has taken his share from the said property and he will not demand profit or losses in respect of the said property in future, and will have no objection if Sh. Mulkh Raj makes any transaction in respect of the said property from anybody.

Sh. Mulkh Raj petitioned before the Lok Adalat and on the basis of recommendation of the Hon'ble Lok Adalat, the allotment was restored by the Hon'ble LG and possession was handed over. As per survey report building is constructed. Perpetual lease deed has already been executed on 20.4.2001. However, keeping the facts of the case in view it would need to be separately examined whether UEI should and can be levied at this stage, based on such examination, a decision could be taken by L.G.

**STATUS OF BALANCE 7 CASES.**

**1. Case of Smt. Veera Wali: Plot No. BP- 123, Shalimar Bagh.**

The said plot was allotted to Smt. Veera Wali on her application but subsequently it was found that she was not a partner in the firm M/S Darshan Lal & Co. to whom the shop plot was allotted; therefore, the allotment was liable to be cancelled. However, her husband Sh. Balwant Rai was partner of the firm, who was missing since 11/09/1971 as informed by her. Therefore, Smt. Veera Wali was asked to get her name mutated, before her request for allotment of the residential plot is considered. 1/3<sup>rd</sup> share in the shop plot was mutated in her name on 17/12/1990. These cases had been closed by that time in view of the Authority Resolution No. 93 dated 4/10/85 and the orders of LG dated 4/4/1990.



Smt. Veera Wali expired on 01/12/1994 and her son approached the Lok Adalat. The Lok Adalat after examining the case observed that delay in sanctioning the mutation from 1978 to 1990 could not be attributed to Smt. Veera Wali. It was further observed that it was a case where the allotment had already been made and the entire payment was deposited, but possession letter could not be issued due to delay in mutation and therefore, the Authority Resolution No. 93 of 1985 did not apply in the case. It was also noted that the petitioner being the son of Smt. Veera Wali had submitted all the necessary documents including registered relinquishment deed executed by all the remaining legal heirs of Smt. Veera Wali, and recommended that petitioner should be given the possession of the plot No. BP-123, Shalimar Bagh and a recommendation to that effect should be made to the Lt. Governor for approval.

The recommendation of the Lok Adalat was put up for acceptance to the Lt. Governor. However, OSD to LG vide his note dated 30.7.2001 sent the file back to put up this case along with the other cases as per the decision of the Authority.

As per Survey report, the plot is lying vacant. The case seems to be in order and possession may be handed over.

**2. Case of Smt. Santosh Dhawan: Plot No. BP-154, Shalimar Bagh.**

In this case Sh. Radhey Shyam Dhawan was allotted the above said plot and the possession was handed over. Later on, it came to the notice that he was not a partner of the firm M/S Niranjani Dass and Co. to whom Shop Plot No. D-1310 had been allotted. The allotment of residential plot was, therefore, cancelled. On 16/10/1979 Sh. Dhawan was informed that the allotment could be restored in favour of Sh. Niranjani Dass being a partner of the above said firm who was also the father of Sh. Radhey Shyam Dhawan. Subsequently both Sh. Radhey Shyam Dhawan and Sh. Niranjani Dass expired and the widow of Sh. Radhey Shyam Dhawan has been requesting for mutation of the plot in her favour on the basis of facts that shop plot was already mutated in her name. However, the case was closed as per general orders of the Hon'ble LG dated 04/04/1990.

The case was examined in the above background . Considering that the plot is available and vacant, therefore, mutation and restoration may be allowed.

3. Case of Sh. Basho Mal Plot No. BK- 1/126 Shalimar Bagh.

A Shop Plot No. B-1120 New Subzi Mandi was allotted in the name of M/S Murli Mal Basho Mal. Sh. Basho Mal applied for allotment of residential plot as per scheme and Plot No. BK-1/126, Shalimar Bagh was allotted to him. However, after receipt of the premium, it came to light that Sh. Basho Mal was not an allottee of shop plot allotted in New Subzi Mandi and the same was allotted to Sh. Murli Mal in individual capacity. Therefore, the allotment of residential plot was cancelled. The earnest money was forfeited and the balance amount was refunded to Sh. Basho Mal vide letter dated 01/01/1979, but the refund was not accepted by the applicant. Sh. Basho Mal represented and disclosed that Sh. Murli Mal was his son, and that , at the time of submitting the application for allotment of residential plot, Mr. Murli Mal was out of station, and, therefore, the application for allotment of residential plot was made by him. Sh. Baisho Mal also stated that they were running the business jointly, and that since both of them were illiterate there was no written partnership. He also requested that in case it was not possible to allot the residential plot in his name, the same may be allotted in the name of his son.

Subsequently, on the death of Sh. Basho Mal, his wife Smt. Putli Bai sent a letter requesting for the allotment of residential plot in favor of her son Sh. Murli Mal. Sh. Murli Mal also filed No. Objection of other legal heirs of Sh. Basho Mal for allotment of plot.

When the request was not acceded to, he represented before the Lok Adalat, After considering his case, vide detailed orders dated 13/02/2001, the Lok Adalat observed that the case of the petitioner was similar to the case of Sh. Amar Singh and Purshottam Dass in whose favor allotment of plot No. BQ- 103, Shalimar Bagh and plot No. BP- 25, Shalimar Bagh were regularized, although the said

plots were allotted in the name of Sh. Ashok Kumar and SH R. K. Gupta respectively. It was also noted that the cost of the entire plot had been paid. The Lok Adalat recommended that, notwithstanding that the plot No. BK-1/126 was not available any longer, the petitioner should be allotted plot No. BQ- 111, Shalimar Bagh or any other plot of the same size, or about same size, in the same area or adjoining area after charging such dues as were charged from the aforesaid persons while regularizing the allotments in their favour.

The matter was examined and legal opinion was also taken. Plot No. BK-1/126 is not available as the same is already allotted to some other person and as per survey report the building is constructed. Plot No. BQ-111 Shalimar Bagh is vacant and available. It is recommended that allotment of alternative plot may be considered.

**4. Case of Sh. Mohinder Singh Plot No. BP-119, Salimar Bagh.**

M/S Mangal Singh Gujjar Singh were allotted Shop Plot No. D-12/19, New Subzi Mandi Azadpur in 1968-69, in lieu of the place of their business in Old Subzi mandi. Sh. Mangal Singh father of Sh. Mohinder Singh and Sh. Gujjar Singh were the partners of the above firm. Sh. Mangal Singh had expired on 03/07/1968, and payment of the shop plot was said to have been made by Sh. Mahinder Singh. Sh. Mohinder Singh applied for allotment of residential plot and was allotted plot No. BP- 119 measuring 100.00 Sq. Yards in Shalimar Bagh. The demanded amount was paid by Sh. Mahinder Singh.

Before issuing possession letter, Sh. Mahinder Singh was asked to produce proof of his being partner in the firm M/S Mangal Singh Gujjar Singh. Since Sh. Mohinder Singh informed that he had already applied for mutation of shop

plot and that till such time as the shop plot is transferred in his name, the allotment of the residential plot be kept pending. After completing all the formalities, the mutation of the shop was sanctioned in favour of Sh. Mohinder Singh.

After the mutation of shop in favor of Sh. Mohinder Singh, the matter of delivery of possession of residential plot could not be processed further since the allotment files of the shop plot and residential plot were not traceable.

The said files were reconstructed and sent to L.G. Office. Sh. Mohinder Singh cannot be held responsible for loss of the file. Therefore, it will be appropriate if he is given possession of the afore said plot after completing all the formalities. The main file is not available, however, prima facie, the case seems to be in order for allotment. As per survey report plot is vacant and available.

5. **Case of Sh. Bhullan Singh Plot No. BJ-47, Shalimar Bagh.**

Shop Plot No. B-216, New Subzi Mandi Azadpur was allotted to M/S Bhullan Singh and Co. As per the scheme, Sh. Bhullan Singh applied for allotment of residential plot and the afore said plot was allotted to him. Subsequently, it was noticed that the shop plot allotted to him had been cancelled and since only those persons who had been allotted shop plots were eligible for residential plots, the allotment of residential plot was also cancelled and Sh. Bhullan Singh was informed accordingly on 26/06/1987 and the amount was refunded. Subsequently, the allotment of shop plot was restored in view of the

orders of the Court dated 16/05/1988. The department obtained legal opinion on the issue of restoration of the allotment of residential plot and the legal branch opined that there was no specific direction from the court and that the matter is to be decided administratively. In the meanwhile, the decision to close all old cases had been taken. The above plot in question has already been allotted to the next eligible allottee, and property stands converted to free hold on 3.3.2000. One Sh. Dalip Kumar, the legal representative had filed a suit No. 552/90 against DDA which was allowed by the court. Accordingly DDA will have to allot plot bearing No. AM-112, Shalimar Bagh but the said property stands already allotted and lease executed. DDA had filed an appeal vide PPA-374/02 in the court of Addl. Disstt. Judge. The Addl. Distt. Judge has ordered to attach the property No. B1/639/1 Janakpuri in favour of Sh. Dalip Kumar. A second appeal has been filed by DDA in this case in the Hon'ble High Court and matter is pending and hence sub-judice.

On examination, it was found that the shop plot No. B-216, has already been sold out and the issue of payment of UEI is pending in the court. The matter is subjudice as decision on second appeal is pending.

6. **Case of Smt. Shanti Sawroop: Plot No. BP-167, Shalimar Bagh.**

Shop Plot No. C-623 was allotted in favour of M/S Phiraya Ram Kishan Lal in New Subzi Mandi. The residential plot has been allotted to Sh. Shanti Swaroop and he was asked to furnish the partner ship deed, income proof and attested copy of allotment letter in respect of the shop plot allotted to him in New Subzi Mandi. As he was not able to submit the same, the allotment was cancelled. Thereafter, Sh. Kishan Lal filed an affidavit stating that they were both brothers and were sharing the business after the death of their father. Later, it was established that Sh. Shanti Swaroop was not a partner in the firm and after the allotment of the shop plot, request had been made by Sh. Kishan Lal to include the name of his real brother Sh. Shanti Swaroop in the firm. As such, he was not entitled for the residential plot. The cancellation was conveyed vide letter dated 16/07/1976.

On the receipt of the aforesaid communication, the petitioner deposited certain documents. On examination of the documents, it was found that the petitioner was not partner of the firm under which title he sought allotment of the residential plot and, in fact, he was simply a masakher running his business on the

foot path. Therefore the allotment of the said plot was cancelled. The petitioner then approached the Lok Adalat. The Lok Adalat vide its order dated 27.3.2003 came to the conclusion that as the payment of the entire cost of the plot had already been made; that as the name of the petitioner had already been included by the department in the lease hold rights of the shop plot, he becomes entitled for the possession of the residential plot and that with the inclusion of his name in the lease hold rights of the shop plot, the irregularity, if any, in the allotment of residential plot stand regularized. Hon'ble Lok Adalat further held that as the case of the petitioner is also identical with the case of Sharma Kishan Marian and his brother Bhagwan Dass Narain who were allotted Plot No. BP-7, Shalimar bagh in file No. F. 16(324)/75/LSB, the plot in question should be regularized in favor of the petitioner or his brother Sh. Kishan Lal on charging such dues as were charged from various other persons.

The case referred to by the Lok Adalat was examined. The residential Plot No.BP-7, Shalimar Bagh was allotted to Sh. Ram Kishan Narang on his application. He had deposited 50% cost of the plot, and he was asked to furnish certain documents under the said scheme. He submitted a partnership deed of the firm M/S Delhi Alu Co. according to which Sh. R. K. Narang was included as a partner in the firm on 05/01/1973, which meant that he was not in the said firm on 03/04/1970 on the date on which the shop plot was allotted. The other four partners were i) Sh. Bhagwan Dass Narang ii) Sh. Rajinder Pal, iii) Sh. Tek Chand and iv) Sh. Hans Raj. Shri Rajinder Pal a partner in the said firm also applied separately for allotment of a residential plot and requested to adjust the amount already deposited by Sh. R.K. Narang. Sh. Narang also requested that the allotment of residential plot be changed in the name of his brother Sh. Bhagwan Dass Narang, who had been a partner in the said firm on the date of allotment of the shop plot. The other three partners of the firm also gave No Objection Certificate to this effect. The allotment of residential plot was changed from the name of Sh. R. K. Narang to the name of his real brother Sh. Bhagwan

Dass Narang and the lease deed was executed in the name of Sh. Bhagwan Dass Narang on 20/03/1982 with the approval of Vice-Chairman, DDA.

It would be seen that there is no similarity with the case cited in the Lok Adalat order, as Sh. Shanti Swaroop was not a partner in the firm at the time of allotment of shop plot. Whereas Sh. Bhagwan Dass Narang had been a partner in the firm on the date of allotment of shop plot. Besides, plot No. BP-167 Shalimar Bagh, is not available as the same has already been allotted to Sh. Maingi S/o Sh. Attar Singh and lease also executed in 1987. As per survey report building is constructed. This case is, therefore, to be rejected.

**7. Case of Sh. Gulab Rai : Plot No. BM-105, Shalimar Bgh.**

Sh. Gulab Rai was allotted Plot No. BM-105, measuring 108 Sq. Yards in Shalimar Bagh at pre-determined rate @ Rs. 60/- per Sq. Yards vide demand letter dated 30/09/1975. Sh. Gulab Rai paid the entire demanded amount. On the receipt of the demanded amount, the possession of the plot was handed over to him on 06/10/1978. Later on it was noticed that Sh. Gulab Rai was not an evictee of old Subzi Mandi but was an auction purchaser of the shop plot in New Subzi Mandi and, therefore, not entitled for the allotment of a residential plot in Shalimar Bagh.

After considering his case, and the cases of other similarly placed persons, an administrative decision was taken to regularize their allotment on payment of current market rate. Pursuant to the said decision, Sh. Gulab Rai was asked to pay an additional amount of Rs. 17520/- vide office letter dated 17/10/1979 so that his allotment could be regularized. Despite opportunities given to Sh. Gulab Rai he failed to deposit the demanded additional amount, and the allotment in his favour was, therefore, cancelled.

Aggrieved with the aforesaid decision Sh. Gulab Rai filed a Civil Suit against DDA. The said civil suit was dismissed and Sh. Gulab Rai filed an appeal, which was also dismissed. Sh. Gulab Rai filed a second appeal in the High Court, which is still pending. During the pendency of the appeal, Sh. Gulab Rai approached the Lok Adalat, which recommended for restoration of the aforesaid plot in favor of Sh. Gulab Rai on charging the balance price of the plot along with interest @ 18% p.a. plus ground rent and other penalty, vide detailed order dated 06/02/2001. In the said orders, the Lok Adalat also stated that the case of the petitioner was similar to the case of Sh. Puran Chand and Sh. Fateh Chand Batra in whose cases DDA had already restored the plot on charging balance price along with the interest and other dues and, therefore, Sh. Gulab Rai should not be discriminated. The matter was placed before the Hon'ble L.G. who observed as under :-

I have examined the case. The seven cases out of nine which had earlier been referred to the Authority may first be examined to see whether the facts are similar to the two other cases which had been recommended by the Presiding Officer, Lok Adalat and approved for regularization. If the facts are found to be similar then a common view can be taken and these cases may be brought up before the Authority."

After carefully going through the orders of the Hon'ble Lok Adalat, as well as the facts of the case of Sh. Puran Chand and Sh. Fateh Chand it is noticed that the case of the petitioner Gulab Rai is similar to the cases of Sh. Puran Chand and Sh. Fateh Chand except that after losing the case in District Court, Sh. Puran Chand deposited the remaining demanded amount along with interest and other charges and Sh. Fateh Chand made representations and ultimately deposited the balance premium amount of Rs.17,520/- on 31.3.84 and interest amount of Rs.12,681/- on 19.10.84. The lease deeds in respect of their plots have already been executed on 22.11.84.



It could be agreed that an effort to avail legal remedies in the High Court by Sh. Gulab Rai should not be a ground for rejecting his case. It is, however, felt that the issue of similarity is not relevant in this case since the option was given to all similarly placed persons and he did not exercise it, whereas the others did. Keeping in view the time that has elapsed and the present market trend, it is felt that the case should not be reopened. If there is no stay in the appeal, the plot should be disposed off. As per survey the plot is vacant and available.

On perusal of the record two more cases of similar nature are pending for final decision as given below:-

**(a) BK-1/175, Shalimar Bagh**

In this case the allotment was cancelled on 28.6.76 and amount refunded due to failure on the part of allottee to furnish desired documents and plot allotted to some other person.. The allottee approached the Lok Adalat but due to non-appearance before the Lok Adalat, petition was dismissed on 27.5.2003. In view of above the matter is closed. As per site survey building is already constructed on the plot.

**BK- I/154, SHALIMAR BAGH**

The plot was cancelled due to non-payment and stands re-allotted to some body else. Sh. Balwant Singh filed a case in Trial Court and the same was decided in favour of the petitioner. Additional Distt. Judge, however, set aside the decision of the Trial Court. The allottee has approached the High Court and matter is pending before the Court. As per site survey plot is not vacant and building constructed.

CONCLUSION

As per the deliberations held in the meeting on 29.4.2004, the above cases have been examined in detail. All the allotments have been made to the Old Subzi Mandi evictees under the same special scheme, however, the allotment of the above referred cases were cancelled due to specific reasons and under specific circumstances. The recommendation in respect of each of these seven cases is placed before the Authority for consideration. It is also added that in CWP No. 5150/2003 entitled Murji Mal V/s DDA, the High Court has ordered that a final decision be taken in that particular case before the next date of hearing i.e 12.1.2005.

RESOLUTION

Shri Mahabal Mishra pointed out that these allotments were to be made under the scheme of rehabilitation in the year 1975. Allotment of plots at this stage cannot be termed as rehabilitation and should not therefore be made on these grounds. He pointed out that the Authority and the Lt. Governor had repeatedly decided not to reopen any of these cases and therefore there was no justification for reconsideration of these cases at this stage.

He questioned the two cases by the Lt. Governor on his own and two more cases on the recommendations of the Lok Adalat in the background of the fact that the Authority had repeatedly taken a view to close the cases. Also the Lok Adalat recommendations are only suggestive and should not have been accepted without approval of the Authority.

He also pointed out that in 1997 the Authority had decided that each case should be examined by Commissioner (Housing) and Director (RL) in consultation with the non-official members of the Authority, but the non-official members had not been associated.

He also questioned how some of the plots had been converted into free hold, and pointed out that even in these cases which were presently before the High Court, there were no directions from the Court for making allotments and the DDA had been asked only to take final decision in the matter.

Contd.....

*Shri Mishra was of the view that restoration in a single case would weaken DDA's stand in all the other cases and, therefore, all the 11 cases should be rejected.*

*Shri Mange Ram Garg suggested that the cases should be considered as the matter had been pending for a very long time.*

*Commissioner (LD) pointed out that the Authority had already considered the entire background when it had been decided that the Vice Chairman may examine all the cases, including the cases restored by LG and bring them to the Authority, and it may not be appropriate now to take a view that the cases should not be examined. The Vice Chairman agreed with this and pointed out that any further re-examination should be limited to the merits of each case, if it is felt that any relevant facts may have been missed out, although complete details of all these cases had already been given in the agenda item.*

*After detailed discussions, the Authority agreed to restore allotment in case no.3 of Shri Basho Mal - Plot no. BK 1/126/Shamilar Bagh, in view of the fact that the High Court had ordered that a final decision be taken in the matter in CWP no. 5150/2003. As for the remaining cases, the Authority authorized the LG to take a view which would also be put up before the Authority.*

A rehabilitation scheme was announced by the DDA in the year 1975 for allotment of plots of LIG, MIG and HIG in Shalimar Bagh exclusively to the allottees who were allotted shop plots in New Subzi Mandi, Azadpur, Delhi. The applicants who had completed the required formalities and paid the cost of land were given possession of the plots allotted to them. However, in 9 cases the applicants could not complete the required formalities and therefore, the possession of the plot allotted to them could not be handed over. Subsequently, the Authority vide its Resolution No.93 dated 4.1.1985 resolved that these cases of 1975-76 in which payment of premium was either not made or delayed, should not be reopened. Thereafter the then Lt. Governor directed on 4.4.1990 that the cases of allotment of plots in Shalimar Bagh to shop owners of Subzi Mandi be closed.

Subsequently, on the receipt of representations from affected allottees, the then Lt. Governor observed that reopening a single case may not be desirable. He, therefore, directed to review all the pending cases so as to take a definite view. Accordingly, agenda item no.24/97 was placed before the Authority on 29.9.1997 and it was decided that the facts of each case be examined by Commr.(H) and Dir.(RL) in consultation with the non-official members of the Authority, the applicants be heard, and the final recommendation in each case be thereafter submitted to the Authority.

Accordingly, the cases were re-examined by the Commissioner (Housing) who proposed not to reopen these cases. However, the aforesaid recommendation of Commr.(H) was not brought before the Authority. Some of the allottees continued pursuing their cases through different channels. Out of 9 cases, in two cases, the allotment was restored by Lt. Governor and in two cases, the allotment was restored on the recommendation of the Lok Adalat. Thus, five cases still remain undecided. In addition to the above five cases, two more cases have been considered by the Lok Adalat and recommended to be placed before the Authority. The matter was taken up by the Authority on 21.1.2002, as item No.16/2002 and again in April, 2004. The Authority authorized Vice Chairman, DDA to have a fresh look on all the 11 cases mentioned above, including the 4 cases, which have been earlier restored, and put up for its consideration.

V.C., DDA brought an agenda of the 11 cases to the Authority on 28.2.2005. After detailed discussions, the Authority agreed to restore allotment in case of Shri Basho Mal - Plot No. BK-1/126, Shalimar Bagh in view of the fact that the High Court had ordered that a final decision be taken in the matter in CWP-5150/2003. As for the remaining cases, the Authority authorized the Lt. Governor to take a view, which would also be placed before the Authority.

I have gone through the two cases which had been approved by the then L.G., and the other two cases which were restored on the recommendations of the Lok Adalat. Since the allotments have already been recommended by the then Lt. Governor, I would not like to comment on the basis for the said decision except that these need to be put up before the Authority and should now be decided with their approval. The case of Shri Basho Mal has already been decided by the Authority.

In the remaining 6 left out cases, viz;

- (i) Smt. Vecra Wali, Plot No. BP-123, Shalimar Bagh;
- (ii) Smt. Santosh Dhawan, BP-151, Shalimar Bagh;
- (iii) Shri Mahinder Singh, BP-119, Shalimar Bagh;
- (iv) Shri Bhullan Singh, BJ-47, Shalimar Bagh;
- (v) Shri Shanti Swarup, BP-167, Shalimar Bagh; and
- (vi) Shri Gulab Rai, BM-105, Shalimar Bagh.

I am of the opinion that DDA should abide by the recommendations made by the Authority's Resolution No.93/1985, the orders of the then L.G. dated 4.4.1990 and the recommendations of the Committee constituted under Commr.(Housing) of not reopening of all these cases.

The above view may be placed before the Authority in its next meeting. 1)

sa/-

B.L. Joshi  
Lt. Governor, Delhi  
19<sup>th</sup> September, 2005

DELHI DEVELOPMENT AUTHORITY  
(Office of the Pr. Commr.-cum-Secretary)

List of the supplementary agenda items to be discussed in the meeting of the  
Delhi Development Authority fixed for Wednesday, the 19<sup>th</sup> October, 2005 at 10.45  
A.M. at Raj Niwas, Delhi.

I N D E X

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Item No. Sub:  
76/2005

Cadre review proposal of Planning & Allied categories.  
E.7(136)90/PB-I.

I.

Proposal in brief

This is a proposal for cadre review of Planning & Allied cadres which include Planning, Architecture, Landscape, Survey and Research cadres. A proposal was earlier placed before the authority vide Agenda Item no. 56/2005 in its meeting held on 19.7.2005. Copy placed at (App. 'A' at page 76 to 80). The Authority considered the matter and decided that the proposal needed further examination for which purpose, the Authority directed constitution of a Sub-Committee having Chief Town & Country Planner and one representative of GNCTD as Members. The minutes of the Authority meeting are placed as (App. 'A' at page 76 to 80).

A Sub-Committee was accordingly constituted by the Vice Chairman, DDA, consisting of following Members:

- |                               |                   |
|-------------------------------|-------------------|
| Engineer Member, DDA          | -Chairman         |
| Chief Planner, TCPO           | -Member           |
| Secretary (Services), GNCTD   | -Member           |
| Commissioner (Planning), DDA  | -Member           |
| Chief Architect, DDA          | -Member           |
| Director (Landscape), DDA     | -Member           |
| Commissioner (Personnel), DDA | -Member-Secretary |

A meeting of the Sub-Committee was held on 27.9.2005 in which the cadre review proposal was examined threadbare. The justification for creation of additional post at higher levels was also looked into in depth. The Sub-Committee has observed that nature of duties and responsibilities of various posts in Planning & allied cadres is distinctly different from duties and responsibilities at various positions, at corresponding levels in Horticulture/ Engineering Deptts., and in such a situation any comparison between Planning & allied cadres with Engineering / Horticulture cadres is rendered quite meaningless. The Sub-Committee also took note of the fact that over the years, the area of the planned city has increased manifold and moreover, various planning functions have come to assume far greater complexities requiring much greater liaison and coordination with other governmental and non-governmental bodies. Looking at the totality of the circumstances, the Sub-Committee has considered that the proposed cadre size and structure for each of the cadres i.e. Planning, Architecture, Landscape Architecture, Survey and Research cadres, is rather on a conservative side only. The Sub-Committee also observed that in the cadre review proposal adequate provision for outsourcing, to the extent possible, has also been made thus attempting to keep the cadre size to bare minimum. The Committee has accordingly recommended adoption of the cadre review proposal in its present form without requiring any changes. Minutes of the meeting of the Sub Committee are annexed as (App. 'B' at page 81 to 82).

So far as the Survey cadre is concerned, a slight modification would be required in the cadre review proposal in view of the following position:-

At the time of cadre review proposal by the main Committee, it was considered by the Committee that one post of Director needed to be created in Survey cadre as there was no post of Director in the cadre while there are 04 posts of Deputy Director (Survey). Examination of the records at that point of time revealed that a post of Director was in existence in the past and therefore, it was considered that no additional

creation at this level was warranted. However, later scrutiny has revealed that the said post of Director was created earlier only on temporary basis for limited period and since extension has not been sought since 1.4.1992, this post has expired. In the circumstances, it would be necessary to create one post of Director in scale Rs.12000-16500/- in Survey cadre also. The financial implication for the same would be Rs.2.16 lacs per annum.

The matter is placed before the Authority for acceptance of the cadre review proposed for Planning & allied cadres as detailed at Annexure-1, with the slight modification that one additional post of Director in Survey cadre is also proposed to be created in the light of the position indicated in the foregoing para.

2. Financial implications, if any.

The creation of additional posts at different levels would lead to an additional annual financial expenditure of Rs.1.26 crores approximately while the reduction in the sanctioned strength in various categories as indicated above would lead to annual savings of Rs.1.26 crores approximately. Thus, no additional expenditure would be involved.

3. Why approval of Authority is sought.

The creation of any new post requires prior approval of Central Govt. The cadre review proposal involves creation of posts also, and accordingly approval of Authority is sought before the proposal can be referred to Ministry for approval.

RESOLUTION

The LG expressed concern that some of the members of the sub-committee were themselves the interested parties in the proposed cadre reviews and advised that a new committee should be constituted. It was thus decided to withdraw the cadre review proposals accordingly for re-examination.

(ii) The Jt. Secretary, MOUD advised that an official from the Finance Department should be associated with the proposed Cadre Review Committee.

(iii) Shri Mange Ram, Garg pointed out that the cadre review of the Research cadres require fresh examination.

(iv) Shri Mahabal Mishra and Shri Jile Singh Chauhan sought early review of all the cadres alongwith these cadres.

(v) Shri Virender Kanna pointed out that review of all the cadres should be conducted strictly according to same general principles, which are approved by the Authority, so that imbalances are not created amongst different cadres of DDA and uniform yardsticks are observed in all the cadre reviews.



Item No.  
56/2005

Sub: Cadre review of Planning Architecture and Land scape  
Architecture Departments.  
E.7(136)90/P.H.I.

1. Proposal in brief

This is an agenda for cadre review of Planning Department. A Committee was constituted by the Ministry of Urban Development in this regard in the year 1995. The constitution of the Committee was changed from time to time and presently, the same stands constituted as follows:-

Vice Chairman, DDA	-	Chairman
Finance Member, DDA	-	Member
Engineer Member, DDA	-	Member
Commissioner (Planning)	-	Member
Director General, CPWD	-	Member
Shri S.K. Sharma, Former CMD, HUDCO.	-	Member
Commissioner (Personnel)	-	Member-Secretary

The Ministry of Urban Development gave following directions to DDA in this regard:-

- (i) Commissioner (Planning) should spell out the work programme of the Planning Department for the remainder of the Eighth Five Year Plan period. He should then subject each item in the work programme to close scrutiny and make a three-fold classification items of work which, because of their inherent nature, should be done in-house; items of work which, though capable of being privatized, may be done in-house so as to keep the available staff gainfully employed; and items of work which can and should be privatized.
- (ii) Once Commissioner (Planning) has completed the exercise indicated at (i) above, his recommendations may be considered by a Committee headed by the Vice-Chairman, DDA and the classification proposed by Commissioner (Planning) accordingly finalized.
- (iii) In the light of the finalized classification, Commissioner (Planning) may work out a plan for redeployment of the available personnel resources in the Planning Department, adhering as closely as possible to the norms used by SIU for working out the staff requirement of the Department in 1988-89.
- (iv) The staff re-deployment proposal thus formulated by Commissioner(Planning) may be considered by the Committee and finalized.
- (v) The staff re-deployment scheme should then be implemented and, simultaneously, steps may be taken to go to the open market for the items of work selected for privatization."

In the light of above directions of the Ministry, proposals were framed by Commissioner (Planning) as well as by Chief Architect and Director (Landscape) for Planning, Architecture and Landscape Wings of DDA respectively, which were deliberated by the aforesaid Committee over several sittings. Shri S.K. Sharma, former CMD, HUDCO did not attend these meetings. Further, D.G., CPWD was represented by Shri K. Srinivasan, ADG (F&P), CPWD.

The activities being handled by the respective Wings as well as new activities that are expected to be assigned were gone into in detail by the Committee. The Committee has observed that the workload of all the three Wings has increased over the years in reference to their areas of work as well as the activities being handled by them. The assessment of the increased volume of work in the aforesaid three Departments has been assessed by it in detail under Para (4) of the Cadre Review Report placed as App. 'A' to this agenda.

at page 198 to  
208)

'A' at Page 198  
to 208)

In the light of the appreciation that the workload in the above Departments has undergone substantial increase over the years while no cadre review exercise as such has been undertaken earlier, enhancement in the cadre size along with re-structuring of the departments in terms of work distribution etc. has been spelt out under Para (6) of the Cadre Review Report placed as App. 'A'. Under this cadre review, the Research and Survey Cadres which also basically have formed part of the overall Planning & Architectural set up, have also been reviewed.

So far as the Survey Cadre is concerned, the Committee observed that this cadre also extends to Land Management, Land Disposal and Housing Wings besides the Planning and Architecture Departments. The Committee has made an assessment of the required size of this cadre in reference to the Planning, Architecture and Landscape Architecture Departments only. The Committee viewed that a separate exercise would need to be taken up to assess the requirements of Survey personnel in Land Management, Land Disposal and Housing Departments and the cadre size would need to be proposed in totality keeping in view the requirement in the above Departments.

Guiding principles for cadre review.

While carrying out the cadre review exercise, the Committee has kept in view the following broad guiding principles / imperatives:-

- i) The augmentation, if at all required, should be confined to only highly skilled professional levels.
- ii) Possibility of outsourcing the tasks should be explored and augmentation proposed taking into consideration only those activities which cannot be outsourced.
- iii) Likely impact of future computerization such as use of CAD system etc. need to be also kept in view.
- iv) The issue of decentralization in reference to activities having public interface, as recommended in the ICRA report, need to be also taken into consideration.
- v) Looking at the nature of activities and the Organization structure of DDA as a whole, it would be more appropriate to separate out the structure segregating Area based function and Sectoral / Core function.

Proposed cadre size

The requirement of manpower has been assessed by the Committee under Para (5) of the Cadre Review Report keeping in view the increased workload as well as the guiding principles / imperatives mentioned above.

The summarized position of the proposed cadre size vis-à-vis existing cadre size as recommended by the Cadre Review Committee is brought out below:

Planning Cadre

Post	Existing sanctioned posts including frozen posts	Proposed sanction	Increase/decrease	Frozen posts out of Column (2) which would also need to be defrozed
Commissioner (Planning)	1	1	0	0
Addl. Commr. (Plg.)	3	6	+3	0
Director (Plg.)	12	16	+4	0
Jt. Dy. Director (Plg.)	27	33	+6	4
Asst. Dir. (Plg.)	39	66	+27	7
Planning Asstt.	55	66	+11	3
Planning Draftsment	52	00	-52	0

Research Cadre

Posts	Pay-scale	No. of existing posts	No. of proposed posts
Sr. Research Officer	10000-15200	02	01
Research Officer	8000-13500	05	01
Research Asstt.	5500-9000	08	02
Field Investigator	4500-7000	116	36

No change has been proposed so far as the Survey set up in Planning, Architecture and Land Scape Architecture Department is concerned.

Architecture Cadre

Post	Existing sanctioned posts including frozen posts	Proposed sanction	Increase(+)/ Decrease(-) proposed	Frozen posts out of Column (2) which would also need to be defrosted
Chief Architect	1	1	-	0
Addl.Chief Architect	2	4	+2	0
Sr.Architect	5	8	+3	0
Architects	14	17	+3	1
Asstt.Architects	27	33	+6	0
Arch.Asstt.	33	32	-1	05
Arch.Draftsmen	01	00	-1	0

Landscape Architecture

Posts	Existing sanctioned posts including frozen posts	Proposed sanction	Increase(+)/ Decrease(-) proposed	Frozen posts out of Column (2) which would also need to be defrosted
Addl.Commr.(Landscape)	Nil	1	+1	0
Dir.(Landscape)	1	2	+1	0
Dy.Dir.(Landscape)	2	4	+2	0
Asstt.Dir.(Landscape)	5	8	+3	2
Architectural Asstt.(Landscape)	6*	8	+2	0
Draftsman	6*	0	-6	0

The Cadre Review Committee viewed that in the light of the additional requirement as assessed above, above frozen posts would also need to be defrosted. Necessary action for defreezing of the posts is being taken separately.

So far as the Survey Cadre is concerned, certain number of posts of this cadre have also been pin pointed in Land Management, Land Disposal and Housing Department. It was decided by the VC that the man-power requirement of survey personnel for these departments be also reviewed. This review has also been carried out, the detailed position regarding which is placed at (Annexure 3). Additional requirements of survey personnel for these Departments is summarized below: (at page 209 to 210)

Department	Existing				Proposed			
	DD	AD	Surveyor		DD	AD	Surveyor	
Land Disposal	1	2	0		0	2	5	0
Land Management	0	1	4	20	0	2	6	20
Housing	0	0	2	0	0	0	2	0
<b>Total</b>	<b>0</b>	<b>2</b>	<b>8</b>	<b>20</b>	<b>0</b>	<b>4</b>	<b>13</b>	<b>20</b>

With above additional requirement, the proposed size of the survey cadre would be as follows :

Post	Pay scale	Total No. of posts in the cadre	No. of posts proposed	Increase/Decreased proposed
Dir. (Survey)	12000-16500	01	01	No Change
Dy. Director/ Jt. Director (Survey)	10000-15200	06	8	+2
Asst. Dir. (Survey)	6500-10500	22	27	+5
Surveyors	4500-7000	66	66	No Change

### 2. Financial Implications, if any

The creation of additional posts at different levels would lead to an additional annual financial expenditure of Rs. 1.24 crores approximately while the reduction in the sanctioned strength in various categories as indicated above would lead to annual savings of Rs. 1.26 crores approximately. Thus, there would not be net saving of Rs. 2 lacs per year approximately.

### 3. Why the approval of Authority is required

Since this proposal involves creation of posts at various level in group 'A' and group 'B', this will require approval of the Ministry. The matter is accordingly placed before the Authority for approving cadre review proposal before it is referred to Ministry.

### RESOLUTION

The Chief Secretary pointed out that there were anomalies in the educational qualifications of the post of Asstt. Director (Planning) which laid down Post Graduate qualification for the direct recruits and diploma qualification for the promotees, which needed to be looked into.

Shri Virender Kasana pointed out that there were anomalies in different cadres with reference to the total cadre strength and the number of posts at senior officer levels, and thus aspect needs to be considered.

It was suggested by the other members that consideration of this item may be deferred due to paucity of time.

On the suggestion of Vice-Chairman, it was agreed that the cadre review proposals may be further examined by a Committee which should include the Chief (P&C) and a senior official of the Govt. of NCTD.

Minutes of the meeting of the Sub-Committee constituted by the Authority to examine the cadre review proposal of Planning and allied categories.

A Sub Committee under the Chairmanship of Engineer Member, DDA, was constituted by V.C., to further examine the cadre review proposal for cadre review of Planning and allied cadres. The said Sub Committee was constituted pursuant to the decision of the Authority taken by it during the course of consideration of the cadre review proposal of Planning and allied cadres under Agenda item no. 56/2005 deliberated by the Authority in its meeting held on 19.7.2005.

2. A meeting of the above Sub-Committee was held on 27.9.2005 in which following members of the Sub-Committee were present:-

Engineer Member, DDA	-Chairman
Chief Planner (TCPO)	-Member
Commissioner (Planning), DDA	-Member
Chief Architect, DDA	-Member
Director (Landscape), DDA	-Member
Chief Planner (TCPO)	-Member
Commissioner (Personnel), DDA	-Member-Secretary

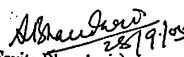
Secretary (Services), GNCTD, could not attend the meeting as she is on ex-India training.


3. The cadre review proposal was examined threadbare by the Sub-Committee. The justification for creation of additional posts at higher levels was also looked into in depth. The Committee observed that the nature of duties and responsibilities of various posts in the Planning Department & allied cadres is such as would require much larger component of highly skilled professionally competent manpower as compared to other cadres such as Horticulture and Engineering wherein the execution of works has pre-dominance and accordingly, the required size of the lower level supervisory and field set up is larger. The Committee, therefore, viewed that it would not be proper to draw direct comparisons between the ratio of higher and lower level functionaries in the Horticulture and Engineering Departments vis a vis Planning Department.

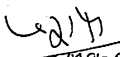
The Chief Planner, TCPO, was of the view that DDA, perhaps, needed even a larger Planning and allied set up to effectively discharge its various functions and responsibilities. It was observed by him that not only the area of the planned city has increased manifold over the years, but the various planning functions have also come to assume greater complexities requiring much greater liaison and coordination with other Governmental and non-governmental bodies. The Committee considered that the proposed cadre size and structure for each of the cadres was rather on a conservative side and there having been made adequate provisions for outsourcing as well wherever it could be feasible to carry out routine work in house. The Committee accordingly recommends adoption of the cadre review proposal in its present form without any modifications.


Contd.2.

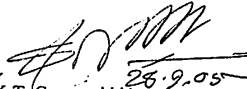
4. The Committee also had a look at the provisions of recruitments / promotions at various levels and it was viewed by the Committee that there was no necessity to have direct recruitment at the level of Deputy Director in Group 'A' scale of Rs.10000-15200/- in the Architecture Department as there already existed 50% direct recruitment quota in the immediately below grade of Assistant Director in Group 'A' in scale Rs.8000-13500/- providing for induction of highly skilled professional manpower with Post-graduation qualification in Architecture. The Committee viewed that the recruitment provision for the post of Deputy Director may be brought in line with the provisions for the equivalent level post in Planning and Landscape Architecture Departments where also there does not exist direct recruitment quota at the level of Deputy Director. For this purpose, separate agenda may be placed before the Authority.

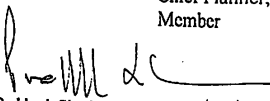
  
(Savita Bhandari)  
Director (Landscape)  
Member

  
(Sunil Sharma)  
Commissioner (Personnel)  
Member-Secretary

  
(V.D. Dewan)  
Chief Architect  
Member

  
(A.K. Jain) 28.9.05  
Commissioner (Planning)  
Member

  
(K.T. Gurumukhi)  
Chief Planner, TCPO  
Member

  
(Prabhash Singh)  
Engineer Member  
Chairman

Item No.  
77/2005

Sub: Report on the follow-up action on the resolution passed by the Authority in its meetings held on 27.2.2004, 5.7.2004, 24.8.2004, 22.11.2004, 10.1.2005, 28.2.2005 & 29.3.2005.  
F.2(2)2005/MC/DDA

PRECIS

On the basis of information furnished by the Head of Departments, report on the follow-up action on the resolutions passed by the Authority in its meetings held on 27.2.2004, 5.7.2004, 24.8.2004, 22.11.2004, 10.1.2005, 28.2.2005 & 29.3.2005 is submitted for kind information of the Authority.

This item was placed before the Authority vide item No. 62/2005 in its meeting held on 19.7.2005. It was desired that this item shall be discussed later, if necessary.

Accordingly the matter is again placed before the Authority at Appendix 'A' at page 124 for kind information. 124 to 126

RESOLUTION

Noted.



APPENDIX 'A' TO ITEM NO. 77/2005

Item No.  
62/2005

Report on the follow-up action on the resolutions passed by the Authority in its meetings held on 27.2.2004, 5.7.2004, 24.8.2004, 22.11.2004, 10.1.2005, 28.2.2005 & 29.3.2005.

F.2(2)2005/MC/DDA.

PRECIS

On the basis of information furnished by the Head of Departments, report on the follow-up action on the resolutions passed by the Authority in its meetings held on 27.2.2004, 5.7.2004, 24.8.2004, 22.11.2004, 10.1.2005, 28.2.2005 & 29.3.2005 is submitted for kind information of the Authority. The report is appended at Appendix at page 254 to 257).

RESOLUTION

This item was laid on the table. This shall be discussed later, if necessary.

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REPORT OF THE FOLLOW UP ACTION ON THE RESOLUTION PASSED BY THE  
DELHI DEVELOPMENT AUTHORITY IN ITS MEETING HELD ON 27.2.2004

Sl. No.	Item No.	Subject	Resolution	Action Taken
1	3/2004	Pre-Occupancy charges for occupation of building/premises without obtaining Provisional Occupancy Certificate (POC)/ Completion cum Occupancy Certificate (CC).	The Vice Chairman emphasized the need to simplify the existing systems and procedures regarding issue of Completion Certificate. He, however, cautioned that distinction needs to be drawn between the properties meant for self-occupation and the properties like Group Housing Societies, Institutional, Commercial and Industrial etc. where sub-allotees were the end users. Issue of pre-occupancy certificates on the later properties could held the developers pass on these properties to the sub-allotees without complying with the requirements of life safety measures and other essential pre-requisites and the end users would not be able to provide these essential features at a later date. The VC pointed out that provisions like DUAC clearance at the time of issue of completion certificates also required to be re-looked into, specially because the DUAC clearance is obtained at the time of sanction of the building plans. Self-certification for self-occupied buildings was also suggested by the VC. He agreed with the Jt. Secretary, MOUD that introduction of pre-occupancy certificates would perhaps require amendment to the building bye-laws.	Implemented. A proposal has already been sent to MOUD to amend the Bye Laws with a view to doing away with the need for prior approval of DUAC for issue of Completion Certificates. The matter is under consideration in the Ministry.
2	5/2004	Regularization of delay in Land Disposal Wing.	The Vice Chairman suggested that the existing policy of offering three chances to the eligible applicants of alternate plots needed a review. He felt that extension in time should be considered only in the cases where the allottees make some fixed initial payment in lieu of their acceptance. He also suggested that a system of waitlisted allottees should be introduced so that the surrendered/cancelled plots could be allotted to them without waiting for the next draws. This held faster rotation of the available plots.  The LG endorsed three suggestions and asked the Vice Chairman to re-examine all the points and come back to the Authority. 10/01/2004	A detailed proposal on the subject was put up to the Authority and decisions taken vide Agenda Item No. 52/2004.

3	6/2004	Fixation of cancellation/surrender charges for the Rohini registrants under the Rohini Registration Scheme 1981.	Proposals contained in the agenda items were approved by the Authority.  The Chief-Legal Adviser suggested that similar policy should be introduced for the commercial flats which had been allotted by the DDA in the past because they too had similar problems. It was decided that this matter may be examined and, if necessary, put up before the Authority.	The matter is being examined.
4	9/2004	Pay fixation etc. for the posts of Personal Assistants and Superintendents.	The Vice Chairman explained pros and cons of the proposal. After detailed discussions, it was decided that it would be appropriate to seek guidance from the Ministry of Urban Development & Poverty Alleviation, Government of India, as the proposal was not directly covered under the recommendations of the 5 <sup>th</sup> Pay Commission.	The matter was referred to the MOUD who did not agree. A Writ Petition was also filed which was decided in favour of the concerned employees and the final orders of the Ministry are awaited.

REPORT OF THE FOLLOW UP ACTION ON THE RESOLUTION PASSED BY THE  
DELHI DEVELOPMENT AUTHORITY IN ITS MEETING HELD ON 5.7.2004

Sl. No.	Item No.	Subject	Resolution	Action Taken
1	25/2004	Policy on providing essential community facilities in the villages surrounded by DDA's planned development.	<p>Shri Virender Kasana, member of the Authority appreciated the proposals and requested that these facilities should be provided in all parts of the City and preference should be given to these villages the lands of which had been acquired in the 60s and 70s. He suggested that since the MCD had already provided Primary schools in the villages, DDA should given emphasis on developing Barat Ghars/Community halls and Dispensaries. It was informed that DDA had already started such developmental works in a number of villages, and the suggestions of Shri Kasana would be given due consideration.</p> <p>Secretary (L&amp;B), GNCTD mentioned that there a number of villages which had not been declared as urban, and the gaon Sabha lands had not yet been vested in the Authority. Vice Chairman said that the matter would be pursued with the Ministry of Urban Development with a view to expedite physical transfer of gaon Sabha lands in the villages yet to be declared urbanized so that the same could also be put to effective use.</p> <p>With these observations, the proposals contained in the agenda item were approved by the Authority.</p>	<p>a) A list of works taken up in various villages is enclosed as Annexure-I. •</p> <p>b) Studies have been assigned for preparation of village Development Plans (VDPs) in respect of three villages in Dwarka viz i) Dhulsiras, ii) Pochanpur &amp; iii)Bharthal. It has also been decided to similarly take up work for preparation of VDPs for three villages each in Rohini and Narela. Action in this regard is underway.</p> <p>c) It has also been decided by MOUD that MCD would similarly prepare VDPs for 25 villages, and DDA has offered to pay the cost of preparation of these Plans.</p> <p>d) Several proposals integrated development of villages as a part of development of Urban Extension areas have also</p>

				been made in the Draft MPD-2021.
2	28/2004	Relaxation in the length of service for promotion to the post of Chief Engineer in DDA.	<p>It was informed by the Chief Planner, MCD that the UPSC had recently suggested increase in the qualifying service form 7 to 8 years for promotion to the post of Chief Engineer in the MCD and the CPWD. It was explained to the Authority that the proposals under consideration were in the nature of ex-post facto approval and for one time relaxation and that the recommendations of the UPSC shall be separately examined in the DDA.</p> <p>Proposals contained in the agenda item were thus approved by the Authority.</p>	Keeping in view the shortage of officers in the feeder cadre, the proposal does not appear to be practical at the present juncture.
3	30/2004	Change of land use of 252.4 acres of land at Savda-Ghevra for relocation of Slum/JJ Squatters.	Proposals contained in the agenda item were approved by the Authority. The Vice-Chairman assured the Member Secretary of NCR Planning Board that the proposals shall be sent to the Board in addition to the Ministry of Urban Development for their consideration.	The Public Notice was issued on 30.3.2005. No Objections/suggestions received. MOUD has been requested on 22.6.05 for issue of final notification.
4	31/2004	Change of land use for an area of 3.36 ha. from 'Recreational' to 'Commercial' in Tri nagar for DMRC Project.	<p>The Lt. Governor mentioned that the lands to be used for commercial purposes by DMRC should be based on their specific requirement at each location rather than uniform requirements being followed for every station. It was pointed out that the DMRC proposals were in pursuance of the approved pattern of financing where under revenues have also to be raised from property development, and the area involved in respect of different stations was different. However, the observations of Lt. Governor would be duly kept in view when fresh proposals are received.</p> <p>The Chief Planner (TCPO) was of the view that a detailed study should be conducted to assess the quantum of additional traffic likely to be generated in the area as well as the impact of reduction in the green cover in the area after permitting the change of land use. The</p>	The Public Notice was issued on 10.3.2005. The matter of issue of final notification was referred to MOUD on 19.5.2005 after approval of Authority. MOUD sought certain clarifications, which are being sent.

			<p>Vice Chairman mentioned that these issues are discussed in details in the Technical Committee meeting, where representatives of all the concerned agencies are invited.</p> <p>After detailed deliberations, it was decided to leave out the un-acquired land portion measuring 3585 sq. mtr. from the process of change of land use and to recommend the change of land use from 'recreational' to 'commercial' for the remaining area, which had already been acquired.</p> <p>The Lt. Governor further advised that the DMRC should be asked to keep the ecological aspects in mind while developing their commercial areas/stations and the DMRC must provide adequate green cover at all locations.</p>	
5	32/2004	Change of land use from 'Public and Semi Public'(FC-53) to 'Commercial' area measuring 2.84 hac. at Wazirpur DMRC Project.	Proposals contained in the agenda item were approved by the Authority.	-do-
6	33/2004	Change of land use for the DMRC project in Vishwavidyalaya area from 'Public and Semi Public" facility to 'Residential" (3.05 hac.) and 'Residential' to 'Commercial' (0.77 hac.)	Proposals contained in the agenda item were approved by the Authority.	-do-

(2)

REPORT OF THE FOLLOW UP ACTION ON THE RESOLUTION PASSED BY THE  
DELHI DEVELOPMENT AUTHORITY IN ITS MEETING HELD ON 24.8.2004

Sl. No.	Item No.	Subject	Resolution	Action Taken
1	40/2004	Assured Career Progress in Scheme for work charge (Regular).	After detailed discussions it was decided by the Authority that total service rendered as work charged employee may be counted towards grant of ACP's and the pensionary benefits and the ACP benefits may be made applicable from the date fixed by the Government of India subject to concurrence of the Ministry of Urban Development.	Matter has been referred to Ministry of Urban Development for approval, and is being regularly followed up with them.
2	41/2004	Cadre review of Horticulture Department.	<p>Proposals contained in the item were discussed in detail. Some members were of the view that priority should be given to strengthening of their field level functionaries in terms of upgradation of their skills and effective supervision should be ensured for improving the upkeep and maintenance of the DDA greens. A view was, however, expressed that creation of new posts at higher levels, particularly at the level of Addl. Commissioner, would need to be examined in greater detail regarding their need and ramifications.</p> <p>The logic underlying the proposals was explained in detail and after discussions the Authority decided to set-up a sub-Committee of about seven persons, comprising of a non-official member, officials of the DDA and a representative each of the Delhi Government and the CPWD to examine the proposals in the light of the above observations and submit its recommendations in the next meeting of Authority.</p>	After taking action as decided by the Authority, the proposal was put up again vide Agenda Item No. 63/2004.
3	42/2004	Pre-occupancy charges, simplification of procedure of obtaining Completion-cum-Occupancy Certificate (CC) in respect of Cooperative Group Housing Societies (CGHS), Government Buildings by doing away-with Provisional Occupancy	The Authority appreciated the proposals for liberalizing the process of sanctioning the building plans and issuance of Completion Certificates. On query, the Vice Chairman informed that DDA had tried to address all the questions and the issues that had arisen when similar measures were sought to be implemented in the past, and that several checks and balances had now been introduced to ensure	Guidelines have been prepared for this purpose, but they will be finalized only after consultation with Council of Architecture and the Institution of

		Certificate (POC) and Insert Building Sanction, for Residential plots (upto 500 sqm.).	<p>fixation of responsibility on the private architects, structural engineers and other professionals, while taking care of their concerns also.</p> <p>In the light of the observations made by some of the members, the Vice Chairman assured that more steps will be taken towards further streamlining of the procedures, including fixing the time limit for holding joint inspections for issue of completion certificates etc. in all types of building permits. With the above observations the proposals contained in the agenda item were approved by the Authority.</p>	Structural Engineers. Meanwhile, the matter is also being dealt with in the context of the ongoing exercise by MCD for comprehensive revision of Building Bye-Laws.
4	43/2004	Change of land use for an area measuring 3.0 acres (1.21 hect.) from Rural to Public and Semi Public Facilities (health ANUSTHAN at Alipur, Delhi).	Proposals contained in the agenda item were approved by the Authority.	The matter was referred to the Ministry on 2.9.2004 for final notification. Ministry sought certain clarification.
5	45/2004	Agenda for adoption of Annual Accounts for the financial year 1997-98, 1998-99, 1999-2000 and 2000-2001 after certification of Annual Accounts by the Office of the Accountant General (Audit), Delhi.	<p>The Authority adopted the Annual Accounts for the Financial years 1997-98, 1998-99, 1999-2000 and 2000-2001.</p> <p>The LG, however, pointed out that follow-up action on the observations of the AG(Audit) should be regularly monitored, and if necessary, the services of outside experts may be engaged to study the reports and systems so that strict financial discipline could be ensured in DDA. The LG was informed that several steps had been taken in this direction and a detailed report in the matter shall be placed in the next meeting of the Authority.</p>	Notes in this regard are placed at Annexure II & III.
6	52/2004	Regularization of delay under Alternative Allotment and Rohini Residential Scheme.	The proposals were discussed in detail. It was felt that the existing procedure of offering three chances to the allottees of alternate plots was leading to holding up the disposal of plots for several years, in addition to resulting in long wait for the applicants. Shri Kasana suggested that the formalities and procedures required to be completed for making the payment and taking possession etc. needed further simplification.	Implemented.

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			<p>After detailed discussions, it was decided that rather than three chances only two chances should be given to the allottees of alternate plots and the DDA officials should personally get in touch with the allottees to explain them various documentation, procedures etc., before effecting cancellation of their plots, the allottees being persons with rural background unaware of documentation details and the formalities. Subject to these amendments, the proposals contained in the agenda item were approved by the Authority.</p> <p>The Authority also approved the amendments proposed in Rohini Residential Scheme as contained in para II of the agenda item.</p>	
7	55/2004	Agenda for adoption of Annual Accounts for the financial year 2001-02, 2002-03.	<p>Annual Accounts for the financial years 2001-02 and 2002-03 were approved by the Authority. The LG was informed that DDA had recently taken a number of steps to improve its financial management by strengthening the internal audit systems and by initiating several new measures in this direction. The Vice Chairman asked the Finance Member to put up a detailed report in the matter in the next meeting of the Authority.</p>	Notes in this regard are placed at Annexure II & III.
8	58/2004	Fixation of reserve price for petrol pump sites on DDA land.	<p>The Chief Legal Adviser pointed out that the Authority vide its resolution no. 23 dated 13.3.1987 had laid down that maximum period of license for allotment of Nazul land for Petrol Pumps, fuel depots, shops, offices etc., cannot be more than years at a time. In view of the fact that the agenda item had proposed allotment of land on license fee basis to the petrol pumps for much longer periods, it was decided that this point may again be examined on the file and placed before the Lt. Governor for taking an appropriate decision.</p>	The matter was further examined as desired by the Authority and the proposal was approved by Hon'ble LG. It is expected that the available Petrol Pump sites will be put up for auction in the near future.

REPORT OF THE FOLLOW UP ACTION ON THE RESOLUTION PASSED BY THE  
DELHI DEVELOPMENT AUTHORITY IN ITS MEETING HELD ON 22.11.2004

Sl. No.	Item No.	Subject	Resolution	Action Taken
1	63/2004	Cadre Review of Horticulture Deptt.	<p>Non-official members of the Authority pointed out that a suitable action Plan needs to be drawn for improving the work culture and efficiency of the Horticulture department. Considering the sizeable expenditure being incurred on horticulture, Shri Mahabal Mishra suggested that an evaluation of the work done in the Horticulture department during the last five yeas should be done. He also suggested that the local elected representatives should be associated at the time of inspections by senior DDA officials. He also mentioned that cadre review for the Survey and the Planning departments should be done.</p> <p>Shri Mange Ram Garg sought on inspection of the DDA park on his Wazirpur Assembly constituency and pointed out that up-keep of the parks needed upgradation and regular monitoring. He suggested that a senior official should be assigned to each Assembly constituency for better coordination of all DDA activities in the area.</p> <p>After detailed discussions, the Authority approved the proposals contained in the agenda item and decided to set-up a Committee to study the working of the horticulture department and for working out a strategy for improving its performance.</p> <p>On a query by Director [DD], MOUD it was mentioned that the aspect of matching savings shall be incorporated while sending the formal proposal regarding the Cadre Review of the Horticulture Department to the Ministry.</p>	<p>a) The proposal has been referred for approval to MOUD, and is being actively followed up with them.</p> <p>b) As regards review in respect of other cadres, it is mentioned that proposals in respect of the Planning, Architecture, Landscape and Survey Departments have been finalized and submitted to the Authority for consideration.</p>

2.	64/2004	Allotment of platforms to vegetable vendors at Dabri Mor-Payment in instalments by the allottees.	<p>Shri Mahabal Mishra pointed out that the member of eligible applicants was 254 and not 202. He pointed out that the proposed land rates were being made to poor people. The other non-official members also expressed the view that commercial rates should not be charged from the vegetable vendors and they should be rehabilitated by charging affordable rates.</p> <p>Shri Mange Ram Garg wanted to know the number of markets/shops constructed by the DDA over the years and the number of units still lying vacant. He pointed out that a big market developed by DDA near Swami Narain Temple in Ashok Vihar was lying vacant.</p> <p>After detailed discussions, the Authority decided to leave the final decision regarding the rates for the land and interest to the Lt. Governor to whom a detailed proposal shall be submitted shortly.</p>	A detailed proposal was submitted to the L.G. and L.G. has approved the rates of Rs. 44028/- per sq.m., based on which demand letters will be issued to the allottees shortly.
3.	66/2004	Modification in MPD-2001 which regard to the Development Control Norms for Hospitals and Health Infrastructure.	<p>Shri Mahabal Mishra asked about the need for the proposal since preparation of the MPD-2021 was underway and the new norms could be incorporated in that. He also said that increase in the FAR should be provided in other categories of institutional lands also in view of the scarcity of land. Shri Mishra further suggested that parking norms should be formulated keeping in view the long term futuristic requirements of the city. It was pointed out by Shri Mishra, Shri Mange Ram Garg and Shri Virender Kasana that private hospitals were not complying with the terms of allotment, specially with regard to free medical treatment to the poor, and in view of this benefit of increased FAR and the new building control norms should not be extended to the privately run hospitals.</p> <p>The Vice Chairman informed that the proposals in respect of hospital norms had been twice approved by the Authority in the past and the Ministry has desired that the same should be finalized at the earliest. Therefore, it would not be desirable to link this issue with the</p>	The matter stands referred to the Ministry on 20.5.2005 for issue of final notification.

			<p>finalization of the MPD02021 which could take some time to be finalized. He also informed that increase in the FAR was being separately considered in respect of various other categories such as schools, etc.</p> <p>After detailed discussions, it was decided to approve the proposals contained in the agenda item with the deletion of the word 'flexible' in para 2.2(ii) at page 59 of the item. The Authority also decided that while scrutinizing individual applications of the hospitals for sanction of increased FAR under the proposed norms, it should be ensured that the applicant had been complying with the terms and conditions of allotment, etc.</p>	
4	69/2004	Proposed additions to agenda item No. 52/2004 regarding regularization of delay of Rohini Residential Scheme beyond 270 days.	<p>Proposals contained in the agenda item were approved by the Authority.</p> <p>It was pointed out that whereas 5% rate of interest was being proposed in the agenda item for restoration of plots by the lands deptt., housing deptt. was charging 7% rate of interest in similar situations. Suggesting that uniform rate of interest should be charged both in the housing and the lands departments the matter was left for the Lt. Governor to take a final decision in the matter at his level.</p>	Implemented.
5	70/2004	Change of land use of approx. 1.6 ha. (4 acres) earmarked for District Court Complex at Saket.	Proposals contained in the agenda item were approved by the Authority.	The proposal was finally notified vide notification no. K-13011/5/2003-DDIB dated 20.1.2005.
6	71/2005	Norms for Recreational Clubs in Delhi.	The non-official members pointed out that recreational clubs were presently not subjected to any defined controls or guidelines and no limit had been fixed on the number of members or on the membership fee and the purpose of giving these allotment at concessional rates in the past was thus being defeated. After detailed discussions, it was	Final Notification has been issued on 12.7.05 by the MOUD.

			<p>decided that the proposals regarding building control norms had been extensively discussed at all levels and should therefore be approved; however a regulatory mechanism for running the recreational clubs should be separately considered and put up to the competent authority.</p> <p>(The work s. mt. mentioned in 8<sup>th</sup> line at page-3 of the agenda item was a typing mistake and thus omitted as it would lead to some confusion at a later date).</p>	
7	72/2004	Master Plan amendment for property Development proposal of DMRC.	Proposals contained in para 8 of the agenda item were approved by the authority with the advice that parking norms/provisions, in para 8.2(ii) of the item should be more specifically defined.	The proposal was finally notified vide notification no. K-13011/15/2003-DDIB dated 20.1.2005.
8	73/2004	Change of land use of land measuring about 13 acres from recreational (Distt. Park) to Residential for the CRRI Campus on Mathura Road in Zone-F.	Proposals contained in the agenda item were approved by the Authority.	The matter was referred to the Ministry on 8.4.2005. Ministry has sought some clarifications which are being sent.
9	75/2004	CVC vide UO No. 002-W&H-88 dated 6 <sup>th</sup> Sept., 2004 advised for initiation of major penalty proceedings against Shri Kiran Pal Singh, Joint Director (Hort.) - Retired and action under Pension Rules in the case of temporary allotment of contracts for various facilities in Swaran Jayanti Park, Rohini at very low and non competitive rates without the approval of the competent authority i.e. VC, DDA.	Proposals contained in the agenda item were approved by the Authority, with the permission to serve the charge-sheet without waiting for formal approval of minutes.	Implemented.

OTHER POINTS (22.11.2004)

Sl. No.	Para No.	Action Taken
1	ii) Shri Mange Ram Garg pointed out that about 50 acres of land leased to RITES near Laxmi Bai College was being further allotted by the lessee in spite of original lease having expired. The issue whether such sub-leasing is in order needs to be examined.	The matter has been enquired into and it has been ascertained from on the spot enquiries that the land in question was reportedly allotted to the Ministry of Railways in exchange for certain railway lands that were to be used by DDA and that this exchange was probably done in 1978. An extent of about 40 acres of land was reportedly allotted to the Railways on a part of which Railways had built residential units. It has also been reported that the Ministry of Railways apparently leased portion of the allotted land for agricultural use and in respect of such temporary allotments, there is apparently, a dispute between the Ministry of Railways and the occupants and eviction proceedings have been initiated by the Ministry of Railways against such occupants. It has also been reported that Railways have imposed damages running into crores of rupees on these occupants, which has been challenged in the High Court. However, further enquiries are being made to ascertain the exact details in respect of the allotment as well as reported encroachments.
2	iii) Shri Mishra pointed out that allotment of prime residential plots located on wide roads were being made in the form of alternate allotments rather than auctioning such plots, which gives undue benefit to some allottees, which was not appropriate, and needs to be looked into. He also pointed out that such allotments were being made through 'mini draw' which was against the guidelines.	It has been decided that a) draws will be held whenever at least 10 plots are available in each category; and b) alternate plots will be located only on internal roads.
3	vii) Shri Mahabal Mishra pointed out that around 500 institutional allotments had been approved in the last 3 years and alleged that there had been various irregularities, including not observing inter-se seniority, etc.	The matter has since been deliberated in various fora. During discussion on a Private Member's

	He sought on enquiry into institutional allotments made during the last 5 years.	Resolution to the same effect, the Ministry took the stand that no general inquiry is necessary, and specific complaints will be inquired into.
4.	viii) Shri Mahabal Mishra pointed out some individual cases where allotment/planning norms had not been adhered to and asked that these may be enquired into.	Report in the cases mentioned were submitted to Hon'ble LG.

REPORT OF THE FOLLOW UP ACTION ON THE RESOLUTION PASSED BY THE  
DELHI DEVELOPMENT AUTHORITY IN ITS MEETING HELD ON 10.1.2005

Sl. No.	Item No.	Subject	Resolution	Action Taken
1	10/2005	Draft Master Plan for Delhi - 2021.	<p>The Lt. Governor welcomed the members and informed that the basic draft of the Master Plan 2021 had been finalized after extensive deliberations, consultations and inter-action at various levels, including public representatives, professional groups, non-governmental organizations and the concerned Government Departments. He pointed out that, based on the experience of the previous master Plans, some important issues needed to be considered at this stage, both at the policy and the implementation levels. Referring to the experience of the land acquisition and development under the existing policy, he mentioned that we would, perhaps, now need to go in for need-based acquisition, and ways would also need to be found for the involvement of private sector in the process of land assembly and development as also in the field of housing. The Lt. Governor emphasized the need for timely preparation of Zonal Plans so that speedy development could be ensured. He mentioned that there was also need to take note of various developments in the economic field, for example, the proposal to introduce VAT and to see how such developments would affect the process of planning so that necessary provisions could be made accordingly. He stressed on the need for regular review and close monitoring of implementation of the Master Plan which, inter alia, would also enable mid-term correctives as may be necessary and pointed out that the draft document provides for a structured mechanism for this purpose. After his brief introductory remarks, the Lt. Governor requested the members to give their views and suggestions so that the MPD-2021 could become a realistic and meaningful document.</p>	<p>After incorporating the various suggestions, the Draft Master Plan was sent to MOUD, a Public Notice was issued in the Gazette of India on 16.3.2005 to invite objections/ suggestions. This was published on 8.4.2005. A Board of Inquiry to examine the objections and suggestions constituted and has already held two meetings. Around 800 objections and suggestions have been received from various sources. These will now be examined and considered by the Board as per the procedure laid down in the Rules.</p>

The Vice-Chairman, DDA, informed the Authority that the process of formulation



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Authority/Government separately.

*He also mentioned that during the process of finalization of the Master Plan, DDA shall simultaneously try to prepare the detailed Structure/Zonal Plans for the proposed urbanizable areas so that delays and resultant unplanned/unauthorized development and construction are avoided. The Vice-Chairman emphasized the need for better coordination, linkages and synergy between the MPD-2021 and the proposed Regional Plan of the NCR so that development in the entire region could be dove-tailed and fine-tuned. In this context, it was being suggested that Delhi and the Central NCR should be seen as a continuum.*

*The Vice Chairman informed the Authority that in the context of "Shelter", a distinction had been made between the "Urban Poor", comprising mainly of slum dwellers and informal service providers, and the other Economically Weaker Sections in the context of housing typologies like L.I.G., etc. The suggestions given by the Committee constituted by the Govt. of India on making Delhi Slum Free had also been included in the draft Plan. An important element of these is to go in for multi-storeyed built up accommodation instead of plotted rehabilitation, and in situ upgradation, wherever feasible, and involvement of the private sector in the process. Possible models for this were being prepared. Provisions had also been made for the informal sector with reference to the development of commercial areas.*

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The VC informed that the new Master Plan also carried a provision of its regular review and monitoring and for this purpose the setting up of a high level Committee had also been proposed.

After the general briefing by the VC about the highlights as above, Commissioner (Planning) DDA made a detailed presentation of the proposals contained in the draft Master Plan 2021 to the Authority. The Commissioner (Planning) also requested that FAR/development control norms for various uses such as hotels, school sites etc., etc., may be taken up for inviting objections/suggestions without waiting for finalisation of the MPD- 2021 so that the process of development does not suffer.

Thereafter, the Chairman invited the Members to give their views and suggestions. The Members appreciated the efforts put in by the officers of the Authority in preparing a comprehensive Draft Plan, and gave the following suggestions :

**Shri Mahabal Mishra:**

- i] *There were no elected MLA's in Delhi when the previous Master Plan had been finalized. Now since there is a duly elected State Government, all its suggestions should be made a part of the Master Plan because the elected Government is answerable to the public of Delhi for whatever happens in the city.*
- ii] *Maintenance of colonies should also be entrusted to the private sector.*

Item No.	Subject	Resolution	Remarks
iii]	22% land in Delhi is Forest land. Efforts should be made to develop a part of these greens for public recreational areas.		
iv]	All entry points to Delhi should be beautified.		
v]	Big recreational parks like India Gate lawns should be developed in each Sub-City.		
vi]	Development of Dwarka has suffered because of non-availability of water/electricity in the past. DDA should make adequate provision for these services so that 24 lac dwelling units envisaged under MPD-2021 do not suffer the same difficulties. NOC for water/ electricity should be taken from the GNCTD before starting any big projects.		
vii]	DDA should improve design of its flats. Most of the flats under the Expanded Housing Scheme were lying unsold.		
viii]	More emphasis should be given on constructing flats for the poorer sections.		
ix]	Ways and means should be found for providing facilities like hospitals/schools etc. in the unauthorized colonies because no individual plot holders in these colonies will ever come up to surrender their lands for setting up of these facilities.		
x]	Building byelaws should promote and ensure the concept of water conservation/harvesting.		

C. Item No.	Subject	Resolution	Remarks
xi]	<i>Water harvesting should be introduced in all the green areas/parks.</i>		
xii]	<i>Parking provisions should be strictly enforced. Presently, all the vehicles were being parked along the roadside, may it be near the Banquet halls, schools, hotels or hospitals. Parking provisions should be strictly enforced and norms should not be flexible.</i>		
xiii]	<i>Development areas should be de-notified. The provisions pertaining to notification of Development areas had, in fact, hampered development particularly in the villages which were several hundred years old. These provisions were also being misused, and individual properties being selectively picked for demolition.</i>		
xiv]	<i>In the proposed scheme for involvement of the private sector in land development and housing DDA should remain a partner / shareholder, in order to ensure that the private developers can be made to honour all their commitments.</i>		
xv]	<i>Multi-storeyed flats should be constructed for the JJ dwellers in the existing locations wherever lands were not earmarked for specific projects, on the Bombay pattern.</i>		
xvi]	<i>There should be a Nodal Agency to ensure that the flats/ plots allotted as a measure of resettlement are not sold/ transferred.</i>		
xvii]	<i>Specific provisions for Banquet halls should be added in the draft MPD.</i>		

Item No.	Subject	Resolution	Remarks
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xviii] Proposed norms for regularization of unauthorized colonies should be reviewed. DDA and other Local bodies should take-up their planning and development, including their maintenance.

Shri Mange Ram Garg:

- i) It would be useful if suggestions of all the major political parties and elected representatives are also taken before finalisation of the Master Plan.
- ii) Greater emphasis should be given to the futuristic development of the Walled city and the Trans-Yamuna areas.
- iii) Steps should be taken to ensure enforcement and effective implementation of the Master Plan provisions.
- iv) MPD-2021 should synchronize with the Plan of the NCR.
- v) FAR for all residential plots should be increased so that 4 floors can be legally constructed.

Shri Jile Singh Chauhan:

- i) The draft MPD is merely the reproduction of the guidelines circulated by the former LG two years back.

Item No.	Subject	Resolution	Remarks
		ii) <i>There should be some nodal agency to review the implementation of the Master Plan.</i>	
		iii) <i>All the Zonal plans should be finalized within a fixed time frame. However, considering the delays that take place, some interim arrangements should be made to implement the provisions of the Master Plan.</i>	
		iv) <i>Change of land use for the hospital proposal in his constituency should be expedited.</i>	
		v) <i>Special Economic Zone should be carved out in his constituency.</i>	
		vi) <i>A site for Science &amp; Technology park should be marked in his constituency.</i>	
		vii) <i>Shifting out of Chemical and other wholesale trades should be made a mandatory part of the MPD.</i>	
		viii) <i>New industrial areas should be clearly marked in the Master Plan.</i>	
		ix) <i>The Master Plan should clarify how the problem of drinking water shall be solved.</i>	
		x) <i>MCD's Plan of solid waste management as annexed to the draft MPD has provided a large number of sanitary landfill sites, compost plants and similar other activities in Burari, Bhalaswa, Jahangirpuri and other areas in Zone-P, which is his constituency, which is highly objectionable and should be reviewed.</i>	

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Shri Virender Kasana

- i] *As per the proposed provisions, services will not be provided where the roads are less than 4.5 mtrs. in the unauthorized colonies and villages. This provision should be withdrawn. There should be no limit of 4.5 mtrs. Services should be provided along the village roads wherever feasible and provisions in the Plan should be made accordingly.*
- ii] *Sports facilities/centres should be provided in the villages also. Gaon Sabha lands should be used for hospitals, education centres, sports centres etc., and villages developed on the pattern of urban areas.*
- iii] *Water-harvesting must be made compulsory in every building. This should be taken up as a separate project in every old and new colony and mandatory provision for this must be made in the Master Plan. Water harvesting should be introduced in all green areas/parks. Private sector may be associated for collection and maintenance of rain water.*
- iv] *Sports complexes should be accessible to all sections of Society/poor students at nominal fee.*

Shri P.K. Mishra  
Member-Secretary, NCR Planning Board

- v] *There has been regular interaction with the DDA and all the points suggested by*

Item No.	Subject	Resolution	Remarks
		the Board have been incorpo	
		ii] There should be synergy betw	
		iii] There should be convergence Regional Plans made by the N	
		iv] Transport Plan/ Corridors proposed in the MPD-2021 should have linkages with the Transport Plan of the NCR.	
		v] Some more points will be communicated in writing at a later stage..	

**Shri Rakesh Mehta**  
**Commissioner - MCD**

- i] Suggestions given by the MCD have been incorporated in the Draft Plan by the DDA.
- ii] Rural / urban villages should be made an integral part of the plan development so that development in all the 236 villages becomes a part of the total urban plan.
- iii] Provision for water/ sewerage treatment and its utilization should be made possible in a dispersed manner near the housing neighbourhoods rather than carrying waste water to distant places.
- iv] Suitable provisions should be made for attending to construction / demolition waste.



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- v] *Building Byelaws and the procedures thereof are being finalized in consultation with the DDA and, wherever, necessary suitable matching provisions should be there in the Master Plan.*
- vii] *There should, however, be a proper Institutional mechanism to implement the Building Byelaws.*
- vii] *Parking should be on self-financing basis.*
- viii] *Responding to the observations of Shri Jile Singh Chauhan regarding Sanitary Landfills, he pointed out that all these were not landfills but included various types of composting/processing plants which will be set up through latest technology, without creating any pollution.*

**Shri P.K. Pradhan**  
**Joint Secretary, MOUD**

- i] *There should be strong emphasis on Redevelopment.*
- ii] *DDA should prepare redevelopment plans for each area by engaging outside experts.*
- iii] *There should be rethinking on Development control norms which would be applicable to redevelopment.*

Item No.	Subject	Resolution	Remarks
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**Shri K.T. Gurumukhi**  
**Chief Planner, TCPO**

- i] All major wholesale trades should be shifted out.
- ii] Road side parking should be heavily penalized.
- iii] 2/3<sup>rd</sup> of the Delhi population belongs to the poorer sections. Housing requirements should, therefore, be planned accordingly.

**Shri S. Regunathan**  
**Chief Secretary, GNCTD**

- i] There should be neighbourhood / community participation in maintaining community facilities.
- ii] Old areas of Delhi should be taken up for total rejuvenation as in Birmingham.

**Shri O.P. Kelkar**  
**Principal Secretary (UD), GNCTD**

Views of the GNCTD Departments and the Chief Minister have already been communicated to the DDA and these may be appropriately incorporated in the Draft Plan.

- 2. Authority also considered and took note of the recommendations/suggestions given by the Advisory Council on the draft MPD-2071

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3. *After detailed discussions, the Authority approved the draft MPD-2021 alongwith the recommendations/suggestions made by the Authority members and the Advisory Council. The Authority also accepted the proposal of the Commissioner (Planning) that FAR/development control norms of various uses such hotels, schools etc. may be finalized without waiting for finalisation of the overall MPD-2021 so that the process of development does not suffer. The Authority decided that after incorporating all these recommendations/suggestions, the Draft Master Plan 2021 should be forwarded to the Ministry of Urban Development, Govt. of India for publication to invite objections and suggestions.*

*The Authority also advised that the issues raised by Shri Jile Singh Chauhan, with respect to the future plans of the MCD, should be communicated to the Commissioner (MCD) for appropriate action.*

REPORT OF THE FOLLOW UP ACTION ON THE RESOLUTION PASSED BY THE  
DELHI DEVELOPMENT AUTHORITY IN ITS MEETING HELD ON 29.3.2005

Sl. No.	Item No.	Subject	Resolution	Action Taken
1	21/2005	Annual Accounts for the year 2003-2004.	The LG pointed out the need to improve compliance of audit paras and further strengthen the system of audit. The Finance Member informed that a number of steps had been taken in this matter and will be given more attention.  Proposals contained in the agenda item were approved by the Authority.	
2	26/2005	Sanction of funds for projects DDA Metro extension of Metro line No. III Barakhamba Road Connaught Place - Dwarka Corridor into Dwarka sub-City.	Proposals contained in the agenda item were approved by the Authority with the advice that the Airports Authority of India should also be persuaded to contribute to the funding of the project as indicated in para-6 of the agenda item.	The matter has been referred to the Ministry and is under consideration there.
3	32/2005	Change of land use of 1.60 ha. land from Rural (A3) to Public & Semi-Public use (PS 1 Hospital Cat. 'B') at Burari (Kaushik Enclave ) in Zone 'P'.	Proposals contained in the agenda item were approved by the Authority.	The Ministry vide letter dated 11.7.05 has conveyed approval of Public Notice. Publication is under process.
4	33/2005	Change of land use of an area measuring 3.00 hect. in Tri Nagar in Zone-H for DMRC Project from 'Recreational' to 'Commercial'.	Proposals contained in the agenda item were approved by the Authority.	The public notice was issued on 10.3.2005. The matter of issue of final notification was referred to MOUD on 19.5.2005 after approval of Authority. MOUD sought certain clarifications which are being sent.

5	34/2005	Change of land use from 'Public and Semi-Public Facilities' to 'Commercial' area measuring 2.84 hact. at Wazirpur for DMRC Project.	Proposals contained in the agenda item were approved by the Authority.	-do-
6	35/2005	Change of land use of approximately 31.707 sq.m. (3.1 ha. approx.) land from 'Transportation and Recreational' to 'Public-Semi Public Facilities' (Motor Driving Training Centre).	Proposals contained in the agenda item were approved by the Authority.	Final Notification issued in Gazette of 29.6.05.

REPORT OF THE FOLLOW UP ACTION ON THE RESOLUTION PASSED BY THE  
DELHI DEVELOPMENT AUTHORITY IN ITS MEETING HELD ON 28.2.2005

Sl. No.	Item No.	Subject	Resolution	Action Taken
1	9/2005	Change of land use of 6.0 ha. of land in Shastri Park area for Agriculture & Water body' to 'Commercial (IT Park).	<p>Shri Mahabal Mishra and Shri munge Ram Garg pointed out that construction of building by the DMRC without securing the change of land use was not appropriate. They pointed out that 150 objections/suggestions made by the public have thus been rendered inconsequential and the Authority has been presented with a fait-accompl.</p> <p>After detailed discussions, the Authority approved the proposals contained in the agenda item since no other option was available at this stage, with the observation that in future such post facto proposals should not be considered.</p>	The proposal was finally notified vide Notification no. K-13011/1/2002-DDIB dated 25.4.2005.
2	10/2005	Allotment of residential plots for rehabilitation of evictees of Old Subzi Mandi- Detailed note prepared as per directions of the Authority in its meeting held on 21.1.2002 and 27.2.2004.	Shri Mahabal Mishra pointed out that these allotments were to be made under the scheme of rehabilitation in the year 1971. Allotment of plots at this stage cannot be termed as rehabilitation and should not therefore be made on these grounds. He pointed out that the Authority and the Lt. Governor had repeatedly decided not to reopen any of these cases and therefore there was no justification for reconsideration of these cases at this stage. After discussion it was decided that the LG would take a decision at his level in respect of all the cases in respect of which proposals had been put up.	L.G. has taken final decision, which is under submission to the Authority vide item no.75/2005.
3	13/2005	Regarding change of land use for Judicial Academy at Sector-14, Phase-II, Dwarka.	Shri Mahabal Mishra pointed out that only 15% of the institutional land could be utilized for residential purposes and that giving permission for such a large area measuring 23180 sq. mt. for conversion to residential use implies that the land allotted to the academy had been far in excess of its actual requirements. He pointed out that giving such a permission could become a precedent. After	MOUD has conveyed the approval to issue public notice. The same is under the process of publication.

			detailed discussions, the proposals contained in the agenda item were approved by the Authority as a special case, to honour the repeated requests of the Delhi High Court and it was decided that this shall not be seen as a precedent in the future.	
4	14/2005	Proposal to change the land use of land measuring 6.95 ha. from Govt. land (Use undermined) to 'Commercial' in Mahipalpur village Zone-F.	After discussion, the proposals contained in the agenda item were approved by the Authority.	The final notification has been issued by the Ministry on 26.5.2005.
5	15/2005	Provision of Community Facilities/Utilities and Burial and Cremation Ground at Madanpur Khadar Resettlement Colony.	<p>Shri Mahabal Mishra suggested that instead of the term burial ground, the terms graveyard should be used so that there is no scope for any confusion about its user. He also suggested that allotment of lands for public and semi public facilities as proposed in the agenda item should not be taken up in anticipation of the change of land use.</p> <p>The Authority accepted the suggestions of Shri Mahabal Mishra and approved the proposals contained in the agenda item accordingly.</p> <p>ii) In the light of the intervention and request by Member Secretary, NCR Planning Board, the LG desired that the Commissioner (Planning) should urgently provide necessary information to the group constituted by the Board so that clearance of the DDA's proposal of change of land use could be expedited.</p>	In a subsequent proposal on the subject, the Authority, it was decided that plots for community use may be allotted to GNCTD and MCD in anticipation of land use change. Accordingly, action has been taken to allot 2200 Sq. mtr. plot in Madanpur Khadar for cremation ground and 5700 sq. mtr. for graveyard burial ground to MCD.
6	16/2005	Change of land use of pockets from Recreational (District Park) to other uses in village Lado Sarai.	<p>Shri Mahabal Mishra questioned the allotments made for public and semi-public facilities in the area without change of land use.</p> <p>The Vice-Chairman stated that some of the land pockets had already been put to various uses and that allotments had already been made over a long period of time and the matter was therefore a fait-accompli, and was now intended to regularize the actual land use so that further action could be taken in a planned manner.</p>	The matter was referred to the Ministry on 2.6.2005 to issue Public Notice for inviting objections/suggestions. Approval of Ministry is awaited.

			After detailed discussions, the Authority approved the proposals contained in the agenda item. It was also directed that in future allotments should not be made without effecting change of land use.	
7	17/2005	Change of land use of land identified for new industrial area pursuant to Hon'ble Supreme Court orders dated 7.5.2004 and meetings taken by Chief Secretary, GNCTD dated 27.5.2004 & 23.7.2004.	Proposals contained in the agenda item were approved by the Authority.  The Authority also agreed with the suggestion of Shri Jile Singh Chauhan that more land pockets for rehabilitating these industries should be identified and earmarked, on priority.	The matter was referred to the Ministry for issuing Public Notice under Section 11A.



OTHER POINTS ( 28.2.2005)

Sl. No.	Para No.	Action Taken
1	<p>i) Shri Jile Singh Chauhan and Shri Mahabal Mishra sought early denotification of some villages regarding which they had already written. They also asked for early action to finalise the lease deeds in favour of Chulha Tax payers in Todapur and some other villages. They were joined in this by Shri mange Ram Garg and it was decided that survey should be completed by the concerned Committee at an early date, and pending survey, demolitions should not be carried out.</p> <p>The Vice Chairman assured that all the villages should be treated similarly and survey of all the 5 villages would be expedited. After discussion, it was decided that demolitions in these areas should be stopped except in respect of new constructions.</p>	<p>a) Proposals regarding denotification of Development areas No. 40, 125, 174, 136 &amp; 32 have been submitted to the Authority.</p> <p>b) Regarding Chulha Tax payers, survey is being done by Land Disposal Department of DDA. The decision of Authority regarding demolition has been noted.</p>
2	<p>ii) Shri Mange Ram Garg suggested that about 5 acres of land had been lying unused in Janak Garden, a part of which should be utilized for setting up an office of the Transport Authority for the Ashok Vihar area, after carrying out necessary change of land use.</p>	<p>Under process.</p>
3	<p>iii) Shri Mange Ram Garg pointed out that jhuggies were multiplying in the 17 J.J. clusters existing around various residential pockets in his constituency in Ashok Vihar. He requested that atleast seven small clusters should be shifted out/relocated on priority, in the first instance.</p>	<p>L.M. Wing is actively pursuing this and will carry out demolition as and when relocation plots are made available.</p>
4	<p>v) Shri Jile Singh Chauhan pointed out that jhuggies were multiplying on the DDA's land in Outram Line and sought early clearance of the entire area.</p>	<p>Keeping in view recurring complaints of encroachments/unauthorized construction on public land, CVC had issued instructions to take steps for land protection and ensure accountability of the concerned officials. Accordingly, the following measures have been taken.</p>

(i) Listing of officials responsible for specific areas has been done and made available to the Govt. of Delhi.

(ii) Each such field functionary has been asked to keep a diary with a complete inventory of DDA land in his area with a view to keeping track of the status of the land acquired by DDA from time to time, its protection and planned utilization.

(iii) The inventory of land so prepared has been sent to the Planning and user Departments (Engineering) with the objective of taking protective measures (fencing) and ensure timely planned use and development of the land.

(iv) The vacant DDA lands have been video graphed and CD prepared. Similar action in respect of encroached lands is underway.

(v) The progress and action taken in this regard by the concerned departments is being regularly reviewed at the level of the Vice Chairman.

The encroachments/unauthorised constructions are mainly in the form of Slum (Jhuggi Jhopri) clusters on DDA land and unauthorised colonies which have come up on lands notified for acquisition. Both these issues are under consideration/discussion at the level of the State Government/Government of India for taking policy decisions. As far as JJ Clusters are

		concerned a proposal is also now under consideration wherein relocation/rehabilitation of eligible JJ dwellers would be done by provision of built-up accommodation in multi Storeyed blocks rather than by way of allotment of plots which, inter alia, were vulnerable to alienation and other malpractices DDA has also prepared a pilot project for in situ rehabilitation with involvement of the private sector using the concept of land as a resource..
5	vi) Shri Mahabal Mishra suggested that report should be prepared in respect of DDA's land inventory and should be put up before the Authority. It was decided that this should be done expeditiously.	
6	vii) Shri Mahabla Mishra sought review of the pending court cases and sought information about the number of cases in which recommendations made by the Lok Adalat had been accepted/rejected.	Information is being compiled.
7	viii) Shri Mahabal Mishra pointed out that mega.projects had been awarded in Vasant Kunj on green land, without changing its land use and that DDA was now paying heavy penalty of crores of rupees for delays on this account. The LG asked that a status report in the matter may be put up before the Authority.	Information as per Annexure-IV.

Annexure IIC.

-119-

**ACTION TAKEN NOTE IN RESPECT OF DDA'S MEETINGS**

Sl.No.	Reference to Meeting	Issues Involved	Action Taken												
1.	<b>OTHER POINTS:</b> ( Sl. No.(viii) / Page-10 of the Minutes of the Meeting held on 28 <sup>th</sup> February, 2005)	Sh. Mahabal Mishra pointed out that Mega Projects had been awarded in Vasant Kunj on green land, without changing its land use & that DDA was now paying heavy penalty of crores of rupees for delays on this account. The LG asked that a status report in the matter may be put up before the Authority.	<p>The following two Mega Housing Projects were awarded under 4 &amp; 2 different contracts respectively.</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Name of the Project</th> <th>Scheduled date of start</th> <th>Scheduled date of completion</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>2304 HIG/MIG/LIG Houses behind Pk.D-6 at Vasant Kunj.</td> <td>Dec.,2001</td> <td>June, 2004</td> </tr> <tr> <td>2.</td> <td>852 HIG/MIG/LIG Houses at Vasant Kunj at Mehrauli, Mahipalpur Road, near Sultan Garhi Tomb.</td> <td>March, 2002</td> <td>December,2004</td> </tr> </tbody> </table> <p>During the progress of the work, A PIL writ Petition No. 4978/02 was filed before Hon'ble High Court of Delhi against taking up the construction of these two Mega Housing Projects without change of land use from "Rural" to "Residential". Hon'ble High Court of Delhi vide judgment dated 16/9/2002 had directed as under : "We, therefore, at this stage have no other option but to direct that no further constructions should be allowed to be raised on the land in question. The order shall not however, prevent the respondents herein from taking steps for preventing any encroachment on the land in question and / or use the material collected at the site for any other purpose. It will also be open to the parties herein to proceed with the matter of obtaining approval from the Central Government in accordance with law. There cannot be any doubt whatsoever that, if any, approval is granted by the Central Government, permission is obtained, first respondent herein would be entitled to resume</p>	S.No.	Name of the Project	Scheduled date of start	Scheduled date of completion	1.	2304 HIG/MIG/LIG Houses behind Pk.D-6 at Vasant Kunj.	Dec.,2001	June, 2004	2.	852 HIG/MIG/LIG Houses at Vasant Kunj at Mehrauli, Mahipalpur Road, near Sultan Garhi Tomb.	March, 2002	December,2004
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			<p>the construction."</p> <p>On receipt of Legal advice in the matter, the construction agencies were requested by the concerned Executive Engineers in October, 2002 to stop the works till further orders. In this context, it is to intimate that with the approval of the authority a proposal was submitted to Govt. of India on 17<sup>th</sup> Nov., 1999 for change of land use of this area measuring 56 Hect. However, in the mean time, the process of inviting tenders and award of works was initiated with the prior approval of the then, Hon'ble L.G. Delhi. Subsequently, on receipt of change of land use, by Government of India, vide Notification No. 121 dated 30/01/2004 vide letter No. K-13011/3/2000- DDIB dated 11<sup>th</sup> Feb, 2004, the agencies were requested in June, 2004 to re-start the work immediately. As the agencies failed to re-start the work, their contracts were rescinded in Jan., 2005 with the prior approval of Work Advisory Board. Now a proposal is under consideration for recall of tenders for the balance work at the risk and cost of the original agencies.</p> <p>As regards the issue of paying of heavy penalties by DDA for delays on this account, it is submitted that these works were awarded at the rates prevailing in 2002. These works would have been awarded at much higher rates, if the tenders had been invited after the change of land use i.e. after 29/01/2004, because of increase in rates of cement and steel during the last two years.</p>	
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D. S. Kumar

**Community Facilities developed in various Villages by DDA**

Sl No.	Name of Village	Community Hall	Park	Playground
1	Nasirpur	Constructed in Isolated Pkt 21A (Dwarka)	Existing	Existing
2	Palam	Constructed in Sec-7, Dwarka	Existing	Existing
3	Bindapur	Constructed in Isolated Pkt 3 (Dwarka)	Existing	Existing
4	Bharthal	Constructed, 20M ROW Phimi road around village i/c parking.	Existing	Existing
5	Masoodpur	Completed	Existing	-
6	Kishangarh	Tender Invited	Existing	Existing
7	Adchini	Constructed	Existing	Existing
8	Basant Gaon	Constructed	Existing	-
9	Bagdola	Constructed	Existing	Existing
10	Amberhai	Constructed	Existing	Existing
11	Mohammadpur	Constructed	Existing	-
12	Badli	Tenders due on 21.8.05	-	-
13	Naharpur	Tenders due on 15.8.05	Existing	To be taken up
14	Poothkalan	Tenders received	-	-

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DEVELOPMENT AUTHORITY  
(Internal Inspection Cell)

Item No

File No HC/RA/IR/Annual Accounts/2004

Sub: Steps taken to improve Financial Management by strengthening Internal Audit System.

1. During discussions on Annual Accounts of the Authority for 2001-02 and 2002-03 in the meeting held on 24.08.2004, the hon'ble LG had directed that a trial on functioning of Internal Audit in DDA may be put up before Authority as Internal Audit is an important tool of financial management.

STEPS TAKEN FOR STRENGTHENING THE INTERNAL AUDIT SYSTEM

2. Since, there has been acute shortage of staff in the Internal Audit Cell which resulted in accumulation of arrears. Efforts are being made to wipe out the arrears in auditing of various auditable Units. During the last two years, number of Units covered by Internal Audit has gone up. A comparative position for the last three years is detailed below:-

Sl No.	Financial Year	No. of Units Audited	Remarks
1.	2002-03	15	Includes special audit of 7 Units
2.	2003-04	37	Includes special audit of 8 Units
3.	2004-05 (upto 28.2.05)	53	Includes special audit of 3 Units

3. At present, there are five Audit Parties which are functioning against the sanctioned number of six. We have not been able to get officers on deputation from other organizations at the level of Accounts Officer / Sr. Accounts Officer in spite of our best efforts. This is also because of diversion of officers for Special Audits, etc.
4. With a view to settle Audit Parties of statutory audit expeditiously, the Zonal Audit Committees headed by HODs like Chief Engineers, Commissioners, etc. with concerned Jt / Dy Chief Accounts Officers as Member, have been constituted. These Zonal Audit Committees would meet quarterly and would monitor the progress closely. The scope of these Committees is under consideration to be extended for settlement of outstanding Internal Audit Parties.
5. Recently, DDA has initiated an exercise for reconciliation of funds released to various LACs (Land Acquisition Collectors) through Secretary (Land & Buildings) towards compensation and enhanced compensation for acquisition of land under the scheme of Large Scale Acquisition. The details for the last four years (2000-01 to 2003-04) have been reconciled. Further reconciliation is in progress. After this reconciliation work is completed, two Audit Parties deputed for this purpose would be available for regular audit of auditable units. This will definitely help in reducing the arrears.
6. For efficient and effective internal control system, three more Internal Inspection Parties are likely to be formed by internal arrangement to cope up with the work load. The Audit programs and its periodicity are also being redrawn / rationalized with a view to ensure effective internal control.
7. At present, there are 60 Auditable Units at Head Quarter and 134 Units at Field Offices. Some are either Administrative or supportive units which are not directly connected with financial dealings. With a view to have a meaningful and effective internal control on Auditable Units, the programmes of auditing have been restructured on a three tier basis to have annual, biennial and triennial units as per their financial and administrative weightage.
8. The first Audit Manual was compiled in August, 1985. The same is being revised / updated.



The Authority in its meeting held on 24.8.2004 adopted the annual Accounts for the financial years 1997-98, 1998-99, 1999-2000 and 2000-01 after certification of Annual Accounts by the office of the Accountant General (Audit), Delhi vide Agenda Item No.45/2004.

While adopting the Annual Accounts, the L.G., however, pointed out that follow-up action on the observations of the A.G.(Audit) should be regularly monitored, and if necessary, the services of outside experts may be engaged to study the reports and systems so that strict financial discipline could be ensured in DDA. The L.G. was informed that several steps had been taken in this direction and a detailed report in the matter shall be placed in the next meeting of the Authority.

ACTION TAKEN REPORT

1. DDA has appointed a firm of Chartered Accountant as Tax Consultants who are compiling and reconciling the records keeping in view the requirements of the audit as well as from the Income Tax angle.
2. A Task Force Committee headed by Dy. CAO(HQ)II consisting of 3 members has been constituted which is monitoring follow-up action on the observations of A.G.(Audit), Delhi on the Annual Accounts for the financial year 1997-98, 1998-99, 1999-2000 and 2000-01.

Following is the Summary of the progress made further on the Audit Report on the Accounts of DDA for the aforesaid years:-

Sl. No.	Brief Para	Action Taken
1	Depreciation Charges	From the year 2002-03, DDA has come under the provision of Income Tax. Now, the depreciation is being levied as per the provisions of Income Tax Act.

2	Non-investment of G.P. Fund to the extent of total liability of GPF accumulation.	DDA is now making investment in G.P. Fund regularly on the basis of yearly accumulation under GPF. That is why this para has not been taken further in the Draft Audit report in the Annual Account for the year 2001-02 & 2002-03.
3	Non-recovery of advance from JJR Rs.139.07 lacs and ISBT Rs.131.57 lacs.	ISBT and JJR were transferred from DDA on "As is where is basis" which means that all the assets and liabilities also stand transferred along with the scheme. Necessary rectification has been done in the year 2001-02, so this para has not been taken in the report of 2001-02 and 2002-03.
4	Liabilities of Pension Fund Reserve has not been raised to the extent of Pension Fund Investment.	Balance sheet of Pension fund is being prepared separately from the year 2001-02 onwards and pension fund reserve has been raised to the extent of pension fund investment. Moreover, DDA pension fund trust has also been created and registered with the registrar in March, 2005. In view of this A.G. Audit revised this para in the report of 2001-02 and not taken in 2002-03.
5	Supporting records of sundry debtors not maintained	Individual allottee-wise debtors, based on allotment and collection record on available has been completed as on 31.3.04. Deferred debts that is future installment due on hire-purchase allotment as on 31.3.2004, has been completed. In view of this, the para has not been taken further in the report of 2001-02.
6	Record of Property not maintained	109 property registers including Fixed Assets and floating Assets have been prepared and given for validation to the respective Engineering Wing and Commissioner Housing. About 60% validated registers received back with corrections. The A.G. Audit has revised this para in the Audit Report of 2001-02.
7	Non-verification of the following assets in the Balance Sheet a) Built-up Houses b) Houses under construction c) Built-up shops d) Shops under construction.	Details of built-up houses, housing under construction and shops (built-up and under construction) have been maintained from the year 2001-02. That is why the para has been revised by the A.G., Audit in the year 2001-02.
8	Unjustified increase in the value of land	Register of valuation has been maintained from 2001-02. So this para has not been taken further in the report of 2001-02 & 2002-03.

9	Stock value in minus	The book balance and ground balance of the stock of the store division has been fully reconciled and register of violation has also been maintained. Now the stock value is in plus, so the para has not been taken further.
10	<u>Nazul Account-I</u> a) Undue increase in the value of the assets increase of assets in Nazul A/c-I by 20% b) Property not verifiable	This practice has been dispensed with from the year 2001-02, so the para has not been taken in the report of the year 2001-02 & 2002-03.  As a result of restructuring of accounting system w.e.f. 01.04.2001, no addition has been made in the property Nazul Account from the year 2001-02 & 2002-03.

It is submitted that Audit Reports of the Authority for the year 1998-99, 1998-99, 1999-2000 and 2000-01 have since sent to the Ministry on 21.12.04. During the last one and a half year, 9 Audit Reports have been laid before the Parliament by the Ministry. The Annual Accounts for the year 2001-02 & 2002-03 have been audited by the External Audit Party & Audit report received from A.G., Audit. The reply to the Audit reports have since been sent to the A.G., Audit. Accounts and Auditing is current.

As a result of vigorous efforts made for regular monitoring/follow up action on the Audit observations, A.G. (Audit has dropped many paras and these have not been repeated in the SAR on the accounts of DDA for the year 2002-03. The year-wise position is as under:-

**STATEMENT SHOWING POSITION OF A.G.(AUDIT) OBSERVATIONS FOR 1997-98, 1998-99, 1999-2000 AND 2000-01**

S. N.	Year	No. of Paras made by A.G.(Audit)	No. of Paras dropped by A.G.(Audit)	Balance Paras
1	1997-98	27	13	14
2	1998-99	27	13	14
3	1999-2000	27	13	14
4	2000-01	27	13	14

The interim report is submitted for information of authority as per resolution vide agenda item No. 45/2004.

DELHI DEVELOPMENT AUTHORITY  
(Office of the Pr. Commr.-cum-Secretary)

List of the 2<sup>nd</sup> supplementary agenda items to be discussed in the meeting of the Delhi Development Authority fixed for Wednesday, the 19<sup>th</sup> October, 2005 at 10.45 A.M. at Raj Niwas, Delhi.

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2.	79/2005	Fixation of Rates for Institutional Land Premium for the year 2005-06. F.2(4)96/AO(P)/DDA.	129-134
3.	80/2005	Commonwealth Games – 2010: Change of landuse of 16.5 Ha. in Zone 'O'.	135-143
4.	81/2005	Agenda for adoption of Annual Accounts for the financial year 2004-05	144-146 & Booklet
5.	82/2005	Permission for installation of Dish Antenna/ Communication Towers.	147-149

**Sub: Standard Costing for flats - Plinth Area Rate from 1<sup>st</sup> October 2005 to 31<sup>st</sup> March 2006.**  
F.21(1671)2001/HAC.

**1. PRECIS:-**

A. The Authority had passed a Resolution on the costing of the flats by DDA- moving from actual cost to standard cost in its meeting held on 21.1.2002 vide Resolution No. 7/2002. As per Para IV.1 (b) of this Resolution the plinth area rate (PAR) of construction is to be announced twice in a year and would apply as on 1<sup>st</sup> April and 1<sup>st</sup> October each year. As per Para IV.2. (a) (i) of the Resolution PAR of 1<sup>st</sup> April will be based on actual costing data received upto 28/29<sup>th</sup> February and PAR of 1<sup>st</sup> October will be based on costing data received upto 31<sup>st</sup> August preceding 1<sup>st</sup> April and 1<sup>st</sup> October respectively.

**2. FLATS COMPLETED AND COSTING RECEIVED:-**

A. During the period from 1.3.2005 to 31.8.2005 one costing has been received for 568 HIG flats with lift with PAR of Rs 8371/- per Sqm.

B. During this period position in respect of flats without lift is as under:

i. Janta flats:- No costing has been received.

ii. LIG & MIG flats

(a) costing has been received for 24 LIG flats & 64 MIG flats constructed in Narela with PAR of Rs.4700/- & Rs 4749/- respectively per sqm, but this is not representative as number of flats are very small. Moreover these flats were completed in Sept 2003 but costing has been received late from Engineering Wing.

(b) costing for 630 LIG flats on turnkey basis has been received in Rohini PAR of Rs. 7970/- per sqm. This rate can not be applied to normal LIG flats.

(c) costing has been received for 360 LIG & 504 MIG flats constructed as Mega project in Dwarka with plinth area rate of Rs.8166 per sqm. In addition these flats have underground parking with additional cost of construction of Rs 235/- per sqm.

iii. The average plinth area rate of MIG flats is Rs 8166 per sqm, LIG flats Rs 8058/- per sqm and consolidated for LIG & MIG Rs 8108/- per sqm for turnkey/mega project. There is a need to have a separate rate for these flats.

iv. MIG flats. Costing has been received in respect of one scheme consisting of 16 flats, with PAR of Rs. 5916/- per sqm.

### 3. PROPOSAL:

A. Flats constructed on Turnkey basis or Mega projects may have separate PAR. This may be adjusted by loading additional cost partially on normal flats and flats with lift.

B. Costing in respect of covered car garage may be done on the same basis as is adopted in the case of Scooter Garage.

C. Additional PAR may be charged for flats with underground common parking.

4. Approval of the Authority is required on Para - 3 above and to charge following PAR including maintenance, deficiency and rectification charges w.e.f. 1.10.2005 to 31<sup>st</sup> March 2006.

Flats with lift	Rs.9000/- per sq. mtr
Flats without lift	Rs.5500/- per sqm for Janta/EWS/one room tenements, Rs 6000/- per sqm for LIG/EHS Type - A, Rs 7000/- per sqm for MIG/EHS Type - B Rs 7500/- per sqmt for HIG/SFS. Rs.7000/- per sqm for LIG flats constructed on turnkey basis/mega project Rs.8000/- per sqm for MIG flats constructed on turnkey basis/mega project Rs 250/- per sqm additional for underground common parking.

#### Note:

1. For flats with richer specification additional PAR would be charged.
2. If any distortion is noticed in PAR, Vice Chairman is authorized to rectify the same with the approval of Lt. Governor, Delhi.

### RESOLUTION

Shri Jile Singh Chauhan and other members of the Authority pointed out that increase in the plinth area rates should be kept at the bare minimum in the case of Janta, EWS and LIG flats.

The Finance Member informed that there was only notional increase in these categories. Proposals contained in the agenda item were thereafter approved by the Authority.

Item No. 79/2005 Sub. Fixation of Rates for Institutional Land Premium for the year 2005-06  
File No. F2(1)96/AO(P)/DDA

PRECIS

1. The Institutional land rates for the 1994-96 as circulated by the Ministry were updated by DDA from year to year at the following percentages with the approval of competent authority.

Year	Percentage increase over previous year	Cumulative percentage increase over rates for 1994-96
1	2	3
1996-97	30%	30%
1997-98	30%	69%
1998-99	30%	120%
1999-00	Nil	120%
2000-01	Nil	120%
2001-02	10%	142%
2002-03	Nil	142%
2003-04	5%	154%
2004-05	10%	179.40%

2. It is clear from the above that there has been very nominal increase in the allotment rates of the Institutional land during the last few years. This has resulted in wide gap between the market prices of land in general and the Institutional Allotment rates of the land. It is therefore, pertinent that the Institutional rates should be kept at realistic levels.

3. The minimum average market rates of auctionable land in different zones in 2004-05 were as given below:-

Zone	Rate Per Sqm
Central, South & Dwarka	Rs.45,000/-
North, East, West and Rohini	Rs.30,000/-
Narela and Other outlying areas	Rs.10,000/-

3.1 The Institutional Zonal Variant Rates for the year 2004-05 were given below:-

Zone	Rate Per Sqm
Central and South	Rs.5526/-
North and West	Rs.3453/-
East Zone, Narela and Other outlying areas	Rs.2418/-

3.2 Thus, it may be seen that the Institutional Zonal Variant Rates are almost 10% of the market rates of the land which do not reflect the market situation even after giving discount for the social obligation element. Moreover, the institutions like public schools etc. with their enrolment policy are not short of funds as they used to be in earlier years. Many of these institutions have been charging exorbitant fees circumventing the provisions of the law.

4. In this scenario, it has been thought appropriate to increase the Institutional Zonal Variant Rates by 2.5 times to rationalise the same. This will also make up for the years when there was no increase in rates because of administrative considerations. (Para-1)

5. With the increase of 2.5 times and further zonal reclassifications made on the basis of market trends, the Zonal Variant Rates will read as follows.

Zone	Rate Per Sqm
Central, South & Dwarka	Rs. 13808/-
North, East, West and Rohini	Rs. 8630/-
Narela and Other outlying areas	Rs. 6040/-

5.1 It may be seen that with this revision, the Institutional Zonal Variant Rates will be in the range of 25%-30% of the market rates except Narela, which seems to be a correct indicator of their relative value taking all factors into account.

6. It may be worth mentioning that the stage of development and trend of Residential and Commercial rates as on today in East Delhi is no less than that in the North and West Delhi and Rohini. Institutional Rates of East Zone can be taken at par with West and North Zone. Consequently, the rates on existing pattern applicable to East Zone, Narela and other outlying areas can be restricted to Narela and outlying areas only. Dwarka is proposed to be taken along with South Zone as per the market perception.

7. The increase in other rates relating to local bodies/governmental - medical and educational institutions and private charitable institutions is kept at 10% only and no change has been made for the categories where the rates are either nominal or at nominal rate of Rs. 1/- only.

8. A statement indicating the proposed increases has been kept in the Annexures.

9. This Agenda item no. 58/2005 was placed before the Authority in its meeting held on 19.7.2005 but the consideration on this item was deferred.

10. In view of above, the proposals contained in para 4, 5, 6 and 7 are again submitted for kind consideration and approval of the Authority.

#### RESOLUTION

Shri Mahabal Mishra pointed out that there were a large number



of unconstructed institutional plots waiting for disposal in the market and their allottees will take undue advantage of such a steep increase in rates by disposing of their plots at revised rates if the proposals are approved. He pointed out that the policy of disposal of school plots through auction will further help such allottees to unauthorisedly dispose of their existing allotments at unduly higher rates. Shri Mahabal Mishra cited the examples of Jessa Ram Hospital, Gujjar Mal Modi Hospital and Escorts Hospital alleging that they had recently changed hands unauthorisedly and that DDA could not take any action in spite of a number of media reports of their proposed sale during the last two years.

(ii) Shri Virender Kasana pointed out that whereas increase in the rates was justified, DDA must take concrete steps to check unauthorised transfer of institutional lands by the existing allottees so that they do not take undue advantage of the new policies/decisions of the Authority.

(iii) The Finance Member sought an early decision in the matter so that institutional rates for the year 2005-06 are notified at the earliest. He informed that the rates of DDA's institutional lands were far less than market rates and the rates in the adjoining States.

II The LG informed that in most cases extensions for construction beyond one year were not being permitted so that the allottees can be compelled to construct immediately.

III The LG agreed with Shri Mahabal Mishra that notices should be served in all the cases where plots had been kept vacant all these years.

LG also directed that fresh surveys should be conducted within one month to identify all vacant institutional plots so that cancellation proceedings can be undertaken wherever necessary in a time bound manner.

(b) After detailed discussions, the Authority approved the proposals contained in the agenda item, subject to maximum increase in land rates in any area being restricted to 2 times of the existing rates rather than 2.5 times, as proposed in the agenda item.

RATES OF PREMIUM FOR INSTITUTIONAL LANDS IN DDA AREAS  
(Rates Per Acre)

Sl. No.	Purpose	Basic Premium (Rs. /Acre) / 1994-96	Approved Rates for 2004-05 179.4% above the 1994 circular	Proposed 2005-06
		3	4	5
i	Rate for Transfer of Land between Central Govt. Dept.	Rs.20 lakh (Extent of land to be determined by the Screening Committee keeping in view the availability and MP norms)	Rs.55.90 lakh	Rs.61.50 lakh
ii	Charitable Institutions Land for Medical Institutions run by local bodies	Rs.10,000 (Extent of land to be determined by the Screening Committee subject to availability and MP norms)	28,000	Rs.30750/-
iii	Land for Educational Institutions run by local bodies, Kendriya Vidyalaya Sangathan and GNCTD	Nominal charge of Rs. 1/- per annum	Rs.1 per annum	Rs.1 per annum
iv	Land for entirely charitable institutions like charitable hospitals, orphanages and schools etc	Rs.5 lakh for first two acres and for land in excess of two acres at the Zonal Variant Institutional Rates.	Rs.14.00 lakh	Rs.15.40 lakh

Installation			
S. No.	Purpose	2004-05	2005-06
C	Other Institutions at Zonal Variant Rates. Zonal Variant Rates Central and South Zone Rs.80 lakh West and North Rs.50 lakh East Zone. Narela and Outlying areas Rs. 35 lakh	Variant Rates Central and South Zone Rs.223.65 lakh West and North Rs.139.75lakh EastZone,Narela and Outlying areas Rs. 97.85 lakh	Variant Rates Central, South Zone and Dwarka Rs.558.80 lakh West ,North East & Rohini Rs.349.25 lakh Narela and Outlying areas Rs.244.50 lakh
D	Local Bodies Land for hospital buildings as well as unremunerative 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)	Rs.10000 per acre	Rs.28000
E	Land required for Staff	10% of the residential rates.	Rs.30750/-
		10% of the	10% of the

		residential rates.	residential rates.
Quarters for schools and hospitals			
Land required for semi remunerative purposes etc. such as Staff Quarters for local bodies.	10% of the residential rates.	10% of the residential rates.	10% of the residential rates.
Land required for remunerative purposes such as Office and Shopping Centers	Full Market Value	Full Market Value	Full Market Value
Land for play grounds, parks and road/road widening by local bodies	Nil	Nil	Nil
Play Grounds for schools run by local bodies	Nil	Nil	Nil
Water Supply and drainage other those serving entirely or overwhelmingly Government Colonies	Rs.20 lakh per acre	Rs.55.90 lakh	Rs.61.50 lakh
Water Supply and drainage other infrastructure which serve entirely or overwhelmingly Government Colonies	Rs.20lakh per acre	Rs.55.90 lakh	Rs.61.50 lakh
Land Required for Water Supply and Drainage exclusively for DDA Colonies.	Nil	Nil	Nil
Land Allotment to Power Distribution Companies for setting up Electric SubStations etc.	At Zonal Variant Rates.	CZ Rs.223.65 WZ/NZ Rs.139.75 East & Other 97.85	CZ/SZ and Dwarka Rs.245.80 WZ/NZ/EZ & Robini Rs.153.70 Narela & Other outlying areas

Sl. No.	Purpose	Basic Premium (Rs. /Acre) 1994-96	2004-05	Rs.107.60
E	Political Organization	Predetermined Full Market Value	Predetermined Market Value	Predetermined Market Value
F	Land required for DTC Exclusive for Bus Terminus and Bus Depots	Rs 20 lakh Per acre	Rs 55.90 lakh per acre	Rs.61.50 lakh per acre
G	Land for other activities such as depots, offices etc	Full Market Value	Full Market Value	Full Market Value
H	Land for residential accommodation	Residential rate	Residential rate	Residential rate
I	Foreign Missions	3 times of the Market Value	3 times of the Market Value	3 times of the Market Value
J	NewsPaper concerns	Full Market Value	Full Market Value	Full Market Value
K	State Governments including Guest Houses	Residential / Commercial Rate as per activity undertaken	Residential / Commercial Rate as per activity undertaken	Residential / Commercial Rate as per activity undertaken
L	Land for Graveyards and crematoria	Nil	Nil	Nil
M	Institutions to be charged as per activity undertaken	Residential / Commercial Rate as per activity undertaken	Residential / Commercial Rate as per activity undertaken	Residential / Commercial Rate as per activity undertaken
N	Land for any other purpose not mentioned in this letter schedule	Full Market Value	Full Market Value	Full Market Value
NY	Land to PSU's including MTNL	Full Market Value	Full Market Value	Full Market Value

Item No.  
80/2005

**Subject: Commonwealth Games – 2010: Change of land use of 16.5ha in Zone 'O'**

File No. F3(73)2003MP

The Commonwealth Games – 2010 are to be held in Delhi for which the DDA is playing a major role in planning, development and construction of various facilities. These include Commonwealth Games Village (which will accommodate about 8,500 players / officials) and construction of an Indoor Stadium and a Rugby Stadium at Yamuna Sport Complex, Vivek Vihar and Indoor Badminton and Squash Courts at Siri Fort Sports Complex. Further DDA may be required to provide other sports infrastructure for which plans are under preparation at Kalindi near DND Flyway. ~~It has~~

In this regard, number of meetings ~~has~~ been held from time to time at various levels, i.e. Group of Ministers, Ministry of Sports, Organizing Committee of Commonwealth Games – 2010 etc.

A site visit and meeting was organized with Chairman of Organizing Committee Commonwealth Games – 2010, on 15/10/2005 where VC, DDA, FM, DDA, ADG, Sports Authority of India, Commr. (Plg.), CE (EZ), Chief Architect, DDA and other officers were present. During the site inspection, the following decisions were taken:

- (a) The present site for Commonwealth Games Village measuring about 21 Ha. appears to be inadequate in view of the increasing requirements and also keeping in view the possibility of organizing Asian Games – 2014. It was also felt that the Commonwealth Games Village will have noise disturbance from the adjacent railway track. As such, the possibility of development of accommodation, along with facilities, may be examined in the Camping site (16.5 Ha.) towards NH-24.
- (ii) The present site is interrupted by UP Govt. land and the transfer of land may take its own time. The Chairman of Organizing Committee, CWG-2010 discussed the possibility of development of the lands towards south of NH-24 (175 Ha.). It was informed that this will require processing of change of land use as well as the clearance of Yamuna Committee, CWC which will be a time consuming process. Subsequently, it was decided that the change of land use of the present site may be processed for which the clearance of Yamuna Committee (CWC) had already been obtained vide CWC letter of May 1999 (App. ~~A~~ and a Bund cum road of ~~at page 136~~ 45 M R/W has already been constructed. Keeping in view the urgency of ~~to 139~~ the Project, it has ~~been~~ desired that the proposal for change of land use ~~has~~ may be put up before the Authority in the forthcoming meeting.
- (iii) Accordingly, it is proposed that the change of land use of 16.5 Ha., which is presently Camping Site / Recreational may be considered for processing, as given below:

(a) Residential Use	11 Ha.
(b) Commercial / Hotel	5.5 Ha.

A copy of the Plan indicating the area under reference is placed at (app. 'B' at page 140) The change of land use already notified vide Gazette notification dt 21.9.99 (app. 'C' ~~will~~ accordingly need for some adjustment due the lands belonging to ~~at page 141~~ Govt., and for provision of practice tracks etc in the green belt. ~~to 143~~)
- (iv) The proposal is put up before the Authority for its consideration and approval.

RESOLUTION

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

Chief of India  
Central Water Commission  
Flood Management - I Div

Room No. 804(N), Sewa Bhawan,  
R.K.Puram, New Delhi-110066.

No. 16/1/VC/97/FM-I 267-97

Dated: 25th, April, 1997.

To

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Director General (Roads),<br/>Roads Wing, Ministry of Shipping &amp;<br/>Transport, Transport Bhawan,<br/>New Delhi - 110001</li> <li>3. Chief Engineer (Ganga),<br/>Irrigation Department, U.P., Ganga Bhawan,<br/>Victoria Park, Saket, Meerut (U.P.) - 226001</li> <li>5. Member (Coordination),<br/>Ganga Flood Control Commission,<br/>3rd Floor, Sinchai Bhawan,<br/>Palna - 800015</li> <li>7. Director (Hydrology-North),<br/>Central Water Commission,<br/>Sewa Bhawan, R.K.Puram, Sector-1,<br/>New Delhi - 110066.</li> </ol> | <ol style="list-style-type: none"> <li>2. Chief Engineer (Yamuna Water Services),<br/>Irrigation Department, Haryana,<br/>30, Bays Building, Sector - 17,<br/>Chandigarh. 134109.</li> <li>4. Chief Bridge Engineer,<br/>Northern Railway, Baroda House,<br/>New Delhi - 110001.</li> <li>6. Chief Engineer (I&amp;F),<br/>Delhi Administration,<br/>I.S.B.T. Building, 4th Floor,<br/>Kashmere Gate, Delhi - 110007.</li> </ol> |
|--|--|

Subject: Draft Summary Records of discussions of the 56th meeting of Yamuna Committee held on 8th April, 1997.

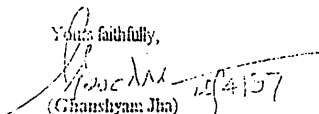
Sir,

Please find enclosed herewith the draft summary record of discussions in the 56th meeting of Yamuna Committee held on 8th April, 1997 under the Chairmanship of Member (RM), Central Water Commission for information and necessary action. Suggestions, if any, may please be sent to Member-Secretary within 15 days.

The receipt of this letter may kindly be acknowledged.

Encl : As above.

Yours faithfully,

  
(Ghanashyam Jha)  
Director (FM-I)

Member-Secretary : Yamuna Committee  
Telephone : 6100457.

Copy alongwith copy of Minutes, forwarded for information and necessary action to :-

1. P.S. to Member, Chairman, Yamuna Committee, Central Water Commission.
2. Chief Engineer (P&W), Delhi Administration, North Block, Curzon Road, Barracks,  
Kasturba Gandhi Marg, New Delhi-110001.

3. Shri S.C. Sood, Commissioner (Indus), Ministry of Water Resources,  
Shram Shakti Bhawan, New Delhi - 110001
4. Shri S.B. Kulkarni, Joint Director, C.W.P.R.S., Pune, P.O. :  
Khadakwasla Research Station, Pune - 411024
5. Engineer-Member, Delhi Development Authority, Vikas Sadan, New Delhi - 110023.
6. Chief Engineer (P&D), Central Water Commission, Sewa Bhawan, R.K.Puram,  
New Delhi - 110066.
7. Chief Engineer, Yamuna Bridge Project, Zone (PWD), Delhi Administration, 1st Floor,  
Multi Storeyed Buildings, I.P.Estate, New Delhi - 110002.
8. Chief Engineer (YB), Central Water Commission, West Block No. 1, R.K.Puram,  
New Delhi 110066.
9. Chief Engineer, Design (N&W), Room No. 401(S), Sewa Bhawan, R.K.Puram,  
New Delhi-110066.



YAMUNA CHANNELISATION COMMITTEE  
Item C. Summary record of discussions

The 56th meeting of Yamuna Committee was held in the Committee Room of Central Water Commission in Sawa Bhawani, R.K.Puram, New Delhi on 8th April, 1997 under the Chairmanship of Member (RM), Central Water Commission. The list of participants who attended the meeting is at Annex-I.

After welcoming the participants and expressing appreciation of the co-operation from the Members of the Committee, the Chairman hoped that in future also, with the cooperation as before, the Committee would be able to tackle the issues amicably. The Agenda was taken up thereafter in the following order for discussion.

56.1.0 : CONFIRMATION OF SUMMARY RECORD OF DISCUSSIONS.

The Summary record of discussions of the 55th meeting of the Committee held on 17th July, 1996 was confirmed incorporating the only change suggested by the representative of Ministry of Surface Transport by substituting "Representative of Delhi PWD" in place of "Representative from Ministry of Surface Transport".

56.2.0 : FOLLOW UP ACTION ON THE DECISIONS OF THE 56TH MEETING OF YAMUNA COMMITTEE.

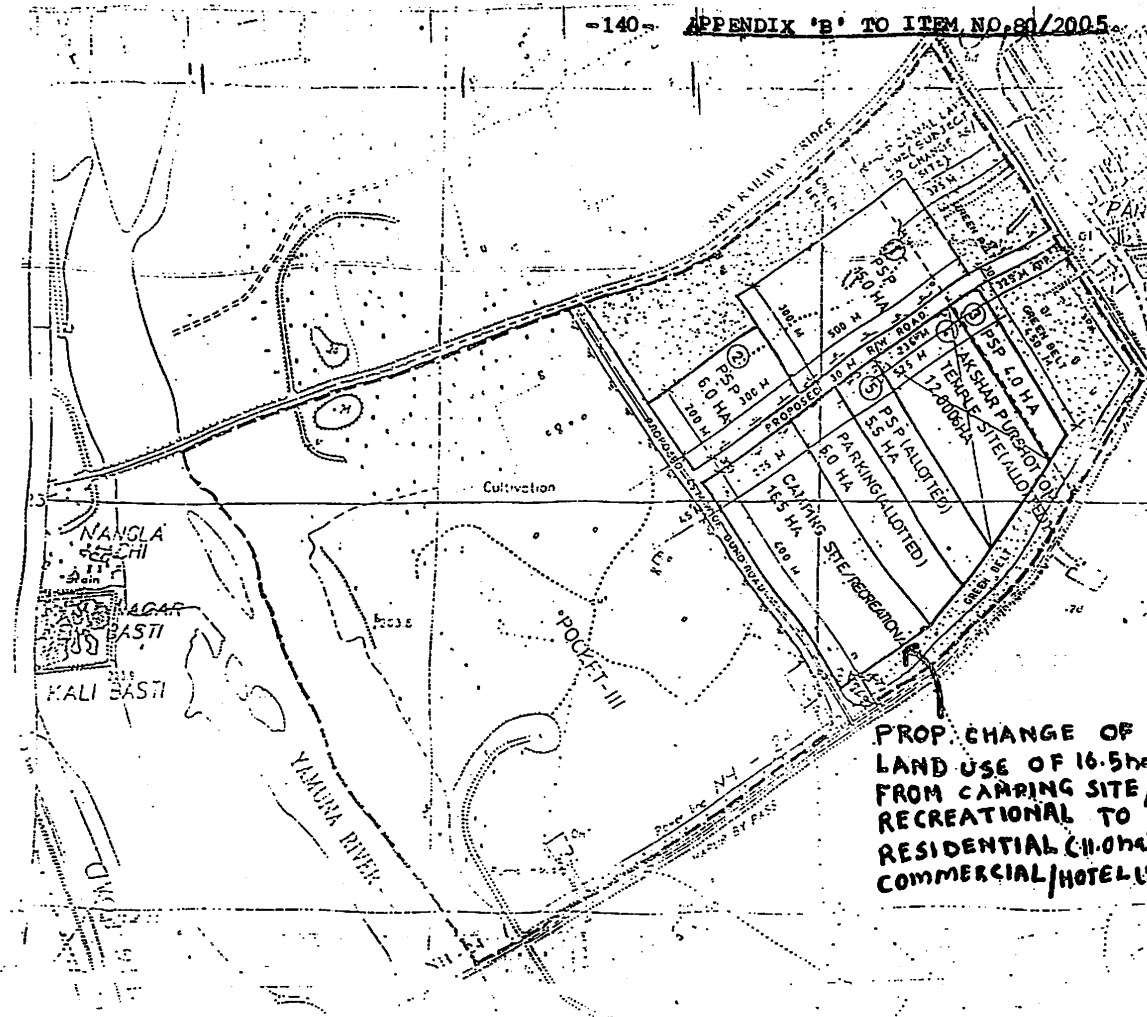
56.2.1 : CHANNELISATION OF YAMUNA IN NCT OF DELHI.

Chairman of the Committee mentioned that this issue has been under discussion since the 46th meeting. CW&PRS had submitted the model test report based on which the DDA has prepared a Plan for development of Pockets II and III. Letters have been received from the representatives of the Governments of Haryana, Uttar Pradesh and National Capital Territory of Delhi, Northern Railway and Ministry of Surface Transport communicating their views and "No Objection" to the development of Pocket-III at this stage.

While agreeing to the development of Pocket-III, the representatives raised a few points for consideration of the Committee as follows:

1. The representative from Irrigation and Flood Control Department, Govt. of NCT of Delhi made a mention that this Department is in no way involved in the financing of the project (development of Pocket-III). This aspect may be taken care of by the DDA. The representative from DDA, however, suggested that the issue of financing of the project will be taken up separately.
2. The representative from Northern Railway expressed apprehension that even though the model test results have indicated that Pocket-III may not be affected due to channelisation of river Yamuna in the 3 km reach from I.P. Barrage to Nizamuddin Road Bridge, the safety of the railway structures and activities in the area due to the same should not be jeopardised and necessary works may have to be implemented. As such, he reiterated the demand of Rs. 5 crores to provide adequate safety to existing Railway bridge and appurtenant structures in case such need arises in future. The Committee while agreeing with the necessity of providing safety to railway structure desired that Northern Railway may formulate proposals for consideration of financial aspects.
3. The representative from DDA requested for according approval on development of the whole reach of the reclaimed land in the reach between I.P. Barrage and Nizamuddin Bridge which includes Pocket-I also on the right bank. This will enable them to seek approval from the Ministry of Environment and Forest (MOEF) for the entire reclaimed reach instead of seeking piecemeal approval that is time consuming. The Chairman suggested that the DDA may process approval for whole reach so that as and when the approval for development of a certain pocket is accorded by the Committee, immediate approval can be had from Ministry of Environment and Forest. Since the representatives have communicated their "No Objection" for Pocket-III only at this stage, Members of the Committee were of the view for limited approval for this Pocket-III.

Keeping in view the various observations, it was decided to accord "No Objection" of the Yamuna Committee to part channelisation of river Yamuna in the reach from I.P. Barrage to Nizamuddin Road Bridge with reclamation of Pocket-III only. It was also agreed to process approval of the Yamuna Committee for development of Pockets-I and II also at the earliest.



**PROP. CHANGE OF  
LAND USE OF 16.5ha  
FROM CAMPING SITE/  
RECREATIONAL TO  
RESIDENTIAL (11.0ha)  
COMMERCIAL/HOTEL (5.5ha)**

**STATEMENT:**

TOTAL AREA OF POKET-III	= 269.0 HAC. (A)
AREA UNDER RIVER/WATER BODY	= 147.5 HAC.
REMAINING AREA FOR DEVELOPMENT	= 112.5 HAC. (A) (B)
AREA UNDER PSP FACILITIES	= 42.5 HAC.
(CHANGE OF LAND USE NOTIFIED)	
PLOT - 1	= 15.0 HAC.
2	= 6.0 HAC. (RESERVED TO NS)
3	= 4.0 HAC. (UNDER UP CANAL)
4	= 12.0 HAC. (ALLOTTED)
5	= 5.5 HAC. (ALLOTTED)
AREA UNDER ROADS	= 9.0 HAC.
AREA UNDER CAMPING SITE/RECREATIONAL	= 16.5 HAC.
AREA UNDER PARKING	= 6.0 HAC. (ALLOTTED)
AREA UNDER GREEN BELT	= 38.5 HAC. (APP.)
TOTAL AREA OF SCHEME	= 112.5 HAC. (APP.)
(AREAS COMPUTED BASED ON APPROVED PLAN)	

**NOTES:**

- 1. ACTUAL DIMENSIONS OF PLOTS WILL BE PROVIDED AS PER DEMARCATION ON SITE.
- 2. THE PLAN HAS BEEN APPROVED BY COMDOR (P) ON 31/07/09 ON PAGE 70 IN FILE NO. F.10(1) 24-10-PART.
- 3. MODIFICATIONS IN THE PLAN (PARKING AREA & P.E.C. INTERCHANGED WITH PSP FACILITY AREA & P.E.C.) APPROVED BY VC, OS 15/07/09 AT PAGE NO. 23 OF FILE NO. F.10(1) 24-10-PART.

NOTIFIED PLAN FOR POKET-III PHASE-I

**YAMUNA RIVER FRONT DEVELOPMENT**

SCALE: 1:1000

DATE: 15/07/09

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: 15/07/09

भारत के राजपत्र के अधिनियम, 1956 का 61

क्र. 200 13/21/73 3131313131

भारत सरकार  
शहरी विकास मंत्रालय  
शहरी विकास विभाग  
दिल्ली प्रभाग

निमजि भवन, नई दिल्ली  
दिनांक: 21-9-77

अधिसूचना

यतः निम्नांकित क्षेत्रों के बारे में सूत्र संशोधन, जिन्हें केन्द्रीय सरकार अधोषर्णित क्षेत्रों के बारे में दिल्ली वृहद योजना में प्रस्तावित करती है तथा दिल्ली विकास अधिनियम, 1956 § 1957 का 61 § की धारा 44 के प्रावधानों के अनुसार दिनांक 23-6-77 के नोटिस संख्या स्फ 20 § 11 § 94-एम पी द्वारा प्रकाशित किये गये थे जिसमें उक्त अधिनियम की धारा 11 ए की उप-धारा § 3 § में अपेक्षित आपीत्तियों/सुझाव, उक्त नोटिस की तारीख के 30 दिन की अवधि में आमंत्रित किये गये थे।

2. यतः प्रस्तावित संशोधन के बारे में 3 आपीत्तियां और सुझाव प्राप्त हुए हैं।

3. और यतः नेशनल स्नवाइरोमेन्टल इंजीनियरिंग रिसर्च इन्स्टीट्यूट § नीरी § नागपुर द्वारा प्रारंभिक पर्यावरणीय जांच अध्ययन § वर्ष-1 § रिपोर्ट तैयार की गई है और उसके आधार पर केन्द्र सरकार ने वृहद योजना में संशोधन करने का निर्णय किया है।

4. अतः अब केन्द्रीय सरकार उक्त अधिनियम की धारा 11 ए की उप-धारा § 2 § द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए भारत के राजपत्र में इस अधिसूचना के प्रकाशन की तारीख से दिल्ली की उक्त वृहद योजना में एतद्वारा निम्नांकित संशोधन करती है:-

संक्षेपः

उत्तर में हरिद्वार/पट्टी/खले लाइन, पूर्व में हरिद्वार/पट्टी/खाले लाइन, दक्षिण में हरिद्वार/पट्टी/खाले लाइन एवं 24 और माफेक-111, फेक-1, जोन "ओ" इत्यादि नदी में आनेवाले पश्चिम में प्रस्तावित प्राधिकृत/कीर्ण स्थल वाली 42.5 हे० 105 एकड़ भू उपयोग वाले क्षेत्र को कृषि और जलाशय इत्यादि के सामूहिक एवं अर्ध-सामूहिक सुविधाओं में बदल दिया गया है।

10 अक्टूबर

आर.एस.गुहाई

अवर सचिव, भारत सरकार

सेवा में,

प्रबन्धक,

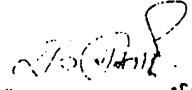
भारत सरकार मुख्यालय,

मायापुरी गिरग रोड, नई दिल्ली

प्रतिनिधि प्रेषितः

1. संयुक्त निदेशक/एम.पी.डी, दिल्ली विकास प्राधिकरण, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली 20 अतिरिक्त प्रतियों सहित को उनके दिनांक 27-8-99 के पत्र संख्या स्प-10/1/94-एम पी 1235 के संदर्भ में अनुरोध है कि दिल्ली की वृहत योजना में अंतर्गत संशोधन करने की कृपा करें और उनकी प्रतिनिधियां नई दिल्ली नगर परिषद/दिल्ली नगर निगम/नगर एवं ग्राम नियोजन संगठन, तथा अन्य संबंधित प्राधिकारियों को भेजें तथा प्रेस के माध्यम से उनका प्रचार करें।
2. मुख्य सचिव, राजपट्टीय राजधानी क्षेत्र दिल्ली सरकार, दिल्ली।
3. सचिव, भूमि तथा भवन विभाग, राजपट्टीय राजधानी क्षेत्र, दिल्ली सरकार, दिल्ली।
4. मुख्य नियोजक, नगर एवं ग्राम नियोजन संगठन, आई.पी.एस्टेट, नई दिल्ली।
5. भूमि तथा विकास अधिकारी, निर्माण भवन, नई दिल्ली।

6. सदस्य सचिव, नई दिल्ली नगर परिषद, नई दिल्ली ।
7. आयुक्त, दिल्ली नगर निगम, दिल्ली ।
8. निदेशक भूमि, शहरी विकास मंत्रालय, नई दिल्ली ।
9. सूचना अधिकारी, शहरी विकास मंत्रालय, नई दिल्ली ।
10. निर्माण महानिदेशक, केन्द्रीय लोक निर्माण विभाग, निर्माण भवन, नई दिल्ली ।
11. सचिव, दिल्ली नगर कला आयोग, भारत पर्यटन केन्द्र जोग-6, कैथर-सफ लोदी रोड, नई दिल्ली ।
12. भूमि प्रभाग, शहरी विकास मंत्रालय, नई दिल्ली ।
13. भू-उपयोग परिवर्तनार्थ फाइल ।

  
॥ आर.एस.गुप्ता ॥  
अवर सचिव, भारत सरकार ।

रणजीत

Item No:- 81 /2005

SUB:- Agenda for adoption of Annual Accounts for the financial year 2004-05  
F.6(59)05-06/A/C5(M)/DDA/

Precise:

1. As per the provisions contained in DDA Budget and Accounts Rules 1982, DDA is required to prepare the Annual Accounts in the formats as prescribed by the Ministry of Urban Development in consultation with the Comptroller and Auditor-General of India.
2. Annual Accounts for the financial year 2004-05 have been prepared which comprises of Receipt and Payment Account of B-General Development Account, Nazul Account - I and Nazul Account - II and Income & Expenditure Account and Balance sheet in respect of B - General Development Account, General Provident Fund Account and Nazul Account -I and also Balance Sheet in respect of Pension fund. These are placed at Appendix "A". (Booklet).
3. The Advance Income Tax for the year 2004-05 along with the Financial Statements for the relevant year has been filed with the Income Tax Department.
4. The Annual Accounts for the financial year 2004-05 would be sent to the office of AG (Audit) Delhi for statutory audit after adoption by the Authority.
5. The Annual Accounts of 2004-05 after audit by the AG (Audit) Delhi will again be placed before the Authority along-with the Action Taken Notes.

6. The Annual Accounts along-with the following items are submitted

Sl.No.	Item	For the year	Ref. to page of Appendix "A"
1.	Statement of significant Accounting Policies	2004 - 05	1 to 4
2.	Balance sheet, Income & Expenditure Account and Receipt & Payment Account of B-General Development Account	2004 - 05	5 to 18
3.	Balance sheet and Income & Expenditure Account of General Provident Fund Account	2004 - 05	19 to 20
4.	Balance sheet of Pension Fund	2004 - 05	21
5.	Balance sheet of Gratuity Fund	2004 - 05	22
6.	Balance sheet, Income & Expenditure Account and Receipt & Payment Account of Nazul Account -I along-with supporting schedules	2004 - 05	38 to 48
7.	Receipt & Payment Accounts of Nazul Account - II	2004 - 05	49 to 52
8.	Note to the Accounts	2004 - 05	53
9.	Proforma Accounts of completed Housing Schemes	2004 - 05	54 - 55



Proposal

7. The Annual Accounts for the Financial year 2004 - 05 along-with the necessary schedules attached with the above mentioned Financial Statements are placed before the Authority for approval and adoption so as to transmit the same to the office of AG (Audit), Delhi for audit.

RESOLUTION

The LG advised that DDA should engage renowned Chartered Accountants for in-house auditing. The Finance Member informed that Chartered Accountants have been engaged by the DDA through a panel given by the CAG's office for tax compliance purposes.

The Lt. Governor also advised that although the DDA had reduced the number of items of discrepancy pointed out by the AG's office from 27 to 14, efforts should be made to bring it down further.

(b) The Authority approved the proposals as contained in the agenda item and appreciated that the annual accounts for the Financial Year 2004-05 had been finalized and that the accounts of the DDA were now fully up to date.

Item No.  
82/2005

**Sub:** Permission for installation of dish Antenna / Communication Towers.  
File No. F.48(01)91/CL.

1. Different Tele Communication agencies/firms have been approaching DDA for fixing the telecommunication Tower etc. on the top of buildings erected on the land leased by the DDA.
2. The issue of granting permission for installation of such equipments i.e. dish antenna/ communication tower on the roof tops of buildings on the leased plots has been under consideration for quite some time, but permission could not be granted due to absence of a policy.
3. This issue was discussed in the Technical Committee meeting held in the month of August 1995, vide item No. 66/95, where the representative of M/s Sterling Cellular Ltd. were invited. The Technical Committee decided as under:-

“ The request for NOC by the Essar Cellphone for installation of prefab structure on roof top of building and power load was discussed in detail and the Technical committee observed that such request may be allowed considering the technological needs as well as a very special case, subject to maximum power load of 10 KW and such installation be on buildings other than residential, except multi-storeyed group housing. In case of Lutyen's Bungalow Zone area, such installation be only on commercial buildings while in case of Civil Lines Bungalow Zone area such installation would be on buildings other than residential. It was also recommended that betterment charges be levied by the respective Local Bodies while giving permission for such use / installation”.
4. The issue was earlier examined in the Authority in the year 1996, as Agenda Item No. 132/96, titled as NOC to Essar Cello phone for installation of prefab structure on roof top of building and power load in Delhi. The Authority had resolved that betterment charges should be levied by the respective local bodies.
5. The issue was again examined in the year 1998, as Agenda Item No. 86/98, where it was resolved that no amendment is required in the Master Plan and that the telecommunication requirements, if any, should be accommodated within the existing height restrictions and the FAR provisions as per the Master Plan.
6. The issue had also been examined by the Finance Dept. of DDA where they decided that in case of Antenna on top of the built up commercial property, DDA may recover Rs.20000/-, as one time fee for space upto 4 sqm. This was to apply where roof rights vest with the DDA. In case of leased plot permission fee was proposed to be charged for area of 400 sq.ft. @ Rs.1 lacs and on pro-rata basis for area above that.
7. But no final decision was taken on this proposal of Finance.
8. A meeting was also held on 26<sup>th</sup> July 2002 at Raj Niwas, when the representatives of cellular companies along with the representative of NDMC, MCD, DDA Dept. of Telecommunications were present, wherein it was decided by the Hon'ble Lt. Governor to grant permission to the cellular companies considering the need of the modern technology.
9. Meanwhile, NDMC has framed a policy for granting permission to the Cell Operators and others in NDMC Buildings. It was decided that similar policy may also be adopted by DDA by passing a Resolution in the Authority.
10. In NDMC, a one time permission charges of Rs.1 lacs will be taken and monthly license fee of Rs.25/- per sq.ft. per month subject to a minimum of Rs.25,000/- per site from the date of grant of permission. But this is applicable for the roof tops of the building owned by NDMC. In DDA, the position is different in respect of commercial properties leased out by DDA, as the roof top rights are with the lessees.

11. Hence, the following stipulations are proposed for grant of permission for such structure on leschold properties of DDA i.e. commercial, residential & institutional: -

- I. Rs.1.00 lac as one time license fee may be charged for installation of cellular tower / Antenna.
  - II. No monthly licence fee need to be levied on leased properties where the buildings are constructed by the developers and also maintained by them.
  - III. The fee of Rs.1.00 lac will be payable by the lessee before granting permissions.
  - IV. Permission fee be also recoverable from the lessee of the plot without interest, if they have erected the tower without permission in the past within three months from the issuance of the guidelines, failing which it would be considered as unauthorized. Permission will be given subject to fulfilling the criteria given in the guidelines.
12. Besides that following would be mandatory before granting such permission.
- a. To obtain structure stability certificate from the lessee/operator specific to building/site issued by qualified structural engineer from any of the following institutions viz. IIT Delhi, CBRI Roorkee, IIT Roorkee, RITES & ESL Delhi & NCBM, Faridabad.
  - b. To consider the grant of permission to install telecom tower on the commercial buildings to only those companies who have been issued licence by Dept. of Telecom, M/o Communications.
  - c. To obtain Indemnity Bond from the lessees as well as operators to indemnify DDA from any kind of loss/damage etc. due to installation of equipment in case the title of the property is transferred from the existing lessee.
  - d. The permission be not granted in any listed heritage buildings. In case of Lutyens Delhi, NOC from NDMC would be mandatory.
  - e. Generator sets installed, if any, should conform to the emission and noise norms of D.P.C.C. (Here, we may not insist on NOC but the operator will have to conform to the emissions and noise norms prescribed by D.P.C.C.)
  - f. In case of building that are unauthorized or which may be so declared at a later point of time, permission for installation of Towers/antennae may be granted on fulfillment of the conditions prescribed. However, that shall not imply any change whatsoever in the status of the unauthorized building, and shall be without prejudice to the right of the civic body to demolish the said building through the due process of law. In undertaking such a demolition the civic body will not be under any obligation to send prior intimation to the owners of the towers / antennae, nor will it be liable for loss of the towers as a consequence of the demolition of the unauthorized building.
  - g. The structure will conform to the fire norms of Delhi Fire Services. (We will not insist on NOC, but this would be a condition while granting permission). Adequate precautions be taken for lightning damages.
  - h. The operator will be solely responsible for damage to the building and for public safety.
  - i. The Licensees can share the towers for fixing their respective antennas provided that the prescribed conditions are duly fulfilled so as to ensure curtailing of multiple towers and optimizing the use of the existing ones. In such cases an additional licence fee of Rs.50,000/- will be charged if required for every additional antenna fixed on the terrace.

j. Structure will be erected only after obtaining NOC from A.A.I. wherever required.

k. In case the property is owned and maintained by DDA itself i.e. DDA Offices, Parks, etc. following additional conditions will apply:-

- i) The licensee shall pay to the licensor a rental of Rs.3000/- per sqm. per year with a enhancement of 5% per annum for the subsequent years, besides the license fees, payable in advance on annual basis.
- ii) The licensee will obtain separate electricity & water connections for their use, if needed.
- iii) Licensor will be no way be responsible for permissions/sanctions from other local authorities / departments.
- iv) Licensee shall make arrangements at its own cost, the security of the rented premises.
- v) Licensee shall pay all applicable charges like service tax, property tax etc. on account of the usage of licensed premises.
- vi) The licensee shall on expiry, cancellation or termination of the licence, hand over peaceful and vacant possession of the premises to the licensor on as is where is basis.

13. Commissioner (Planning) will be the competent authority for granting permission for installation of communication towers by Cellular and Basic Telecom Operators.

14. The jurisdiction for granting permissions between MCD & DDA has also to be decided for areas transferred to MCD. Logically, if the above permission is to be treated as a use charge, then DDA should grant permission of all its lease hold buildings/plots, and MCD should collect it from the private buildings and free hold buildings. On the other hand, if it is treated as a part of building bye-laws / regulations; then MCD should grant permissions for all those areas where building activities are with the MCD and DDA should grant permissions in the Development Area where building activities are with the DDA.

The matter is accordingly submitted to the Authority for a decision.

RESOLUTION

This item was withdrawn.

Item No.  
83/2005

Annual Administration Report of D.D.A. for the year 2004-2005.  
(File No. F.1(4)2005/P&C/AAR/Pt.I)

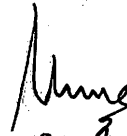
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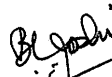
Delhi Development Authority is required to submit a report on its activities to the Central Government under Section 26 of the Delhi Development Act, 1957, after close of each financial year.

On the basis of the information received from all the heads of departments Annual Administration Report on the activities of the DDA, for the financial year 2004-2005 has been prepared and is placed before the Authority for approval. (Appendix 'A' pages 1 to 75-Booklet).

RESOLUTION

Annual Administration Report of the DDA for the year 2004-05 was approved by the Authority, through circulation.

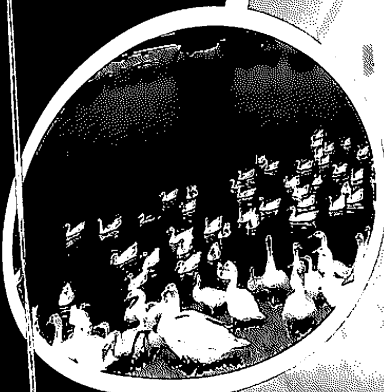
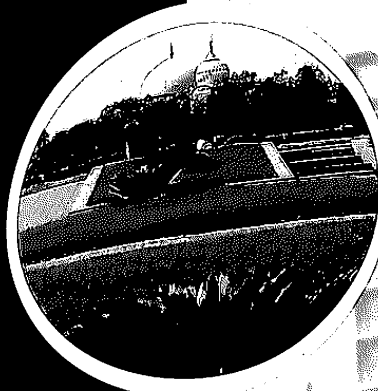
  
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**वार्षिक प्रशासन रिपोर्ट**  
**2004-2005**



**दिल्ली विकास प्राधिकरण**



शहरी विकास मंत्री, श्री गुलाम नबी आजाद, दि.वि.प्रा. के विकास सदन कार्यालय में अपने दौरे के दौरान दि.वि.प्रा. के वरिष्ठ अधिकारियों के साथ बातचीत करते हुए



दिल्ली के उपराज्यपाल श्री बी.एल. जोशी दि.वि.प्रा. के विकास सदन कार्यालय में अपने दौरे के समय जन-सामान्य से वार्तालाप करते हुए



दि.वि.प्रा. के विभिन्न हरित क्षेत्रों का दौरा करते हुए इन्द्रप्रस्थ पार्क में भीड़िया कार्मिक

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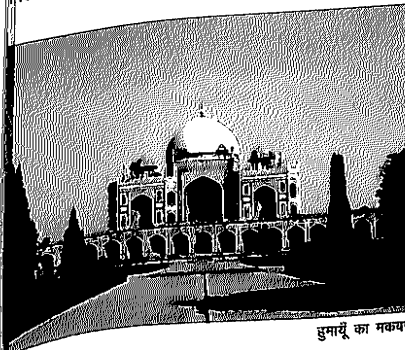
## दिल्ली— एक ऐतिहासिक आश्चर्य

दिल्ली नगर उतना ही पुराना है, जितनी कि सभ्यता। यह नगर भव्य कलाओं और राजकुमारों, उच्च सुसंस्कृत, विद्वान और सुसभ्य लोगों का नगर रहा है। दिल्ली शक्तिशाली साम्राज्यों और कभी राजाओं की उत्तराधिकारी राजधानी का नगर है। इतिहास के अनुसार इस नगर का अलग-अलग स्थलों पर सात बार उत्थान प्रदान हुआ।

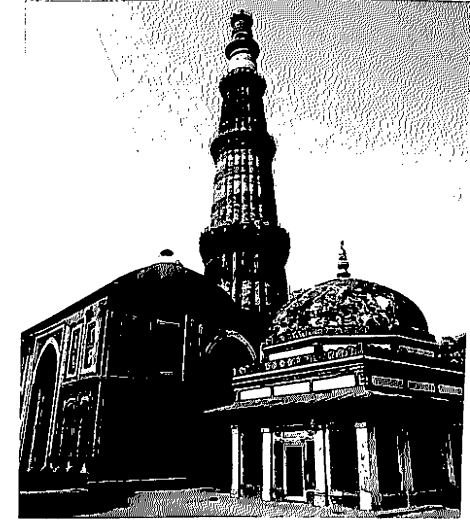
दिल्ली का सबसे पहले उल्लेख प्रसिद्ध महाकाव्य 'महाभारत' में मिलता है, जिसके अनुसार पुराना किला (ओल्ड फोर्ट) और हुमायूँ के किले के बीच किसी स्थान पर 1400 ईसा पूर्व के लगभग इन्द्रप्रस्थ का नगर बसाया गया।

'दिल्ली' का ऐतिहासिक संदर्भ वास्तव में पहली शताब्दी ईसा पूर्व को मिलता है, जब राजा धीतू ने कुतुब मीनार के समीप एक नगर बनाया और वह शहर उनके नाम पर रखा गया। दिल्ली के प्राचीन नाम दिल्ली, देहली, दिली और धिल्ली हैं।

दिल्ली का अन्य उल्लेख राजा अनंग पाल के शासन के समय का है, जो 11वीं शताब्दी में अपने किला बनवाया। 11वीं शताब्दी ए.डी. में तुगलक के राजा अनंगपाल, एक तोमर राजा ने कुतुब मीनार के समीप अपने राजधानी नगर के रूप में लाल कोट की स्थापना की। यह दिल्ली का पहला नगर था। अनंगपाल के उत्तराधिकारियों ने 12वीं शताब्दी तक इस किले से अपना शासन चलाया, जब तक अजमेर के चौहान राजपूत राजा विसल देव ने दिल्ली को जीत लिया।



हुमायूँ का मकबरा



कुतुब मीनार

12वीं शताब्दी के अंत में मोहम्मद गौरी ने अफगानिस्तान से आकर आक्रमण किया और विसल देव के पोते पृथ्वी राज पर विजय पाई और दिल्ली पर कब्जा कर लिया। तथापि, वह अपने विश्वासपात्र अल्लाउद्दीन खिलजी के हाथों में अपनी नयी सल्तनत सौंप कर अफगानिस्तान वापिस चला गया। लालकोट 1303 तक राजधानी रहा, जब खिलजी ने सीरी में आक्रमणकर्ता राजपूतों को हटाया और उस क्षेत्र में दिल्ली का दूसरा नगर बनाया।

दिल्ली के तीसरे और चौथे नगरों की स्थापना तुगलक शासन (1320-1412) के दौरान हुई। ग्यासुद्दीन तुगलक ने तुगलकाबाद की स्थापना की, जिसे बनाने में चार वर्ष लगे परन्तु पानी की कमी के कारण यह नगर शीघ्र ही उजड़ गया। सुलतान मोहम्मद-बिन-तुगलक ने खुले मैदानी क्षेत्र में रहने वाले अपने लोगों को आक्रमणकर्ताओं से बचाने के लिए कुतुब मीनार के निकट दिल्ली के चौथे नगर जहांपनाह का निर्माण किया।

दिल्ली के पांचवे नगर की स्थापना फिरोज शाह तुगलक (1351-88) ने की और उस नगर का नाम फिरोजाबाद रखा, जो वर्तमान के फिरोजशाह कोटला के समीप स्थित था।

मुगल बादशाह हुमायूँ ने 1533-34 के बीच प्राचीन नगर इन्द्रप्रस्थ के क्षेत्र में दिल्ली का छठा नगर पुराना किला बनाया। अफगान लड़ाकू शेर शाह सूरी द्वारा (1530-39) आक्रमण करने के कारण उसे पुराना किला छोड़कर शीघ्र ही भागना पड़ा। शेरशाह सूरी ने किले में एक

खूबसूरत हाल और मस्जिद बनायी तथा 1555 तक, जब हुमायूँ पुनः सत्ता में आया और उसने किले को पुनः अपने कब्जे में नहीं ले लिया, शासन किया।

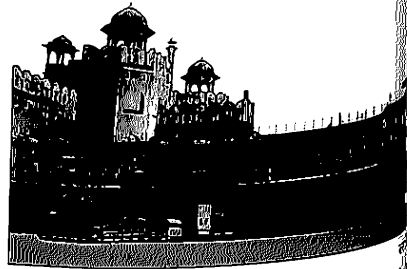
बादशाह शाहजहां ने दिल्ली का सातवां नगर शाहजहानाबाद अथवा पुरानी दिल्ली, का निर्माण 1638 और 1649 के बीच किया। इस नगर में प्रसिद्ध लाल किला, जामा मस्जिद हैं। इसमें मुगल वास्तुकला के कुछ अन्य उत्कृष्ट उदाहरण भी देखने को मिलते हैं।

दिल्ली के आठवें नगर, जिसे अब नई दिल्ली के नाम से जाना जाता है, का औपचारिक उद्घाटन 1931 में हुआ। भारतीय साम्राज्य की राजधानी के 1911 में कलकत्ता से दिल्ली में स्थानांतरित करने के निर्णय के कारण सर एडविन लुटियन और सर हरबर्ट बेकर को भारत के गौरव को ध्यान में रखकर नगर का डिजाइन बनाने का कार्य सौंपा गया। यह नवीन नगर आज आधुनिक भारत की राजधानी है।

बंटवारे के बाद दिल्ली में शरणार्थियों की बाढ़ सी आ गयी। अनुमानतः 5,00,000 लोगों ने इस नगर में शरण ली, जिसके कारण केवल कुछ ही महीनों की अवधि में नगर की जनसंख्या दुगुनी होकर 1.8 मिलियन तक जा पहुंची।

स्थिति की अत्यावश्यकता को देखते हुए इन शरणार्थियों को 36 नव-निर्मित कालोनियों में आनन-फानन में बसाया गया, परन्तु यह कार्य अव्यवस्थित तरीके से हुआ। बढ़ी हुई जनसंख्या के दबाव के कारण नगर की नागरिक सेवाएं टप हो गयीं।

अतः सरकार ने राजधानी के विकास की योजना बनाने और उसे नियंत्रित करने के लिए सन् 1950 में श्री जी.डी. बिरला की अध्यक्षता में एक समिति का गठन किया।



इस समिति ने "दिल्ली के सभी शहरी क्षेत्रों के लिए एकल-परिचालित नियंत्रण प्राधिकरण" बनाने की अनुशंसा की। इसके परिणामस्वरूप दिल्ली (भवन कार्यों पर नियंत्रण) अध्यादेश, 1955 को लागू किया गया। दिल्ली विकास (अंतिम) प्राधिकरण का गठन किया गया।

अंत में सन् 1957 में संसद ने दिल्ली विकास अधिनियम पारित किया और इस अधिनियम के अंतर्गत दिल्ली विकास प्राधिकरण का वर्तमान नाम मिला तथा जिम्मेदारियों का दबाव भी सहने को दिल्ली विकास अधिनियम की धारा 6 के अंतर्गत दिल्ली विकास प्राधिकरण का घोषणा-पत्र निम्नलिखित है :

"योजना के अनुसार दिल्ली के विकास का उन्नयन करने के लिए उसको सुनिश्चित करना होगा तथा उस प्रयोजन के लिए प्रयोज्य भूमि और अन्य सम्पत्ति का अर्जन, धारण, प्रबंध और व्यय करने, निर्माण, इंजीनियरिंग, खनन और अन्य सक्रियताएं करने, जल, विद्युत के प्रदाय, मल-व्ययन और अन्य सेवाओं और सुख-सुविधाओं के संबंध में कार्य निष्पादित करने और साधारणतः ऐसे विभिन्न प्रयोजनों के लिए तथा उससे आनुषंगिक प्रयोजनों के लिए अर्थोपार्जन या समीचीन कोई भी बात करने की शक्ति होगी"।

दि.वि.प्रा. आज अद्भुत रूप से विभिन्न प्रकार के और नए-नए नगर-निर्माण कार्यक्रमों को कर रहा है। भूमि के बड़े क्षेत्रों को अधिग्रहण से लेकर आवासीय परिसरों, हरित पट्टियों, बाजारों, व्यावसायिक केन्द्रों के विकास और अन्य कार्य इसके कार्यक्रमों में शामिल हैं।

सन् 1962 में सन् 1982 तक के परिप्रेक्ष्य के साथ दिल्ली की मुख्य योजना तैयार की गयी। सन् 1990 में एक व्यापक संशोधन योजना तैयार की गयी और इस बार सन् 2001 तक का कार्यक्रम तैयार रखा गया।

अब, इस नयी सहस्राब्दि में दि.वि.प्रा. ने दिल्ली मुख्य योजना के साथ अपने नये लक्ष्य निर्धारित किए हैं, जिसके कारण अगले दशकों में नगर का चहुंमुखी विकास होने की आशा है।

## वर्ष की उपलब्धियां

वर्ष 2004-2005 के दौरान खेलकूद कार्यक्रमों और हरित क्षेत्रों के विकास के लिए आधारिक संरचना विकास सहित भूमि के अधिग्रहण विकास, आवासों के स्टॉक और आधारिक-संरचना में वृद्धि हुई है। वर्ष 2004-2005 से विकसित व्यावसायिक केन्द्रों, मुख्य हरित क्षेत्रों के विकास में आयी है और शहरी विकास के बहुविध पहलुओं पर जोर दिया गया है। योजना व्योम्बो, वेबसाइट, सलाहकारों और टेलीकाउन्सिलिंग आदि संरचना का प्रभावी प्रसार किया गया, जिससे दि.वि.प्रा. के कार्यों के सभी लेनदेनों में पारदर्शिता देखने को मिलती है। वर्ष 2004-2005 में पूर्ण संतुष्टि की सेवाएं और ऐसी सेवाएं जो उनको अधिकतम लाभदायक हो, प्रदान करके ग्राहकों तक पहुंच बनाने के लिए प्रयास किए गए हैं।

### आवास

निर्माण-कार्य : चल रही विभिन्न योजनाओं के पंजीकृत कार्यक्रमों की बकाया संख्या को निपटाने के लिए निर्माण-कार्य कार्यक्रमों में तेजी लायी गयी। इस वित्तीय वर्ष के आरंभ में 23016 आवासों का निर्माण-कार्य चल रहा था। दिनांक 01.04.2005 को इनमें से 9896 आवासों का निर्माण-कार्य पूरा हो चुका था और 9866 अन्य आवासों का निर्माण-कार्य चल रहा था, जिनमें 2361 उ.आ.व., 1482 म.आ.व. और 6123 नि.आ.व. श्रेणियों के आवास थे। (पृष्ठ 23 देखें)

आवंटन : वर्ष 2004-05 के दौरान चल रही विभिन्न आवासीय योजनाओं के अंतर्गत 12,939 प्लेट आवंटित किए, 14,741 पंजीकृत व्यक्ति आवंटन के लिए प्रतीक्षारत थे। 2 नयी आवासीय योजनाएं आरम्भ की गयीं। (क) जून, 2004 में शुरू की गयी दो शयन-कक्ष आवास योजना-2004 (ख) अक्टूबर, 2004 में शुरू की गयी त्र्योहार आवास योजना-2004 शामिल है।



एस.एफ.एस. प्लेट. सेक्टर-18, रोहिणी



स्वर्ण जयंती पार्क, रोहिणी

### 2.3 भूमि अधिग्रहण/विकास

आवासीय, औद्योगिक, व्यावसायिक, सांस्थानिक आदि के लिए भूमि की बढ़ती हुई मांग को पूरा करने के लिए दि.वि.प्रा. ने रोहिणी, जसोला, द्वारका, नरेला आदि में बड़े पैमाने पर भूमि विकास कार्यक्रम आरम्भ किया।

वर्ष 2003-04 में 770.70 एकड़ भूमि के मुकाबले में वर्ष 2004-05 के दौरान 1765.60 एकड़ भूमि का वास्तविक कब्जा लिया गया। इसके अतिरिक्त, वर्ष 2004-05 में 719.64 एकड़ भूमि अधिग्रहण के लिए अधिसूचित की गयी।

### 2.4 भूमि का निपटान

- आवासीय प्लॉट : वर्ष 2004-05 के दौरान रोहिणी आवासीय योजना-1981 के अंतर्गत विभिन्न श्रेणियों के 4291 प्लॉट आवंटित किए गए। मार्च, 2005 को 27,043 पंजीकृत व्यक्ति आवंटन के लिए प्रतीक्षारत थे।
- 176 अन्य आवासीय प्लॉटों का भी निपटान किया गया और प्राथमिक के रूप में 126.28 करोड़ रु. की राशि वसूल की गयी। इन 176 आवासीय प्लॉटों में से 98 का निपटान नीलामी द्वारा और शेष 78 का निपटान उन व्यक्तियों को, जिनकी भूमि अधिग्रहीत की गयी थी, लाटरी द्वारा ज़ा निकाल कर किया गया।
- व्यावसायिक प्लॉट : वर्ष 2004-05 के दौरान 116 व्यावसायिक प्लॉटों का निपटान नीलामी द्वारा किया गया और इससे 1987 करोड़ रु. की राशि प्राप्त हुई।
- वर्ष 2004-05 के दौरान कुल 376 दुकानों का निपटान लाटरी के ज़रा द्वारा और निविदाएं आमंत्रित करके किया गया।

### 2.5 व्यावसायिक केन्द्रों का विकास

दि.वि.प्रा. ने विभिन्न श्रेणियों के 630 व्यावसायिक परिसरों का निर्माण/विकास किया। दि.वि.प्रा. द्वारा निर्मित व्यावसायिक केन्द्रों में स्वास्थ्यप्रद वातावरण व्यवस्था के लिए यह निर्णय लिया गया कि पुराने व्यावसायिक केन्द्रों को दि.न.नि. से लेकर उनका विकास किया जाए।

चरण-1 में, 93 व्यावसायिक परिसरों, जिनमें एक जिला केन्द्र, 15 समाज सदन, 54 स्थानीय बाजार और 23 सुविधा बाजार शामिल हैं, में पुनर्विकास कार्य शुरू किया गया। वर्ष 2004-05 के दौरान 84 व्यावसायिक केन्द्रों में सुधार कार्य पूरा किया गया।

## 2.6 हरित क्षेत्रों का विकास और रखरखाव

नगर में वायुप्रद स्थल के रूप में कार्य करने वाले हरित क्षेत्रों के विकास पर पर्याप्त ध्यान दिया गया। दि.वि.प्रा. ने 4 क्षेत्रीय पार्कों, 111 जिला पार्कों, 25 नगर वन, 605 मुख्य योजना हरित क्षेत्र/क्षेत्रीय हरित क्षेत्र/हरित पट्टियों, 255 समीपवर्ती पार्कों, 1872 समूह आवासीय हरित क्षेत्रों, 13 खेल परिसरों और एक मिनी खेल परिसर के रूप में लगभग 4585 हेक्टेयर हरित क्षेत्रों का विकास किया। वर्ष के दौरान बड़े पैमाने पर चलाए गए वृक्षारोपण अभियान में लगभग 4.47 लाख पौधे लगाये गये। नये मैदानों (लॉन) के रूप में 180.85 एकड़ भूमि का विकास किया गया और 26 बाल उद्यानों का भी विकास किया गया।

## 2.7 दिल्ली मुख्य योजना - 2021

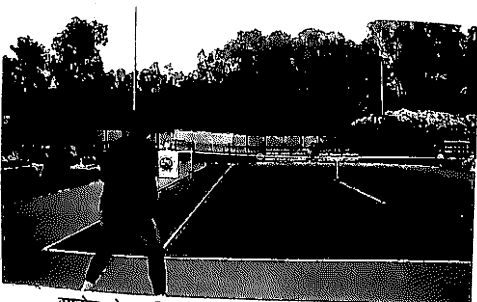
दिल्ली मुख्य योजना-2021 के मसौदे को अंतिम रूप दिया गया और इसे प्राधिकरण द्वारा अनुमोदित किया गया तथा जनता से आपत्तियाँ एवं सुझाव आमंत्रित करने के लिए इसे भूमि उपयोग योजना के साथ केन्द्र सरकार द्वारा भी भारत के राजपत्र में प्रकाशन के लिए अनुमोदित किया गया। इसे दि.वि.प्रा. की वेबसाइट में भी डाला गया है। भूमि को इक्वटा करने और भूमि के विकास तथा आवासीय क्षेत्र के विकास के लिए निजी क्षेत्र की भागीदारी सहित योजना में कई नई नीतियों का शुभारम्भ किया गया। मुख्य योजना की निरंतर समीक्षा और निगरानी के लिए योजना में ही कार्यवाही करने की व्यवस्था की गयी है।

## 2.8 अवैध निर्माण गिराना

अवैध निर्माण गिराने की 326 कार्रवाई की गयीं, जिनमें 14937 अनधिकृत ढांचों को हटाया गया और लगभग 181 एकड़ भूमि अतिक्रमण से मुक्त करायी गयी।

2.9 वित्तीय प्रशासन को सरल एवं कारगर बनाने के लिए कई कदम उठाए गए। इनमें शामिल हैं:

1. प्राधिकरण की राजस्व प्राप्ति पर जोर।



साकेत खेल परिसर में खेले जा रहे लॉन टेनिस मैच का दृश्य

2. सख्त वित्तीय नियंत्रण द्वारा संस्थापना और आकरिका नियंत्रण रखना।
3. भू-भाटक और लाइसेंस शुल्क संग्रहण आदि का कठोर करवाना (आउटसोर्सिंग) और आवासीय योजनाओं में भी शामिल करना।
4. आवासों के निर्माण और भूमि के विकास में निजीकरण करने की शक्ति प्राप्त है। प्राधिकरण का शाश्वत उत्तराधिकार भागीदार बनाना।
5. मेट्रो, मुख्य योजना सड़कों और फ्लाईओवरों के निर्माण के लिए एक कॉमन सील (मोहर) है। यह मुकदमा कर सकता है और इस मुकदमा किया जा सकता है। श्री बी.एल. जोशी, एक विख्यात वकील हैं, जिन्होंने दिनांक 9.6.2004 को दिल्ली के उपराज्यपाल और दि.वि.प्रा. का पदभार संभाला तथा वे संगठन के विविध कलापों के संबंध में निरंतर निदेश देते रहते हैं।

## 2.10 कोटि नियंत्रण

इसकी विभिन्न चल रही परियोजनाओं में कोटि सुनिश्चित करने के लिए कोटि नियंत्रण विभाग ने 366 निरीक्षण किए, 385 यादगिरि एकात्रित किए और अपनी प्रयोगशाला में 9825 परीक्षण (टेस्ट) किए।

## 2.11 प्रशिक्षण

प्रौद्योगिकी में तेजी से हो रहे परिवर्तन, विशेष रूप से सूचना प्रौद्योगिकी के लागू होने के कारण कर्मचारियों को अद्यतन जानकारी देने के लिए प्रशिक्षण अनिवार्य हो गया है। दि.वि.प्रा. के प्रशिक्षण संस्थान विभागीय कार्यक्रमों का आयोजन किया, जिसमें 2513 कर्मचारियों का प्रशिक्षण प्रदान किया गया। इसके अतिरिक्त, 193 कर्मचारियों को 60 बाह्य प्रशिक्षण के लिए नामित किया गया।

## 2.12 ग्राहक-संतुष्टि के प्रयास

वर्ष के दौरान विभिन्न लेनदेनों और कार्यविधियों के संबंध में ग्राहकों को अधिकतम प्रसार सुनिश्चित करने और उसे आकर्षित करने के लिए सुविधाजनक रूप से उपलब्ध कराने के लिए गम्भीर प्रयास किए गए। इस दिशा में निम्नलिखित प्रयास किए गए:

- i) **टेलीफोन सलाह सेवा** : आरम्भ की गयी, जिसमें आवासीय क्षेत्रों के विभिन्न लेनदेनों से संबंधित सारी सामान्य सूचनाएं प्रदान की जाती हैं।
- ii) **सूचना क्योस्क** : दि.वि.प्रा. के विकास सदन और मीनार स्थित कार्यालयों में टच स्क्रीन प्रौद्योगिकी के साथ क्योस्क लगाए गए। ये क्योस्क प्राथमिकता संख्या, योजना पद्धतियों, नीतियों आदि के संबंध में सारी सूचना प्रदान करते हैं और इन क्योस्कों से नाममात्र के शुल्क पर विभिन्न लेनदेन प्रारूप भी डाउनलोड किए जा सकते हैं।
- iii) मुख्य योजना सहित सारी नयी परियोजनाओं/नीतियों की सूचना शामिल करके ग्राहकों को अधिकतम सूचना प्रदान करने के लिए दि.वि.प्रा. ने विद्यमान वेबसाइट को अपडेट बनाया है।
- iv) सुविधा केन्द्र के कर्मचारियों के साथ-साथ सलाहकार प्रशिक्षण प्रदान करके और उनकी संख्या बढ़ा कर सेवा को और मजबूत बनाया गया।
- v) स्वागत कक्ष एवं सुविधा केन्द्र के क्षेत्र का विस्तार किया गया है और शीघ्र ही उसके चालू होने की सम्भावना है।

## प्राधिकरण का प्रबंध-तंत्र



आतंकवाद विरोध दिवस के अवसर पर उपाध्यक्ष, दि.वि.प्रा. श्री मधुकर गुप्ता, दि.वि.प्रा. अधिकारियों एवं कर्मचारियों को शपथ दिलाते हुए

## 3.2 सलाहकार परिषद :

यह दिल्ली विकास अधिनियम, 1957 की धारा-5 के अंतर्गत गठित समिति है, जो प्राधिकरण को मुख्य योजना तैयार करने और योजना एवं विकास से सम्बन्धित ऐसे अन्य मामलों अथवा उनसे उठे मामलों अथवा इस अधिनियम के प्रशासन के संबंध में प्राधिकरण द्वारा उसको भेजे गये मामलों में सलाह देती है। वर्ष के दौरान सलाहकार परिषद का गठन निम्नानुसार था :

1. श्री विजय कपूर, अध्यक्ष	1.4.04 से 9.6.04
श्री बी.एल. जोशी, अध्यक्ष	9.6.04 से 31.3.05
2. लोक सभा सदस्य	
i) श्री अवतार सिंह भड़ाना	1.4.04 से 2.8.04
ii) श्रीमती डा. अनिता आर्य	1.4.04 से 2.8.04
iii) श्री किशन सिंह सांगवान	2.8.04 से 31.3.05
iv) श्री सज्जन कुमार	2.8.04 से 31.3.05
3. राज्य सभा सदस्य	
i) श्री हंस राज भारद्वाज	1.4.04 से 2.8.04
ii) श्री आर.के. आनन्द	2.8.04 से 31.3.05
4. उपाध्यक्ष	
मधुकर गुप्ता	1.4.04 से 31.3.05
5. सदस्य	
i) श्री हीरेन टोकस, पार्षद, दि.न.नि.	1.4.04 से 31.3.05
ii) श्री सुदीप सिंह, पार्षद, दि.न.नि.	1.4.04 से 31.3.05
iii) श्री रोहित मनचंदा, पार्षद, दि.न.नि.	1.4.04 से 31.3.05
iv) श्रीमती निर्मला वत्स, पार्षद, दि.न.नि.	1.4.04 से 31.3.05
v) श्री जे.पी. गौयल	
vi) श्री चतर सिंह	





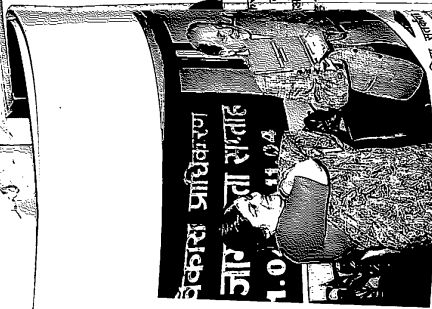


5.16 दो विस्तारणीय आवास योजनाओं के खातों के कम्प्यूटरीकरण के पायलट प्रोजेक्ट का कार्य किया गया, जिससे पता चला कि आवंटियों से लगभग 40 करोड़ रु. बचूँले जाते हैं। आवास विभाग को इनकी बचूँली के लिए आवश्यक कार्यवाही करने की सलाह दी गई।

5.16 अनधिकृत निर्माण को गिराते समय मन्मूर्ती के जोखिम को नियंत्रित करने के लिए आवास प्रदर्शन से संबंधित एक परिपत्र जारी किया गया। उन्हें अनधिकृत निर्माण गिराने के उपरिष्ठ के रखरखाव की सलाह दी गई जिसमें अनधिकृत निर्माण/अतिक्रमण का विवरण देते हुए विधिवार, क्षेत्रवार निर्माण गिराने के आदेशों के निष्पादन का विवरण देते हैं। यह सुनिश्चित करना कि अनधिकृत निर्माण गिराने के आदेशों को को एक समान रूप में लिया जाएगा और अनधिकृत निर्माण गिराने के कार्यक्रम में कनिष्ठ अधिकारियों का एक प्रमाणपत्र होगा कि क्षेत्र में सभी सम्पत्तियों को ठहर किया गया है।

5.17 तत्पर्यता पर नियन्त्रण रखने के लिए अन्य परिपत्र जारी किया गया था, जो दि. वि. प्र. के सार्वजनिक पुनर्वासि विभागों में मौजूद होता है। यह सम्बन्धित सहायकों द्वारा एक दैनिक डायरी के रखरखाव की आवश्यकता पर जोर देता है चाकि उनके द्वारा "पहले आओ पहले सेवा पत्रों" के सिद्धांत को अपनाया जाए। सम्बन्धित सहायकों की इन दैनिक डायरियों की सहायक निदेशक द्वारा साप्ताहिक आधार पर और वरिष्ठ अधिकारियों द्वारा मासिक और मासिक आधार पर जांच की जाती है।

5.18 समय-समय पर अनुदेश जारी किए गए जिनका उद्देश्य था प्रक्रिया को सरल करना और पारदर्शिता लाना। दिए गए एक सुझाव का अधिक आर्थिक प्रभाव था कि आवासीय उद्देश्यों के लिए 30 मीटर चौड़ी



सड़कों पर वैकल्पिक आबंटन न किए जाएं, फिर भी दि. वि. प्र. के सार्वजनिक पुनर्वासि विभागों में दि. वि. प्र. द्वारा एक नौति-निर्णय को अंतिम रूप दिया जा रहा है। दि. वि. प्र. के 10 कर्मचारियों को दि. वि. प्र. की सेवाओं के लिए ट्राफिक/प्रमाणपत्र दिए गए।

5.20 उपायक, दि. वि. प्र. द्वारा सारकता जगजगत् अक्सर पर निम्नलिखित विषयों पर सारकता जगजगत् 3 पुस्तिकाओं को जारी किया गया।

(क) देके एवं मध्यस्थता पर पुस्तिका

(ख) कार्य-आदेश पर पुस्तिका

(ग) आवास विभाग द्वारा मध्यस्थता से ग्री-होल्डिंग पर पुस्तिका।

### विधि विभाग

युवा द्वारा अथवा उसके रिश्तेदार द्वारा सही मुकदमेबाजी के की देखभाल विधि विभाग करता है। दि. वि. प्र. की विभिन्न शाखाओं के शाखाध्यक्षों द्वारा उनको भेजे गए मामलों में यह कार्य भी देता है।

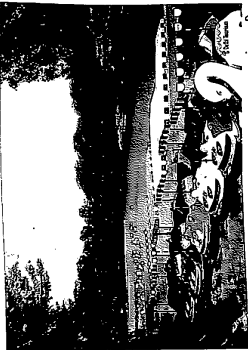
**भूमि प्रबन्ध विभाग**  
उच्च न्यायालय मामले  
1. 31.3.04 को लखित कुल मामले 2315  
2. 1.4.04 से 31.3.05 तक लखित गए मामले 339  
3. 2004-05 के दौरान निर्णित किए गए मामले 415  
4. ई की सब के अतिरिक्त 31.3.05 को 2239  
कुल लखित मामले

प्र. के सब में 97% मामले निर्णित/निपटार गए।  
विवादास्पद मामले  
1. 31.3.04 तक कुल मामले 1802  
2. 1.4.04 से 31.3.05 तक प्राप्त गए मामले 350  
3. निर्णित मामले 323  
4. 31.3.05 को लखित मामले 1829

एच.ए.सी. मामले  
1. 31.3.04 को लखित कुल मामले 946  
2. 1.4.04 से 31.3.05 तक प्राप्त गए मामले 184  
3. निर्णित मामले 286  
4. 31.3.05 को लखित मामले 836

**न्यायालय मामलों का कम्प्यूटरीकरण**  
न्यायालय मामलों का कम्प्यूटरीकरण  
1. उच्च न्यायालय 328  
2. मामलों की कुल संख्या 273  
3. दर्ज  
4. उच्च न्यायालय 4277  
5. कुल मामले 3121  
6. दर्ज  
7. अदालत

8. उच्च न्यायालय 1829  
9. कुल मामले 1107  
10. दर्ज  
11. अदालत 1045



संयुक्त शैली

**उच्चतम न्यायालय में लखित मामलों का विवरण**  
1. 31.3.04 को लखित कुल मामले 276  
2. 1.4.04 से 31.3.05 तक प्राप्त गए मामले 67  
3. वर्ष 2004-05 के दौरान निर्णित कुल मामले 15  
4. 31.3.05 को लखित कुल मामले 328

**संदर्भाधीन उदाहरण के दौरान निर्णित मुख्य मामले**  
6.1.1 दि. वि. प्र. बनाम बही राम शर्मा और संबन्धित मामले सी.ए.नं. 87/87/2002

यह मामला गाँव कोडरती एवं दलपुत्र में अधिप्राप्त भूमि के बाजार मूल्य की मुद्रि से संबंधित है। भारतीय उच्च न्यायालय ने बाजार मूल्य 76.50 रु. प्रति वर्ग गज से 345/- रु. प्रति वर्ग गज बढ़ा दिया। दि. वि. प्र. ने उच्चतम न्यायालय में एच.ए.एल.पी. दायर की और भारत के तत्कालीन ए. एस.जी. श्री मुकुल रोहतगी को नियुक्त किया। भारतीय उच्चतम न्यायालय ने गाँवों के लिए उपस्थित हुए वरिष्ठ काउंसिल की सुनवाई के पश्चात, उच्च न्यायालय द्वारा नियत किए गए बाजार मूल्य को दिनांक 3.8.2004 के आदेशानुसार अपास्त किया। कुछ वर्षों के बाद दिनांक 3.8.2004 के उच्चतम न्यायालय में दर्ज की गई। इसके बाद निर्णायक याचिका भी उच्चतम न्यायालय में दर्ज की गई। इसको भी 4 भारतीय याचिका भी उच्चतम न्यायालय में दर्ज की गई। इसको भी 4 भारतीय याचिका के बीच द्वारा दिनांक 31.3.2005 के आदेशों द्वारा खारिज कर दिया गया। उपर्युक्त आदेशों के द्वारा दि. वि. प्र. ने लगभग 200 करोड़ रु. की राशि बचाई। सम्बन्धित मामलों को भी तत्पुनः निर्णित किया गया।

6.1.2 (i) एच.ए.एल.पी. सं. 22053/04, श्री एस.एस. बाबा बनाम यू.ओ.एल. (ii) 2004 की एस.एस. बाबा बनाम श्री एस. एस. बाबा बनाम यू.ओ.एल. एवं दि. वि. प्र.। उपर्युक्त एच.एल.पी. महतारी गाँव (सतलुज) में भूमि के अधिग्रहण से संबंधित है। दि. वि. प्र. ने इन मामलों में कनिष्ठ दायर की और एस.एल.पी. के रिफाइंड श्री मुकुल रोहतगी, सुप्रीम ए.एस.जी. को नियुक्त किया। एच.एल.पी. दिनांक 1.11.2004 को सुप्रीम कोर्ट पर, दि. वि. प्र. के अधिप्राप्तियों विरुद्ध के कारण, विना किसी नोटिस के एस.एल.पी. खारिज हो गईं।



**6.1.3 एस.एल.पी. सं. 3621/04; एच.एल. मल्होत्रा बनाम यू.ओ.आई.**

इस मामले में शालीमार बाग आवासीय योजना में स्थित आजादपुर गांव का भूमि अधिग्रहण शामिल था। दि.वि.प्रा. को उच्च न्यायालय में पार्टी नहीं बनाया गया था। तथापि, शहरी विकास मंत्रालय से संदर्भ की प्राप्ति पर दि.वि.प्रा. ने एडवोकेट श्री वी.बी. सहार्या के माध्यम से मामले में हस्तक्षेप किया और दिनांक 3.1.2005 के आदेश के द्वारा एस.एल.पी. को खारिज करवाया।

**6.1.4 एस.एल.पी. सं. 11313/03; श्री एन.के. नागपाल बनाम दिल्ली नगर निगम एवं दिल्ली विकास प्राधिकरण**

यह लाडो सराय गांव के अधिग्रहण मामले से संबंधित है। यह भूमि कुतुब मीनार के समीप विरासत जौन के अन्तर्गत स्थित है, जिनकी मोनिटरिंग शहरी विकास मंत्रालय में एक कमेटी द्वारा की जाती है। दि.वि.प्रा. ने मामले में विस्तृत जवाबी शपथपत्र दायर किया। माननीय उच्चतम न्यायालय ने पार्टियों के लिए काउंसिल की सुनवाई के पश्चात दिनांक 3.1.2005 के आदेश के द्वारा एस.एल.पी. को खारिज किया।

**6.1.5 एस.एल.पी. सं. 20256/03; श्री फिराय राम बनाम यू.ओ.आई.**

यह भी सरिता विहार आवासीय योजना के समीप गांव अली में स्थित भूमि के संबंध में भूमि अधिग्रहण मामला है। दि.वि.प्रा. ने एक विस्तृत जवाबी शपथपत्र दायर किया जिसमें दर्शाया कि याचिकाकर्ता के पूर्वजों द्वारा दायर की गई रिट याचिका उसी आधार पर पहले ही खारिज हो चुकी है, जिसका याचिकाकर्ता द्वारा खुलासा नहीं किया गया। न्यायालय ने पार्टियों के लिए काउंसिल की सुनवाई के पश्चात दिनांक 17.1.2005 के आदेश द्वारा रिट याचिका को खारिज कर दिया।

**जिला न्यायालय**

**6.1.6 आजाद सिंह बनाम दि.वि.प्रा. एवं अन्य वाद सं. 1494/02; खसरा सं. 2797/2026/1675/11 महरोली**

इस मामले को 4.12.04 को श्री जी.पी. मित्रल, ए. डी. जे. दिल्ली द्वारा निर्णीत किया गया। न्यायालय ने वादी के वाद को खारिज किया। यह महरोली गांव का एक अति महत्वपूर्ण मामला था, जिसमें भूमि का एक बड़ा भूखण्ड शामिल था।

**6.1.7 मुल्क राज मल्होत्रा बनाम दि.वि.प्रा. वाद सं. 748/02/89; खसरा संख्या 3521/1960 (21 वीघा) बसाई दारापुर**

वादी ने स्थायी व्यादेशों के लिए न्यायालय के समक्ष एक वाद दर्ज किया। विवादित भूमि खसरा सं. 3521/1960 बसाई दारापुर का एक भाग है। न्यायालय ने वादी के स्थगन आवेदन को खारिज किया। उसके पश्चात वादी ने सिविल जज के आदेश के विरुद्ध एक अपील दायर की। वह भी खारिज हो गई। अन्त में वादी ने वाद को वापिस ले लिया।

**6.1.8. महन्त सुरेन्द्र नाथ बनाम दि.वि.प्रा., वाद सं. 2239/97**

यह वाद वादी द्वारा ए.डी.जे. दिल्ली की अदालत में दर्ज किया गया। वाद भूमि बहापुर के खसरा न. 700, 701, 702 और 703 से संबंधित है। वाद दिनांक 25.11.04 को खारिज हो गया।

**6.1.9 जगदीश चन्दर आहूजा बनाम दि.वि.प्रा. सं. 5/04**

वादी राजौरी गार्डन दि.वि.प्रा. पार्क में 800 वर्ग गज का चरण सरस्वती शिशु मंदिर चला रहा था। अपील दि.वि.प्रा. के पक्ष में 2000 रु. की लागत के साथ तितारपुर गाँव के खसरा सं. 18/7/2/1 से संबंधित

**6.1.10 मैसर्स आहूजा ढाबा बनाम दि.वि.प्रा. सं. 3/2004**

अपीलकर्ता द्वारा दि.वि.प्रा. के विरुद्ध सार्वजनिक परिवहन अधिनियम के अन्तर्गत एक अपील दायर की गई। वाद 958/29, लकड़ मंडी कदम शरीफ एस्टेट से संबंधित 04 को अपीलकर्ता के विरुद्ध और दि.वि.प्रा. के पक्ष में 04 को अपीलकर्ता के विरुद्ध और दि.वि.प्रा. के पक्ष में मौलिया खान की एक अति महत्वपूर्ण परियोजना, जो तितारपुर गाँव के खसरा सं. 18/7/2/1 से संबंधित

**6.1.11 शंकर दास पागल बाबा बनाम दि.वि.प्रा. सं. 16/03**

यह दि.वि.प्रा. के लिए एक महत्वपूर्ण मामला था। वीघा जमीन पर वादी द्वारा अतिक्रमण किया हुआ था। करोड़ों में था। वाद भूमि यमुना नदी, दिल्ली के किनारे रोड पर स्थित है। न्यायालय ने सम्पदा अधिकारी के दायर वादी की अपील को खारिज कर दिया क्योंकि वादी भूमि पर अनाधिकृत रूप से कब्जा किया हुआ था।

**6.1.12 शंकर दास पागल बाबा बनाम दि.वि.प्रा. सं. 16/03**

इस मामले में वादी ने सिविल जज, दिल्ली की अदालत विरुद्ध एक वाद दायर किया। जज ने दिनांक 5.3.05 रु. की लागत सहित वादी के वाद को खारिज कर दिया। एस्टेट की खसरा सं. 109, 110 की है, जो दि.वि.प्रा. से संबंधित

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**6.1.13 श्रीमती सुनीता शर्मा बनाम दि.वि.प्रा. सं. 05 215/5**

उपर्युक्त वाद खसरा सं. 633/02, गाँव बहापुर के वाद देश के लिए दि.वि.प्रा. के विरुद्ध दर्ज किया गया था। को अन्तरित है। याचिकाकर्ता न्यायालय के समक्ष बयान दिया कि उसने वाद दायर नहीं किया है तथा उसके नाम से दायर किया है। एक लाख की लागत वाली जाँच के आदेश भी दिए।

**6.1.14 रहेजा अस्पताल बनाम यू. ओ. आई सी. सं. 9743/04**

यह रिट याचिका याचिकाकर्ता को अपना संस्थान चलाने प्रबन्ध करने के लिए उसको भूमि के टुकड़े के लिए अथवा एल.ए.एक्ट की धारा 48 के अन्तर्गत भूमि की प्रतिवादी के निर्देश देने के लिए प्रार्थना के साथ याचिका 10000/- रु. की लागत के साथ 3.3.05 को इस

खारिज हो गई कि याचिकाकर्ता वैकल्पिक आबंटन के लिए किसी भी मूलक नागर बनाम यू.ओ.आई डब्ल्यू. पी. सी. 6967/03; श्री चेत राम शर्मा बनाम यू.ओ.आई डब्ल्यू. पी. सी. 7679; श्री महन्त सुरेन्द्र नाथ बनाम यू.ओ.आई डब्ल्यू. पी.सी. 2162/04

उल्लिखित याचिका बहुस्तरीय पार्किंग के निर्माण के लिए बहापुर गाँव में 8 बीघा भूमि की उच्च न्यायालय में दायर किया गया था कि वह अधिग्रहण उच्च न्यायालय ने पहले निर्णय लिया था कि वह अधिग्रहण नहीं करेगा। फिर भी, माननीय उच्चतम न्यायालय को मूल्य को लगभग 80% के अवधारण के लिए प्रति वर्ग गज की दर से 1,80,000/- रु. प्रति वर्ग गज की दर से का दावा किया।

न्यायालय ने 3.3.2005 के निर्णय के द्वारा याचिकाकर्ता के दस्तावेजों पर विश्वास करते हुए 2684/- रु. प्रति वर्ग गज की तुलना प्रदान किया। इस लिए, दि.वि.प्रा. 1,77,316/- रु. प्रति वर्ग गज की राशि बचाने में सफल रहा।

**6.1.11 शंकर दास पागल बाबा बनाम दि.वि.प्रा. सं. 16/03**

यह दि.वि.प्रा. के लिए एक महत्वपूर्ण मामला था। वीघा जमीन पर वादी द्वारा अतिक्रमण किया हुआ था। करोड़ों में था। वाद भूमि यमुना नदी, दिल्ली के किनारे रोड पर स्थित है। न्यायालय ने सम्पदा अधिकारी के दायर वादी की अपील को खारिज कर दिया क्योंकि वादी भूमि पर अनाधिकृत रूप से कब्जा किया हुआ था।

**6.1.12 शंकर दास पागल बाबा बनाम दि.वि.प्रा. सं. 16/03**

इस मामले में वादी ने सिविल जज, दिल्ली की अदालत विरुद्ध एक वाद दायर किया। जज ने दिनांक 5.3.05 रु. की लागत सहित वादी के वाद को खारिज कर दिया। एस्टेट की खसरा सं. 109, 110 की है, जो दि.वि.प्रा. से संबंधित

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**6.1.13 श्रीमती सुनीता शर्मा बनाम दि.वि.प्रा. सं. 05 215/5**

उपर्युक्त वाद खसरा सं. 633/02, गाँव बहापुर के वाद देश के लिए दि.वि.प्रा. के विरुद्ध दर्ज किया गया था। को अन्तरित है। याचिकाकर्ता न्यायालय के समक्ष बयान दिया कि उसने वाद दायर नहीं किया है तथा उसके नाम से दायर किया है। एक लाख की लागत वाली जाँच के आदेश भी दिए।

**6.1.14 रहेजा अस्पताल बनाम यू. ओ. आई सी. सं. 9743/04**

यह रिट याचिका याचिकाकर्ता को अपना संस्थान चलाने प्रबन्ध करने के लिए उसको भूमि के टुकड़े के लिए अथवा एल.ए.एक्ट की धारा 48 के अन्तर्गत भूमि की प्रतिवादी के निर्देश देने के लिए प्रार्थना के साथ याचिका 10000/- रु. की लागत के साथ 3.3.05 को इस

का कोई रिकार्ड उपलब्ध नहीं था। फिर भी, याचिकाकर्ता द्वारा प्रस्तुत किए गए कुछ दस्तावेजों से रिकार्डों का पता लगा और दि.वि.प्रा. द्वारा प्रस्तुत की गई रिपोर्ट के आधार पर सरकार ने निर्णय लिया कि भूमि जारी न की जाए और अधिग्रहण के लिए जाया जाए। 4.3.05 के आदेशों के द्वारा रिट इस आधार पर खारिज हो गई कि वाद भूमि के संबंध में सरकार द्वारा अपनी अधिग्रहण कार्यवाही को करते रहने का निर्णय गैर-कानूनी नहीं है और हस्तक्षेप की आवश्यकता नहीं है।

**6.2 आवास विभाग**

सभी निर्णीत और लंबित मामलों को कम्प्यूटर प्रणाली में दर्ज किया गया है और 1765 मामले निम्नानुसार लंबित हैं :

मार्च 2004 तक लंबित मामलों की संख्या	-	1650
1.4.04 से 31.3.05 तक संस्थाओं के मामले	-	457
1.4.04 से 31.3.05 के दौरान निपटार गए मामले	-	342
1.4.04 से 31.3.05 के दौरान लंबित मामले	-	1765

**6.2.1 रेनु बाली बनाम दि.वि.प्रा., एल.पी.ए.सं. 844/2003**

यह 20% सरचार्ज का एक अति महत्वपूर्ण बंध मामला है। दि.वि.प्रा. ने पहले दक्षिण दिल्ली में आवंटित एस. एफ. एस. प्लेटों पर 20% सरचार्ज लगाने का निर्णय लिया था। इस प्रश्न पर आबंटित उत्तेजित हो गए कि केवल दक्षिण दिल्ली में ही सरचार्ज क्यों लगे, वे दिल्ली उच्च न्यायालय चले गए। अन्त में सिंगल बेंच ने 20% सरचार्ज लगाने के लिए दि.वि.प्रा. का पक्ष लिया। आबंटियों ने एकल जज के निर्णय के विरुद्ध एल.पी.ए. को प्राथमिकता दी और दिल्ली उच्च न्यायालय के मुख्य न्यायाधीश की प्रमुखता में डिवीजन बेंच ने भी समी इन एल.पी.ए. को खारिज कर दिया। दिल्ली उच्च न्यायालय के निर्णय में उसे विभिन्न मुद्दों पर याचिकाकर्ता के साथ-साथ दि.वि.प्रा. द्वारा भी फिर से पुनः-अपील दायर की गई। दोनों पार्टियों की सुनवाई और शामिल भारी विनोय दावों को देखने के पश्चात दिल्ली उच्च न्यायालय की माननीय डिवीजन बेंच ने पूर्ण पीठ गठित की और अब मामला दिल्ली उच्च न्यायालय की पूर्ण पीठ के द्वारा लिया जाएगा।

इस मामले में दि.वि.प्रा. ने श्री पी.पी. मल्होत्रा एडिशनल सालिसीटर जनरल को नियुक्त किया, जिनकी सहायता सुश्री ए. सालवान, स्थायी काउंसिल करेंगी। दि. वि. प्रा.; एकल जज के न्यायालय और दिल्ली उच्च न्यायालय के खण्ड पीठ से पहले ही केंस जीत चुका है। एडिशनल सालिसीटर जनरल की सहायता से मामले को बचाव के समी प्रयास किए जा रहे हैं।

**6.2.2 सुरेन्द्र कुमार मेहता डब्ल्यू.पी.सं. 19095/2004**

यह भी एक अन्य महत्वपूर्ण बंध मामला है, जिसमें पुरानी लागत पर आबंटन का दावा करने के लिए व्यक्तिगत आबंटितियों द्वारा 56 याचिकाएँ दायर की गई क्योंकि उन्होंने पते में परिवर्तन करने के लिए पहले ही सूचना दे दी थी परन्तु दि.वि.प्रा. अपने रिकार्ड/कम्प्यूटर से परिवर्तन नहीं कर पाया और उसने सफल आबंटितियों को उनके पुराने पते पर ही मांग-पत्र भेज दिए। विभाग की ओर से कमी स्वीकार की गई और दि.वि.प्रा. ने एक नीति का मूल्यांकन किया कि जिन मामलों में विभाग की ओर से कमी होगी तो वह पुरानी लागत वसूल करेंगे, उस











व्यावसायिक संस्थानों द्वारा आयोजित प्रशिक्षण, कार्यशालाओं, विचार-गोष्ठियों, सम्मेलनों आदि में भाग लेने के लिए नामित किया गया है, जिसका विवरण निम्नानुसार है :

क्रम सं.	विवरण	वर्ष	प्रशिक्षण कार्यक्रमों की संख्या	भाग लेने वालों की संख्या
1.	प्रशिक्षण संस्थान, दि.वि.प्रा. द्वारा आयोजित प्रशिक्षण	2003-04	120	1460
2.	बाहरी संस्थाओं/एजेंसियों द्वारा आयोजित प्रशिक्षण	2003-04	61	2513
		2004-05	65	211
		2004-05	60	193

7.2.3 विभागीय कार्यक्रमों में प्रशिक्षण कार्यक्रम, जैसे - नि.श्रे.लि. आशुलिपिकों और लेखा कार्मिकों के लिए कार्यक्रम शामिल हैं। सहायकों/वरिष्ठ आशुलिपिकों/उ.श्रे.लि. के लिए नए प्रशिक्षण

मॉड्यूलस और अगले ग्रेड में पदोन्नति के लिए विभागीय पाठ्यचर्या तैयार करने पर विशेष जोर दिया गया।

7.2.4 प्रशिक्षण संस्थान ने कार्मिक विभाग को सहायता के लिए इंजीनियरिंग एवं निर्माण-कार्य विंग-अधिग्रहीत भूमि का विभागीय परीक्षा में बैठने वाले उ.श्रे.लि. और उ.श्रे.लि. के लिए आधारभूत संरचना (सड़कों, नाले, जलापूर्ति, सीवरेज एवं अन्य) का विकास, व्यावसायिक केन्द्रों का विकास/निर्माण कार्य कार्यक्रमों में सहायता देने में भी महत्वपूर्ण भूमिका निभाई। संस्थान ने अनुभाग अधिकारी (उद्यान) के लिए विभागीय परीक्षा में भाग लेने के लिए सफलतापूर्वक आयोजन किया है।

7.2.5 लेखा और अन्य क्षेत्रों में कम्प्यूटर सहायता के लिए अनुप्रयोग में सुधार के लिए भी नियमित कार्यक्रमों का आयोजन किया गया है। इससे दि.वि.प्रा. को विभाग में कम्प्यूटर सहायता की मदद मिली है।

## इंजीनियरिंग एवं निर्माण कार्यकलाप



सेक्टर-18, रोहिणी में टर्न-की आधार पर निर्मित नि.आ.व. के फ्लैट समीपवर्ती पार्कों, मनोरंजनात्मक केन्द्रों, खेल के मैदानों और बच्चों के पार्कों इत्यादि का विकास एवं रखरखाव।

उपर्युक्त कार्यकलापों के संबंध में 2004-05 की उपलब्धियाँ इस प्रकार हैं :

### 8.2 आवासीय भवनों का निर्माण

दिल्ली विकास प्राधिकरण बड़ी संख्या में पंजीकृत/अपंजीकृत व्यक्तियों के लिए विभिन्न श्रेणियों जैसे एस.एफ.एस./एच.आई.जी./एम.आई.जी./एल.आई.जी./जनता/ई.डब्ल्यू.एस. इत्यादि के मकानों का निर्माण करता है। दि.वि.प्रा. द्वारा 1.4.2004 को प्रगतिशील मकानों वर्ष 2004-05 के दौरान पूरे किए गए नये मकानों और 2004-05 के दौरान पूरे किए गए मकानों का संक्षिप्त विवरण नीचे दिया गया है

विवरण	एच.आई.जी.	एम.आई.जी.	एल.आई.जी.	ई.डब्ल्यू.एस/जनता	कुल
1.4.2004 को निर्माणधीन	4695	2861	14980	480	23016
2004-05 के दौरान शुरू किए जाने वाले मकानों का लक्ष्य	1095	1816	4640	392	7943
2004-05 के दौरान शुरू किए गए मकान	16	शून्य	3340	शून्य	3356
2004-05 के दौरान पूरे किए जाने वाले मकानों का लक्ष्य	1848	1664	8670	480	12662
2004-05 के दौरान पूरे किए गए मकान	926	584	7906	480	9896
वे मकान जिनका विभिन्न कारणों से आगे कार्य नहीं किया जा सका*	1424	795	1121	0	3340
1.4.2005 को निर्माणधीन मकान	2361	1482	6123	शून्य	9966

\*सं. 6 में उन मकानों की संख्या दी गई है, जिनका कार्य ठेका रद्द किए जाने, प्रतिकूल स्थान-स्थितियों एवं भूमि अवरोध के कारण कार्य नहीं जा सका।

### व्यावसायिक केन्द्रों का विकास

विकास प्राधिकरण द्वारा विकसित और निपटान किए गए विभिन्न आवासीय/औद्योगिक परिसरों के निवासियों के लिए खरीददारी की सुविधाओं के अभाव में व्यावसायिक स्थानों की हमेशा से बढ़ रही मांग को पूरा करने के लिए, विभिन्न आकारों के बड़ी संख्या में व्यावसायिक केन्द्रों को नियोजित किया गया है। 1.4.2003 को प्रगतिशील विभिन्न खरीददारी/व्यावसायिक परिसरों, 2004-05 के दौरान पूरे किए गए मकानों और पूरे किए गए परिसरों की स्थिति निम्नलिखित है :



क्रम सं.	विवरण	जिला केन्द्र	समाज सदन	स्थानीय बाजार
1	1.4.2004 को प्रगतिधीन व्यावसायिक केन्द्र			
2	2004-05 के दौरान शुरु किए जाने वाले लक्षित नए व्यावसायिक परिसर	5	8	2
3	2004-05 के दौरान शुरु किए गए नए व्यावसायिक परिसर	2	9	शून्य
4	2004-05 के दौरान पूरे किए जाने के लिए लक्षित व्यावसायिक परिसर	1	2	1
5	2004-05 के दौरान पूरे किए गए व्यावसायिक केन्द्र	4	7	-
6	1.4.2005 को प्रगतिधीन व्यावसायिक केन्द्र	1	4	1
		5	6	2

### 8.3.1 व्यावसायिक केन्द्रों का सुधार

दिल्ली विकास प्राधिकरण ने अब तक विभिन्न श्रेणियों के लगभग 630 व्यावसायिक परिसरों का निर्माण/विकास किया है। दि.वि.प्रा. द्वारा निर्मित किए गए व्यावसायिक केन्द्रों में दक्ष/समुचित संचालनीय एवं स्वस्थ पर्यावरण सुनिश्चित करने के लिए व्यावसायिक केन्द्रों को उन्हें दि.वि.प्रा. से अपने कब्जे में लेने के बाद सुधारने का निर्णय लिया गया है। 54 स्थानीय बाजार और 23 सुविधा बाजारों को पुनर्विकास हेतु लिया गया है और वर्ष 2004-05 के दौरान 84 व्यावसायिक परिसर पूरे किए गए हैं, और शेष वित्तीय वर्ष 2005-06 के दौरान तिमाही में पूरे कर लिए जाएंगे।

### 8.4 मुख्य भूमि विकास योजनाएं

दिल्ली विकास प्राधिकरण मुख्य योजना के अनुसार राजधानी के दूर किनारों तक नगर सीमाओं का विस्तार करके नये उप-नगरों का विकास करके और ऐसे शहरी विस्तारों के लिए भौतिक आधारिक संरचना जैसे सड़क, सीवररेज, नाले, जलापूर्ति, पॉवर लाइन और मनोरंजनात्मक सुविधाएँ आदि की व्यवस्था करके लगातार विकास कार्यकलाप कर रहा है।

#### 8.4.1 द्वारका फेज-1 एवं II

द्वारका उप नगर जो कि 6648 हेक्टर क्षेत्रफल में फैला हुआ है, दिल्ली के दक्षिण-पश्चिम में स्थित है और इसकी योजना एक मिलियन जनसंख्या के लिए की गई है। यह उप नगर अपने आप में सब सुविधाओं से पूर्ण होगा तथा इस तक पहुँचने के कई मार्ग होंगे। पहुँच मार्गों की योजना इस तरीके से की गई है कि इस उप नगर में सभी तरफ से आवागमन हो सके।

आधारिक संरचना के तीव्र विकास के लिए दिल्ली विकास प्राधिकरण पहली बार अपने पूरे चौराहों तक पथ प्रकाश सहित मुख्य योजना सड़कों का निर्माण कर रहा है। पथ-प्रकाश सहित मुख्य योजना सड़कों का निर्माण कर रहा है। पहले पथ-प्रकाश का सभी कार्य दिल्ली विद्युत बोर्ड द्वारा किया जाता था। द्वारका में अपनाये गये डिजाइन का डिजाइन फिलिप्स इंडिया द्वारा तैयार किया गया था, जिसकी सहायता उनको हालैंड स्थित निगमित कार्यालय ने की थी। यह डिजाइन अब डिस्क्रीन्स द्वारा भी अपनाया जा रहा है। उल्लेखनीय है कि यह डिजाइन सस्ता है और इसका परिणाम यह होगा कि आरंभिक पूंजी निवेश के साथ-साथ इसके परिचालन एवं रख-रखाव पर बाद में आवर्ती व्यय के 20 प्रतिशत की वित्तीय बचत होगी।

अन्य सेवाएँ जैसे-सीवररेज, जलापूर्ति और बरसात का कर लिया गया है, कुछ कार्य शेष हैं जो चल रहा है। प्रारंभिक प्रावधान है। दो कमांड टैंक चालू कर दिए गए हैं। कर लिया गया है और इसे जुलाई, 2005 तक पूरा कर लिया गया है। चौथे टैंक का कार्य चल रहा है और तैयार कर लिया गया है। पांचवें टैंक हेतु निर्माण कार्य शुरू कर दिया गया है। छठवें कमांड टैंक के लिए भूमि अर्जित कर लिया गया है। सैक्टर 23 से लेकर 27 तक जलापूर्ति करण कार्य सैक्टर 27 हेतु जल योजना शीघ्र ही अनुमोदनार्थक प्रस्तुत कर दी जाएगी।

#### I. द्वारका उप नगर का पहुँच मार्ग

द्वारका उप-नगर को मुख्य नगर के साथ जोड़ना है अर्थात्

##### क) नजफगढ़ रोड

द्वारका को नजफगढ़ से जोड़ने वाली सड़क पूरी हो चुकी है।

##### ख) पंखा रोड

पंखा रोड से प्रवेश करना सुलभ नहीं था। मार्ग में अनाधिकृत अतिक्रमण था। विकल्प/प्रस्ताव यह लिया गया कि 2.3 कि.मी. तक पालम नाले को ढक दिया जाए और चौड़ी सड़क बनाई जाए। यह कार्य प्रगति पर है। कैरिज-वे पूरा कर लिया गया है और बाकी खोल दिया है पूरी चौड़ाई जून, 2006 तक संभावना है।

#### ग) राष्ट्रीय राजमार्ग-8 और दक्षिण दिल्ली

i) धवनी क्षेत्र से होकर जाने वाली एवं जोड़ने वाली सम्पर्क सड़क का निर्माण राष्ट्रीय राजमार्ग-8 से दक्षिण दिल्ली तक 6.1 कि.मी. की सड़क है, जो लगभग 2 कि.मी. ऊँची उठी हुई है। तकनीकी क्षेत्र के निकट 710 मी. लम्बा अन्धरपास है। कार्य प्रगति पर है और तैयार कर दिया जाएगा।

ii) आई.जी.आई. हवाई अड्डे की दक्षिणी सीमा

द्वारका को राष्ट्रीय राजमार्ग-8 से जोड़ने वाली सम्पर्क सड़क का निर्माण

इस सम्पर्क सड़क की कुल लम्बाई 4.6 कि.मी. है, जिसमें पालम/रेवाड़ी रेलवे लाइन के नीचे 50 मीटर लम्बी आर.यू.बी. है। आर.यू.बी. कार्य रेलवे द्वारा दि.वि. प्रा. निक्षेप कार्य के रूप में पूरा किया गया है। सम्पर्क सड़क के निर्माण का कार्य भी प्रगति पर है। दोनों कैरिज वेज पूरे हो चुके हैं और यातायात हेतु खोल दिए गए हैं तथा सारा कार्य जुलाई, 2005 तक पूरा हो जाएगा।

#### II. मार्ग-प्रकाश व्यवस्था

द्वारका में मुख्य योजना सड़क पर प्रकाश व्यवस्था की पहली जिम्मेदारी दिल्ली विद्युत बोर्ड (अब डिस्क्रीन्स) की है परंतु निर्णय किया गया है कि अब यह कार्य दि.वि.प्रा. द्वारा शुरु किया जाएगा।

पथ-प्रकाश की व्यवस्था के लिए विकसित फिलिप्स इंडिया लि. के परामर्श से एक नव-निर्मित डिजाइन विकसित किया गया है और इसे अपनाया गया है। सभी मुख्य योजना सड़कों में पथ-प्रकाश का कार्य पूरा कर लिया गया है अर्थात् 75 कि.मी. में से 65 कि.मी. में कर लिया गया है और शेष 10 कि.मी. में खम्भे गाड़ दिए गए हैं और अब जब भी आवश्यकता होगी, उन पर फिटिंग लगा दी जाएगी। इस कार्य की सहायता सब लोगों द्वारा की जा रही है।

#### III. सैक्टर-II द्वारका में खेल परिसर

सैक्टर-II में एक खेल परिसर विकसित किया गया है, जहाँ लॉन टेनिस कोर्ट बॉलीबॉल कोर्ट, बास्केट बॉल कोर्ट, बैडमिन्टन कोर्ट, फुटबॉल ग्राउन्ड, क्रिकेट पिच, बड्डू-व्यायामशाला, तरण-ताल एवं पार्किंग आदि का कार्य पूरा हो गया है। खेल परिसर जनता के लिए खोल दिया गया है।

#### IV. फेज-II द्वारका में भूमि का अधिग्रहण

द्वारका फेज-1 और द्वारका फेज -II के भाग में 2876 हेक्टे. भूमि (1862+1014) का अधिग्रहण पहले ही किया जा चुका है और वह विकास के विभिन्न चरणों में है। अभी हाल में दि.वि.प्रा. ने फेज-II में (सैक्टर - 23 (ख), 24, 25 एवं 26 में) 620 हेक्टे. भूमि अधिग्रहीत की है और फेज-II में (सैक्टर-27, 28 एवं 29 में) 284 हेक्टे. भूमि अधिग्रहण के अधीन है जिसके लिए भूमि एवं भवन विभाग द्वारा अधिसूचना जारी कर दी गई है। जैसे ही दि.वि.प्रा. को यह हस्तांतरित कर दिया जाएगा, इस क्षेत्र का विस्तृत नियोजन और विकास तुरंत आरंभ कर दिया जाएगा।



शहरी विकास संबंधी संसदीय स्थाई समिति के सदस्यगण उत्तर-पश्चिम दिल्ली में दि.वि.प्रा. की परियोजनाओं का दौरा करते हुए

#### 8.4.2 नरेला

नरेला उप-नगर लगभग 1.2 मिलियन जनसंख्या को बसाने के लिए नियोजित किया गया है, यह 7365 हेक्टे. से भी अधिक क्षेत्रफल में फैला हुआ है जिसमें नरेला उप-नगर के उत्तर में संघ राज्य क्षेत्र की सीमा के साथ-साथ 2501 हेक्टे. अतिरिक्त हरित क्षेत्र का प्रावधान है। इस परियोजना की सीमाएँ इस प्रकार हैं-पश्चिम में पश्चिमी यमुना नहर, पूर्व में ग्रांड ट्रंक रोड, दक्षिण में संजय गांधी परिवहन केन्द्र और उत्तर में रा. रा.क्षे. की सीमा। इस परियोजना हेतु जल की कुल अनुमानित आवश्यकता 100 एम जी डी है, सीवररेज 80 एम जी डी तक उत्पन्न की जाएगी और इस परियोजना से कुल 7000 क्यूसेक्स बरसाती जल डिस्चार्ज किया जाएगा। परियोजना हेतु कुल 400 मैगावाट पावर की आवश्यकता होगी।

नरेला परियोजना हेतु विकास के कार्यकलाप शुरु में वर्ष 1990 में लगभग 450 हेक्टे. में आरंभ किए गए थे। आधारिक संरचना-सेवाओं को 20 वर्षों की अवधि में अर्थात् सन् 2010 तक उपलब्ध कराने का अनुमान था। तथापि, भावी/प्रत्याशित उपभोक्ताओं द्वारा कम स्वीकार्यता स्तर होने के कारण यह परियोजना उस गति से आरंभ नहीं की जा सकी, जिस गति से इसका अनुमान लगाया गया था।

वृहद स्तर पर दिल्ली जल बोर्ड द्वारा इरादत नगर में 55 हेक्टे. से भी अधिक क्षेत्र में एक जल शोधन संयंत्र नियोजित किया गया है। शोधन संयंत्र के लिए कच्चा पानी मुख्यतः यमुना के नाले से आएगा और कुछ भाग नलकूपों से सीवररेज शोधन हेतु, दिल्ली जल बोर्ड ने 10 एम जी डी की क्षमता का एक सीवर शोधन संयंत्र पहले ही निर्मित किया हुआ है, जिसे आगे 20 एम जी डी की क्षमता का एक अन्य सीवररेज शोधन संयंत्र जी टी रोड के पास गांव नांगली पूरा के निकट विकसित किए जाने का प्रस्ताव है।

इस योजना के अंतर्गत दि.वि.प्रा. ने अभी तक विभिन्न श्रेणियों के 8335 आवासों का निर्माण किया है। अन्य 170 म.आ.व. और 2420 नि.आ.व. आवासों का निर्माण कार्य चल रहा है। इसके अतिरिक्त, विभिन्न आकारों के 833 वैकल्पिक प्लाटों का विकास किया गया है। इसके अतिरिक्त अभी हाल में सैक्टर वी-4 में 42 और वैकल्पिक प्लाटों की योजना बनायी गयी है और उनका विकास कार्य प्रगति पर है। योजना में दिए गए 14 सुविधा बाजारों में से 4 का निर्माण किया गया है। अब तक दो बाजार (शापिंग सेंटर) चल रहे हैं। इस क्षेत्र में कई विकसित पार्क और हरित क्षेत्र हैं जो जनता के लिए खोल दिए गए हैं। क्लब सहित खेल











- 3 कम गहरे नलकूपों का बोरिंग करना और 2 पम्प-हाउसों का निर्माण करना।
- फलोद्यान में आगन्तुक क्षेत्र में अद्यतित जल-आपूर्ति हेतु जी आई पाइप लाइनों को बिछाना।
- फुटपाथ (मुख्य मार्ग) का निर्माण।
- कार्यालय परिसर / विवेचन केंद्र का निर्माण।
- एम.एस. ग्रिल सहित रैन्डम रुबल मैसनरी चार दीवारी का निर्माण।
- जलाशय और टीलों का निर्माण।
- पाथ (लूप ट्रेल) का निर्माण।
- जलाशय (अतिरिक्त) और टीलों का निर्माण।
- कैफेटेरिया का निर्माण।
- परियोजना हेतु पहुँचमार्ग और कार पार्किंग का निर्माण।
- बाउन्डरी के साथ-साथ लगभग 18000 वृक्षों और बांसों का आरोपण।
- एसटीडी बुथ, पीने के पानी की सुविधा और मुख्य प्रवेश द्वार का निर्माण।
- सुरक्षा कक्ष का निर्माण।

**जिन कार्यों को जून 2005 तक पूरा किए जाने की संभावना है :**

- बसों की पार्किंग का निर्माण।
- पार्किंग हेतु आरसीसी बॉक्स टाइप वाले और रोड का निर्माण।
- प्रवेश द्वार से स्कीम के अन्त तक आरसीसी टाइप वाले का निर्माण।
- स्टील-ब्रिजों का निर्माण।
- वृक्षारोपण।
- आगन्तुक क्षेत्र।
- निर्मित आवासीय क्षेत्र के साथ-साथ विद्यमान आर आर मैसनरी दीवार को ऊँचा उठाना।

**8.6.8 नेहरू प्लेस में आस्था कुंज**  
दिल्ली की दृश्यात्मक सुन्दरता को बढ़ाने के लिए, दि.वि.प्रा. ने नेहरू प्लेस के निकट बहाई मन्दिर, कालकाजी और हरे राम हरे कृष्ण मन्दिर के मध्य अपने जिला पार्क में 'आस्था कुंज' के नाम से राष्ट्रीय महत्व के एक बड़े क्षेत्र को विकसित करने के लिए योजना बनाई है।

**परियोजना की मुख्य विशेषताएं**

पार्क का कुल क्षेत्रफल	
i) बाहरी रिंग रोड	81 हैक्ट. (200 एकड़)
ii) राजाधीर सेन मार्ग	दक्षिण की ओर
iii) कैप्टेन गौड़ मार्ग	उत्तर की ओर पूर्व की ओर

**पार्क की मुख्य विशेषताएं :**  
शहरी पार्क सुविधाएं : इसमें प्लाजा, फूड कोर्ट स्वस्थ कार्बनिक भोजनालय सहित, उठने-बैठने के क्षेत्र एवं झीलमय सुविधाएं शामिल हैं। इन प्लाजाओं, और सिटिंग क्षेत्रों में अन्य विशेषताओं के साथ-साथ 7 जलाशय विकास के विभिन्न चरणों में हैं।

**समीपस्थ सुविधाएं :** इन सुविधाओं में अन्तर्गत आगन्तुक क्षेत्र, नागरिक कार्णर, फिटनेस जोन और अन्य सुविधाएं शामिल हैं।

**उत्सव समा जोन :** विभिन्न धार्मिक महत्त्व के उत्सवों के कारण इसके डिजाइन में उत्सव क्षेत्रों को शामिल किया गया है। संकल्पना के अन्तर्गत उत्सव क्षेत्रों को शामिल किया गया है।

**सामाजिक-सांस्कृतिक जोन :** यह क्षेत्र कला, साहित्य, प्रदर्शन, प्रतियोगिताओं और प्रदर्शनों के लिए एक आदर्श स्थल है। एम्फीथियेटर, जल क्रीड़ा सुविधाओं और प्लाजाओं की व्यवस्था करते हुए इन क्षेत्रों को विकसित किया गया है। इस क्षेत्र में जलाशय और पार्किंग सुविधाएं शामिल हैं।

**पारिस्थितिकीय कारिडोर :** यहां एक पारिस्थितिकीय कारिडोर शहरी पार्क सुविधाओं और प्राकृतिक पार्क के हरित क्षेत्रों को प्रोत्साहन देने के लिए प्राकृतिक मॉसमी उद्यान एवं झाड़ीदार उद्यानों पर जोर दिया जा रहा है।

परियोजना की संभावित लागत :  
परियोजना समापन का संभावित समय :  
**कार्य की वर्तमान स्थिति**

- चार दीवारी / गिल फेंसिंग (7 कि.मी.)** : चार दीवारी/गिल फेंसिंग (7 कि.मी.) पूरा किया जा चुका है। जुलाई 2005 तक पूरा किया जाना है।
- प्रवेश द्वारों का निर्माण :** प्रवेश द्वार सं. 1 का कार्य चल रहा है और अप्रैल 2005 तक पूरा जाएगा। प्रवेश द्वार सं. 3 एवं 5 के लिए विचार किया जा रहा है और जुलाई 2005 तक पूरा कर लिया जाना है।
- टहलने के मार्गों का विकास और मर्राव :** कार्य चल रहा है और जुलाई 2005 तक पूरा जाना है।
- ओखला शोधन संयंत्र से आस्था कुंज तक अपगमन मार्ग (लगभग 2.5 कि. मी.)** : दि.वि.प्रा. के बाद तत्काल निविदाएं आमंत्रित की जाएंगी।
- यू. जी टैंक, पंप घर और सहायक विद्युत चिड़काव प्रणाली** : यह कार्य अगले वित्त वर्ष में पूरा किया जाएगा।

**8.6.9 यमुना नदी तट विकास (यमुना पार्क)**  
83 हैक्ट. क्षेत्र जो झुगियाँ को हटाकर खाली करके योजना के अन्तर्गत प्रथम चरण में पुराने रेल पुल और मध्य समाधि क्षेत्र के पीछे यमुना नदी के पश्चिमी किनारे पर किया जाना है। यह प्रस्ताव उप-राज्य पाल को प्रस्तुत किया गया है। यह सिद्धांततः अनुमोदित किया गया है।

वि.प्रा. की जांच समिति द्वारा और यमुना कार्य समिति द्वारा ल आयोग के संरक्षण के अन्तर्गत अनुमोदित कर दी गई है। ल योजना में विविध ऐक्टिव एवं पैसिव मनोरंजात्मक जोन किये गए हैं जिसमें एम्फीथियेटर, पहुँच द्वार, सूचना केन्द्र, थल, फूड कोर्ट, बच्चों के खेलने का क्षेत्र, रक्षित हरित, पैदलों के मार्ग, साइकिलिंग ट्रैक्स जैसी गतिविधियों वाले क्षेत्रों के एक भाग के रूप में कार्य कर रहे हैं। पैसिव क्षेत्र को स्वच्छ क्षेत्र के रूप में तैयार किया गया है और एक सक्रिय रूप में स्वर्धा अभिमुख बनाया गया है। इस सक्रिय क्षेत्र में यमुना नदी के दोनों ओर एक जलाशय बनाया गया है। विकास कार्यों में आई एण्ड एफ विभाग द्वारा अपेक्षित स्तरों के मुल बांध को उठाना, सक्रिय क्षेत्र में जलाशय का विकास, पार्किंग के साथ वृक्षारोपण शामिल हैं। परियोजना में उपयोग में लाये

खत पलाई ओवरों को निर्माण हेतु दि.वि.प्रा. को आवंटित किया गया और हाल की स्थिति निम्नानुसार है :

स्थान		वर्तमान स्थिति
एन एच-2 एवं रोड. सं. 13-ए. सरिता विहार	i) मुख्य पलाई ओवर ii) क्लोवर लीफ	पूर्ण (फरवरी 2001) पूर्ण (जून 2005)
नेल्सन मंडेला मार्ग, महरोली - महिपाल पुर रोड का चौराहा		पूर्ण (जुलाई 2001)
जेल रोड-माया पुरी रोड का चौराहा		पूर्ण (फरवरी 2002)
रिंग रोड - रोड सं. 41, वजीर पुर डिपो का चौराहा		पूर्ण (मार्च 2002)
विकास मार्ग रोड सं. 57		पूर्ण (मई 2003)
वजीराबाद रोड-रोड सं. 66	i) मुख्य पलाई ओवर ii) क्लोवर लीफ	पूर्ण (नवम्बर 2003) पूर्ण (दिसम्बर 2004)
एन एच - 24 नोएडा मोड़		पूर्ण (नवम्बर 2003)
रिंग रोड-सराय काले खाँ का प्रवेश रोड़		पूर्ण (सितम्बर 2003)
रिंग रोड - एन एच-24 का चौराहा		पूर्ण (अप्रैल 2005)
पंखा रोड में दिल्ली रेवाड़ी लाइन स्तर पर आरओबी		पूर्ण (दिसम्बर 2004)
जीटी रोड - रोड सं. 66 के चौराहे पर सब-वे सहित आधा पलाई ओवर		पूर्ण (फरवरी 2005)
गाजीपुर माड़ा परिसर के निकट एन एच - 24 बाई पास		पूर्ण (मार्च 2005)
जोसिप ब्रोज टीटो मार्ग - लाला लाजपत राय मार्ग, सबसे सहित		15.8.2005
छावनी क्षेत्र से होकर द्वारका के साथ दक्षिणी दिल्ली को जोड़ने वाला पहुंच मार्ग (61%)		दोनों कैरिज मार्ग जनता के लिए सम्पूर्ण कार्य 31.7.2005 तक पूरा पूरा किया जाएगा
इ.गा.अ. हवाई अड्डा को दक्षिणी चार दीवारी के साथ द्वारका से एन एच - 8 को जोड़ने वाला लिंक रोड	i) पहला कैरिज मार्ग   पूर्ण ii) दूसरा कैरिज मार्ग   प्रगति 89%	पूर्ण (मार्च 2005)
पालम ड्रेन को ढकना	i) पहला कैरिज मार्ग ii) दूसरा कैरिज मार्ग (25%)	30.6.2006

जाने वाले पौधों को बढ़ा करने हेतु एक नर्सरी स्थापित भी की जा रही है।

**8.7 नए महत्त्वपूर्ण क्षेत्र**

**8.7.1 पलाई ओवर**

जनसंख्या में वृद्धि (स्थानीय एवं प्रवासी) होने और निजी वाहनों के साथ-साथ सार्वजनिक परिवहन के बढ़ने के कारण सड़कों पर यातायात बढ़ गया है। आन्तरिक रिंग रोड जैसी व्यस्त सड़कों के चौराहों पर यातायात जाम होने से सड़कों का प्रयोग करने वालों को बहुत असुविधा होती है। इसके अतिरिक्त, इससे प्रदूषण का स्तर और व्यर्थ ईंधन पदार्थों की मात्रा भी बढ़ जाती है। दिल्ली के माननीय उपराज्यपाल ने इच्छा व्यक्त की है कि यातायात की समस्याओं को कम करने के लिए पलाई ओवरों के निर्माण कार्य की जिम्मेदारी दि.वि.प्रा. को विश्वास पूर्वक सौंपी थी।



**8.7.2 यमुना नदी किनारे पर क्रिकेट एवं फुटबाल स्टेडियम परिसर का विकास**

नोएडा टोल ब्रिज के पश्चिम में 85 हैक्टे. भूमि का विकास किया जाना है जिसका दि.वि.प्रा. द्वारा विकास किये जाने के लिए यमुना कार्रवाई समिति से सिद्धांत रूप में अनुमोदन प्राप्त हो गया है। संपूर्ण योजना में फुटबाल स्टेडियम के लिए 85 हैक्टे. और शिशु केन्द्र के लिए 5 हैक्टे के लिए है। यह योजना संकल्पनात्मक स्तर पर है। गणितीय मॉडल अध्ययन करने के लिए और बाढ़ सुरक्षा उपायों पर दि.वि.प्रा. को परामर्श देने के लिए सी डब्ल्यू पी आर एस पूणे को नियुक्त किया गया है। इस संपूर्ण योजना के शीघ्र ही होने वाले कॉमन वैल्यू गेम्स से पहले पूर्ण हो जाने की प्रत्याशा है।

**8.7.3 तृतीय पार्टी कोटि आशवासन की प्रस्तुति**

निर्माण कार्य को उनके सही समय पर पूरा करने के साथ ही कोटि सुधार के लिए दि.वि.प्रा. ने प्रयास किये हैं। इस कार्य को ध्यान में रखते हुए यह निर्णय लिया गया कि प्रमुख चालू आवास और संरचनात्मक परियोजनाओं के लिए तृतीय पार्टी कोटि आशवासन हेतु आई.आई.टी. दिल्ली, सी बी आर आई रुड़की और सी आर आई ई दिल्ली जैसे प्रतिष्ठित संस्थाओं से सहयोग लिया जाए। ये प्रतिष्ठित संगठन उन्हें सौंपे गए निर्माण कार्य का स्वतंत्र निरीक्षण करेंगे, उनके द्वारा आवश्यक समझी जाने वाली विभिन्न जांच करेंगे और निर्माण कार्य की कोटि प्रमाणित करेंगे।

तृतीय पार्टी कोटि आशवासन के लिए इन संस्थानों को नियुक्त करने की पहल, दि.वि.प्रा. कोटि नियंत्रण विंग द्वारा निर्माण कार्यों के निरीक्षणों के साथ-साथ निर्माण कार्यों के प्रभारी फील्ड इंजीनियरों द्वारा सामग्रियों के नियमित पर्यवेक्षण और जांच के अतिरिक्त होगी।

इस संबंध में सी आर आर आई, दिल्ली को निम्न लिखित दो प्रमुख चालू रोड परियोजनाओं के तृतीय पार्टी कोटि आशवासन का कार्य सौंपा गया है।

क) एन एच-8 से रक्षा भूमि से होकर सेक्टर-22 द्वारका को जोड़ने वाला पंहुच मार्ग।

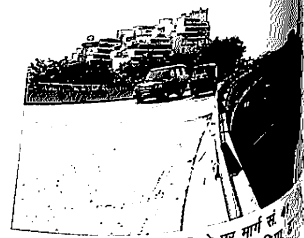
ख) एन एच-8 से ए ए आई भूमि से होकर सेक्टर-22 द्वारका को जोड़ने वाला पंहुच मार्ग।

सी बी आर आई रुड़की को द्वारका बक्कर वाला, रोहिणी, वसन्त कुंज और नरेला में चल रही 19 बड़ी आवास परियोजनाओं का कार्य सौंपा गया है।

इसी प्रकार आई आई टी, दिल्ली को रोहिणी में दो बड़ी सड़क परियोजनाओं और गाजीपुर, सीलमपुर, जे बी टीटी मार्ग और पंखा रोड में चार फ्लाय ओवर परियोजनाएँ सौंपी गई हैं।

**8.7.4 शहरी विस्तार सड़कें :**

क) शहरी विकास विस्तार सड़क सं. 1 का निर्माण यह सड़क नरेला और रोहिणी परियोजनाओं से होकर जाएगी और एन एच-1 (जी टी-करनाल रोड) को एन



वजीरपुर डिपो पर मार्ग सं. 1 दि.वि.प्रा. एच-10 (रोहताक रोड) से जोड़ने का काम चल रहा है।

एच-10 (रोहताक रोड) से जोड़ने का काम चल रहा है।

कुल लंबाई - 46.6 कि.मी.

नरेला परियोजना - 7.0 कि.मी.

रोहिणी परियोजना - 14.0 कि.मी.

द्वारका परियोजना - 25.6 कि.मी.

**ख) 100 मीटर मार्गधिकार वाली सं. 2 का निर्माण**

यह सड़क नरेला, रोहिणी और द्वारका होकर गुजरेगी और एन एच-1 (जी टी-करनाल रोड) को जोड़ने का काम चल रहा है।

कुल लंबाई - 46.6 कि.मी.

नरेला परियोजना - 7.0 कि.मी.

रोहिणी परियोजना - 14.0 कि.मी.

द्वारका परियोजना - 25.6 कि.मी.

**ग) शहरी विस्तार सड़क सं. 3 का निर्माण**

यह सड़क नरेला, रोहिणी से होकर एच-1 (जी टी-करनाल रोड) को जोड़ने का काम चल रहा है।

कुल लंबाई - 18.0 कि.मी.

नरेला परियोजना - 5.5 कि.मी.

रोहिणी परियोजना - 10.5 कि.मी.

रोहिणी परियोजना में इस सड़क का निर्माण समिति द्वारा अनुमोदित कर दिया गया है। परियोजना में लगभग 5 कि. मी. सड़क ही किया जा चुका है।

**शोधित सीवरज का उपयोग :**

शोधित सीवरज जल के उपयोग को अधिकतम महत्त्व दिया जा रहा है। शोधित सीवरज का उपयोग करके, उपयोग में लाए जा सकने वाले क्षेत्रों के उपयोग को समाप्त किए जाने की संभावना है। दि.वि.प्रा. ने नीचे दिए व्योरे के अनुसार उपयोगी शोधित सीवरज की योजना पहले ही तैयार की है।

जोन	एसटीपी की स्थिति	पार्क	क्षेत्र जिसकी सिंचाई की जानी है (एम.जी.डी. में)	अपेक्षित जलधारा की मात्रा	...
दक्षिणी जोन	ओखला	इन्द्रप्रस्थ	58	0.15	11
		आस्था कुंज	140	0.35	
		डीपी जसोला और सरिता विहार	47	0.14	
रोहिणी जोन	रिटाला	स्वर्ण जयंती पार्क	127	0.36	
		जिला पार्क 20 से 25	205	0.97	6
पूर्वी जोन	कौडली	जिला पार्क कौडली स्मृति वन, चिल्ला, दल्लपुरा, खेल परिसर, एन एच पी सी बसुधरा एनक्लेव ई-21	87	0.26	13
	केशवपुर	एजी-1 पार्क, एम एण्ड एफ ब्लॉक, विकास पुरी और केशव पुर हरित	73	0.40	10
दक्षिणी जोन	वसन्त कुंज, सेक्टर-बी पॉकेट 5 एवं 6	वसन्त कुंज, फेज-2	62	0.34	3
	निलोटी	जिला पार्क पश्चिम विहार एवं बी-3 सुन्दर विहार, जन्माष्टमी पार्क, आम का बाग	222	0.67	17
द्वारका	पप्पनकला	सेक्टर-5, 6, 11 एवं 19 फेज-1	148	1.00	14

द्वारका परियोजना में इस सड़क का निर्माण समिति द्वारा अनुमोदित कर दिया गया है। परियोजना में लगभग 5 कि. मी. सड़क ही किया जा चुका है।

**बरसाती पानी का संग्रहण**

शुद्ध पानी का विकास होने पर पीने का पानी और प्रयोग हेतु पानी की आवश्यकता की मांग बढ़ती है। स्थायी जल के अभाव में अथवा जब बढ़ती हुई मांग पूरी करने में असमर्थता के कारण शहरी क्षेत्रों में भूमिगत पानी का प्रयोग होता है। भूमिगत पानी का पुनः उपयोग के प्राकृतिक संतुलन को खूबने के लिए बरसाती पानी का संग्रहण करना आवश्यक है।

शहरी क्षेत्रों में पानी का संग्रहण करना सतत रूप से समाप्त होने वाले जल स्तर को पुनः भराने में सहायक होता है।



शहर के काले खा अ.रा. बस अड्डा में रोड प्रवेश पर रिंग रोड पर दि.वि.प्रा. द्वारा निर्मित फ्लाय ओवर

की भरवाई/आपूर्ति करने की एक आसान और प्रभावी विधि है, जिससे निकट और दूर भविष्य में एक विश्वसनीय जल स्रोत सुनिश्चित किया जा सकता है। दि.वि.प्रा. द्वारा पिछले कुछ वर्षों से इसके महत्त्व को महसूस किया गया है। दि.वि.प्रा. ने इस मामले में सकारात्मक भूमिका निभाई है और कई एजेंसियां जैसे-केन्द्रीय भूमिगत जल बोर्ड, इंटैक आदि को यह काम सौंपा है ताकि वे विभिन्न क्षेत्रों में विस्तृत अध्ययन कर सकें, इन एजेंसियों से इन क्षेत्रों में जल की आत्म निर्भरता प्राप्त करने के लिए जल संग्रहण के तरीकों के बारे में सुझाव देने के लिए कहा गया है।

**पूरी की गई योजनाएँ**

क्रम सं.	जोन	हरित क्षेत्र / पार्क (संख्या)	निर्मित क्षेत्र (आवास) (संख्या)
1.	दक्षिणी पश्चिमी	5	6
2.	दक्षिणी पूर्वी	8	1
3.	रोहिणी	2	2
4.	द्वारका	शून्य	19
5.	पूर्वी	शून्य	शून्य
6.	उत्तरी	2	शून्य
7.	फ्लाय ओवर	शून्य	4
	कुल	17	32

### योजनाएं जो चल रही हैं

क्रम सं.	जोन	हरित क्षेत्र / पार्क (संख्या)	निर्मित क्षेत्र (आवास) (संख्या)
1.	दक्षिणी पश्चिमी	शून्य	शून्य
2.	दक्षिणी पूर्वी	शून्य	2
3.	रोहिणी	शून्य	14
4.	द्वारका	शून्य	शून्य
5.	पूर्वी	शून्य	1
6.	उत्तरी	शून्य	शून्य
7.	फलाई ओवर	शून्य	17
	कुल	शून्य	17

### योजनागत स्कीमें

क्रम सं.	जोन	हरित क्षेत्र / पार्क (संख्या)	निर्मित क्षेत्र (आवास) (संख्या)
1.	दक्षिणी पश्चिमी	2	2
2.	दक्षिणी पूर्वी	शून्य	6
3.	रोहिणी	शून्य	6
4.	द्वारका	शून्य	6
5.	पूर्वी	शून्य	शून्य
6.	उत्तरी	शून्य	शून्य
7.	फलाई ओवर	शून्य	शून्य
	कुल	2	14

कृत्रिम पुनः उपयोग का उद्देश्य जल स्तरों की गिरावट को रोकना मौजूदा आपूर्तियों को बढ़ाना मिट्टी के माध्यम से फिल्टर करके रोके हुए कचरों को हटाना सूखे की अवधियों में उपयोग के लिए चक्रीय जल आधिक्य को जमा करना

### बरसाती पानी संग्रहण के लाभ

भूमि के पानी के स्तर को उठाया जा सकेगा और रखा जा सकेगा। जल को टि सुधरती है। पानी में खारापन कम होता है। स्वयं भरण-पोषण के विकास कार्यों को बढ़ावा मिलेगा।

### 8.7.7 दोहरी जलापूर्ति प्रणाली

दोहरी जल आपूर्ति में प्रत्येक इकाई को दो पृथक-पृथक जलापूर्ति प्रदान की जाती है। एक 'पेय जल' आपूर्ति लाइन होती है, जो रसोई और प्याज में बिछाई जाती है और केवल पीने और खाना बनाने इत्यादि के उपयोग में लाई जाती है। अन्य एक 'घरेलू जल' आपूर्ति है, जो शौचालय, स्नानागृह इत्यादि में की जाती है जिसमें कम अच्छे शोधित जल की आपूर्ति की जाती है। इस प्रकार पेय जल की मांग केवल पेय जल की वास्तविक आवश्यकता को कम किया जाता है। व्यापक उपाय, जो कि पेय जल हेतु अपेक्षित हो सकता है, वह जल की एक छोटी मात्रा को परिवर्तित कर देगा। यह व्यवस्था दि.वि.प्रा. के लगभग 10,000 आवासों में शुरू की गई है।

### 8.7.8 सार्वजनिक सुविधाएं:

सार्वजनिक सुविधाओं के निर्माण हेतु अनुमति प्रदान किया गया है। जोन वार विवरण निम्नप्रकार है:

#### क) द्वारका जोन - 4

तीन (3) स्थलों पर कार्य फरवरी-2005 में पूरा किया गया। बाकी कार्य जून 2005 में पूरा किया गया। बाकी कार्य किया जाना है।

#### ख) रोहिणी जोन - 16

सात (7) स्थलों के लिए कार्य प्रदान किया गया है। जून तक पूरा हो जाने की संभावना है। बाकी कार्य पुनः आमंत्रित की गई। चार नए स्थल निर्माण में हैं।

#### ग) दक्षिण पूर्वी जोन - 16

दो स्थलों के लिए निविदा बोलीयां प्रदान की गई। निविदा बोली फिर से आमंत्रित की गई। निविदाएं जुलाई 2005 तक आमंत्रित की गई। बाकी कार्य बी ओ टी आधार पर दो शौचालयों का निर्माण चुका है।

#### घ) दक्षिण पश्चिमी जोन-15

निविदाएं चालू वित्त वर्ष 2005-06 में प्रस्तावित की जा रही है।

#### ड.) उत्तरी जोन-15

एक स्थल के लिए कार्य प्रदान किया गया। चार स्थलों हेतु एन आई टी तैयारी के लिए निविदाएं पुनः आमंत्रित की जाती हैं। पहले ही किया जा चुका है।

#### च) पूर्वी जोन-8

एक स्थल के लिए तकनीकी बोली प्राप्त हुई।

### 8.7.9 दि.वि.प्रा. से दि.न.नि./दिल्ली जल बोर्ड अन्तरगत

विकास एजेंसी होने के कारण दि.वि.प्रा. अपने क्षेत्रों में विकास प्रदान करता है और उनके रखरखाव के नगर-विभागाधिकारियों को प्रदान करता है। दि.न.नि./दिल्ली जल बोर्ड को सौंप देता है। इससे विभिन्न कालोनियों की सेवाएं दि.न.नि. को अत्यंत प्रभावी ढंग से प्रदान की जाती हैं।

### 8.8 अनुमान

वर्ष 2004-05 के दौरान सक्षम प्राधिकारी ने बी.जी.डी. में 1007.21 करोड़ रुपये का विकास प्रदान करने का अनुमान राशि अनुमोदित की है।

### 8.9 वित्तीय उपलब्धि

	2004-05 के लिए आर बी ई (करोड़ में)
नजूल खाता-I	12.51
नजूल खाता-II	707.19
बीजीडीए	411.57
अन्य	61.20
कुल	1192.47

### योजना एवं वास्तुकला

#### दिल्ली मुख्य योजना-2021

दिल्ली मुख्य योजना-2021 के मसौदे की तैयारी में उप-समूहों के आधारित निम्न लिखित पहलू शामिल हैं:

- क्षेत्रीय और उप क्षेत्रीय पहलू
- जनसंख्या अनुमान और जनसांख्यिकी रूप रेखा
- आश्रय
- व्यापार एवं व्यवसाय
- उद्योग
- सामाजिक संरचना
- भौतिक संरचना
- संरक्षण एवं शहरी नवीकरण
- पर्यावरण एवं प्रदूषण
- यातायात एवं परिवहन
- विकास नियंत्रण मानदंड
- मिश्रित भूमि उपयोग

क्षेत्र दिल्ली के लिए भूमि उपयोग योजना के मसौदे की तैयारी।

क्षेत्र दिल्ली के लिए संकल्पनात्मक योजना की तैयारी।

क्षेत्र दिल्ली के लिए विशेष क्षेत्र योजना की तैयारी

सर्वे आफ इंडिया से रा.रा. क्षेत्र दिल्ली के लिए अद्यतन आधार नक्शों की प्राप्ति।

एनसीआर प्लानिंग बोर्ड के साथ समन्वय

निम्नलिखित अध्ययनों का समन्वय

एमआरटीएस मार्गों और अन्य मुख्य परिवहन मार्गों (एसपीए) के साथ सघनीकरण।

पारंपरिक/पुराने निर्मित क्षेत्रों (एसपीए) का पुनर्विकास

एमआरटीएस मार्ग, कश्मीरी गेट, तीस हजारी, पुल बंगश - डीएमआरसी/एस के दास एसोशिएट्स के साथ पुनर्विकास पर अध्ययन।

प्राधिकरण द्वारा 10.1.2005 को दिल्ली मुख्य योजना-2021 का अनुमोदन।

प्राधिकरण द्वारा अनुमोदित दिल्ली मुख्य योजना - 2021 के मसौदे की शहरी विकास मंत्रालय को प्रस्तुति।

भारत के राजपत्र में दिनांक 16.3.2005 को और समाचार पत्रों में दिनांक 8.4.2005 को सार्वजनिक सूचना जारी की गई।

असेंबली के बैकल्पिक तरीकों और भूमि एवं आवासों के विकास पर प्राधिकरण कार्यावली मसौदा तैयार करने हेतु सामग्री।



प्रगति मैदान, नई दिल्ली में हुए भागीदारी उत्सव में दि.वि.प्रा. की स्टॉल

शहजहाबाबाद चारदीवारी क्षेत्र, पहाड़गंज, करोल बाग एवं पुरानी सब्जी मंडी, दिल्ली के लिए पुनर्निर्माण/पुनः विकास हेतु नीतिगत कार्य बांधा तैयार करने के लिए उपाध्यक्ष, दि.वि. प्रा. द्वारा गठित कार्य समूह की मसौदा रिपोर्ट।

दिल्ली उच्च न्यायालय में दायर जनहित याचिका के संबंध में दिल्ली में जल निकासों से संबंधित योजना सामग्री।

क्षेत्र योजना यूनिट-1 को जोन ए, बी, एफ और जी से संबंधित कार्य सौंपा गया है। ये सभी जोन पूरी तरह विकसित हैं और वर्ष के दौरान निम्नलिखित कार्य पूरा किया गया है।

### 9.2 क्षेत्र योजना-1 यूनिट

क्षेत्र योजना यूनिट-1 को जोन ए, बी, एफ और जी से संबंधित कार्य सौंपा गया है। ये सभी जोन पूरी तरह विकसित हैं और वर्ष के दौरान निम्नलिखित कार्य पूरा किया गया है।

### क्षेत्रीय योजना

जोन 'ए' (1159 हैक्ट., पुराना शहर) : शहरी नवीकरण/संरक्षण और अन्य पहलुओं से संबंधित मामले निपटारे गये।

जोन 'बी' (2304 हैक्ट., शहरी विस्तार) :

- आनन्द पर्वत क्षेत्र की पुनर्विकास योजना, सर्वेक्षण और न्यायालय के निर्णय पर अनुवर्ती कार्रवाई।

- नारायणा में दि.वि.प्रा. की भूमि के उपयोग और ले आउट प्लान को अंतिम रूप देना।

जोन 'एफ' (11958 हैक्ट., दक्षिण दिल्ली-1)

- ग्रीन पार्क में आवासीय प्लानों के लिए योजना।

- विभिन्न पीएसपी सुविधाओं के लिए सब डिवाइजनल योजनाएं।

- महिलापुर में भूमि उपयोग के परिवर्तन हेतु प्राधिकरण के अनुमोदन सहित दि.वि.प्रा. की भूमि के विकास के लिए ले आउट प्लान।

- लाओ सराय, सीआरआरआई कैम्पस, महिलापुर, कालकाजी ट्रांजिट कैम्प आदि जैसे विभिन्न क्षेत्रों के भूमि उपयोग में परिवर्तन और योजना।

जोन 'जी' (11865 हैक्ट., पश्चिमी दिल्ली-1)

- जनकपुरी, विकास पुरी, पश्चिम विहार आदि में पी.एस.पी. /सामुदायिक सुविधाओं के लिए दि.वि.प्रा. भूमि की योजना।



न्यायालय मामले : 50 से अधिक मामलों की जांच की गई, जिनमें से कुछ निम्नानुसार हैं :

- जैव वैदिक्य पार्क (वसन्त कुंज) के संबंध में उच्चतम न्यायालय की केन्द्रीय अधिकार प्राप्त समिति।
- कालकाजी ट्रांजिट कैम्प।
- आनन्द पर्वत स्थित हल्के एवं सर्विस औद्योगिक क्षेत्र।
- मस्जिद मौंठ गांव।
- शॉपिंग मॉल, वसन्त कुंज।
- बाबा पॉटरीज, वसन्त कुंज।
- व्यापार के अनौपचारिक क्षेत्र और अन्य मुद्दों के संबंध में मुख्य योजना कार्यान्वयन समर्थक समूह बनाम दि.वि.प्रा.।
- हरित भूमि उपयोग में पेट्रोल पंप की अनुमयता।
- ज्वाला हेडी पीवीसी मार्केट (जोन जी-17)
- पहाडगंज क्षेत्र में पार्किंग समस्या।

#### भूमि उपयोग परिवर्तन के मामले

- लाडो सराय में भूमि उपयोग परिवर्तन के मामले पर प्राधिकरण द्वारा अपनी अप्रैल-2005 में हुई बैठक में विचार-विमर्श किया गया था।
- सीआरआरआई कैम्पस के भूमि उपयोग का मनोरंजनात्मक से आवासीय उपयोग में परिवर्तन (प्राधिकरण द्वारा मार्च-2005 में अनुमोदित किया गया)।
- महिपालपुर में सरकारी भूमि के उपयोग (अनिश्चित उपयोग) का व्यावसायिक उपयोग में परिवर्तन।

अन्य परियोजनाएं : मदनपुर खादर में एकीकृत भाड़ा परिसर-भूमि का अन्तरण करने के लिए संकल्पनात्मक योजना तैयार की गई।

- विधिवत
- विकास क्षेत्र के लिए संदर्भों की जांच।
  - दि.वि.प्रा. की भूमि बैंक के लिए भूमि सम्पत्ति-सूची तैयार करना।
  - शहरी विकास मंत्रालय/उप-राज्यपाल/वीआईपी संदर्भ की जांच और उत्तर।
  - एमसीडी की ले आउट जांच समिति की बैठक में दि.वि.प्रा. का प्रतिनिधित्व।
  - एमसीडी के स्लम एवं जे जे कोर्ट में दि.वि.प्रा. का प्रतिनिधित्व।
  - प्लानिंग सर्वे यूनिट और रिसर्च यूनिट का समन्वय।
  - भूमि विभाग की 200 से अधिक फाइलों की जांच।

#### 9.3 क्षेत्र योजना-II

जोन 'डी' (3959 हेक्टे., सिविल लाइन्स)

- योजनाओं/कच्चा योजनाओं की तैयारी और इस क्षेत्र में सुविधाओं का निर्धारण।
- डीएमआरसी परियोजना के लिए विश्वविद्यालय क्षेत्र में भूमि उपयोग के "सार्वजनिक एवं अर्ध-सार्वजनिक" से "आवासीय"

भूमि उपयोग में परिवर्तन की तैयारी।

- आरबीटीबी अस्पताल की भूमि के भाग पर आवासीय उपयोग के लिए प्रस्तावित जिला केन्द्र के आसपास, भूमि उपयोग के "सार्वजनिक एवं अर्ध-सार्वजनिक" में परिवर्तन की जांच।
- अरुणा आसफ अली अस्पताल के संबंध में "आवासीय" से "सार्वजनिक एवं अर्ध-सार्वजनिक" में परिवर्तन की जांच।
- अन्य संदर्भ, विकास मानदंड, उद्योगों के मिश्रित भूमि उपयोग, यातायात एवं परिवहन

जोन 'एच' (5677 हेक्टे., उत्तरी पश्चिमी दिल्ली)

- अंडर पास, विद्युत ट्रांसमिशन आदि की जांच।
- त्रिनगर एवं वजीर पुर मेट्रो स्टेशन का भूमि उपयोग।
- शालीमार बाग एवं पीतमपुरा में नर्सरी स्वरूप में डिबीजनल प्लान।
- मंगोलपुरी, इंडस्ट्रियल एरिया, पार्केट एन ए में आंशिक परिवर्तन।
- एफ सी-57 के मसौदा/स्केच प्लान की जांच।
- एफ सी-50 के मसौदा/स्केच प्लान की जांच।
- कार्य - जो चल रहे हैं :
- i) सरस्वती विहार, पीतम पुरा में आवासीय पंपिंग स्टेशन जैसी सार्वजनिक सुविधा का निर्माण, वृद्धाश्रम, वर्किंग गर्लर्स होस्टल, काब्रिस्तान, वृद्धाश्रम, धार्मिक और स्कूलों का सर्वेक्षण और विश्लेषण।
- ii) सेवा केन्द्र भाग-18 की योजना।
- iii) सेवा केन्द्र भाग-18 की योजना।
- iv) उच्चतम न्यायालय के आदेशों के अनुसार भूमि लौटाने की कार्यवाही।

एसबीएम/डीसीएम-उच्चतम न्यायालय अनुसाद उद्योगों का एक ले आउट प्लान तैयार करने पर कार्य के अतिरिक्त न्यायालय मामले से संबंधित कार्य किये गये।

#### 9.4 यातायात एवं परिवहन इकाई योजना

- पेट्रोल पंप के मामलों/सीएनजी स्थलों की कार्यवाही।
- साउथ एक्स., जी.के.-1, शास्त्री पार्क, कर्मा टर्मिनल, नेहरू प्लेस आदि में बहुस्तरीय यातायात जांच एवं कार्यवाही।
- बाई तरफ मुड़ने वाले यातायात और आईएफएमएल खां के आस-पास एक स्लिप रोड के प्रस्तावित एवं बैरों रोड के चौराहे पर परिचालन प्रणाली मोटर ड्राइविंग स्कूल के लिए भूमि उपयोग में मेट्रो रूट फेज-II की योजना एवं एम.आर.टी.पी.

हिपो में व्यावसायिक परिसर के लिए सम्पत्ति विकास के लिए प्रस्ताव की जांच।

उप समिति की बैठकों के लिए निम्नलिखित यातायात एवं परिवहन प्रस्तावों की कार्यवाही :

- एन एच-8 एवं द्वारका लिंक से संबंधित 8 मामले।
- सराय काले खां में रेलवे क्रॉसिंग पर आरओबी/आरयूबी।
- मूल चन्द पलाई ओवर और अन्डर पास का मूल्यांकन।
- शास्त्री पार्क आदि में अन्डर पास का निर्माण।
- 13 ग्रेड सेपरेटर्स का कार्य एवं टीसी हेतु कॉरिडोर सुधार।
- कॉमन वैल्थ गेम्स - यातायात संरचना हेतु योजना।
- सड़क सौंदर्यीकरण योजनाएं, दिल्ली विश्व विद्यालय प्लाजा।
- विधिवत-न्यायालय मामले आदि।

#### यमुना-पार क्षेत्र इकाई

आईएफसी गाजीपुर : तकनीकी समिति द्वारा तैयार एवं अनुमोदित बूचड़खाने हेतु ले आउट प्लान में संशोधन एवं भूमि उपयोग में परिवर्तन किया गया और सार्वजनिक सूचना के लिए शहरी विकास एवं गरीबी उपशमन मंत्रालय को भेजा गया। सार्वजनिक सूचना के लिए शहरी विकास मंत्रालय की अनुमति प्राप्त हो चुकी है और 30 दिनों की अवधि में आपत्तियां/सुझावों के आमंत्रण हेतु इसे जारी किया गया। निर्धारित अवधि पूरी हो गई है एवं अन्तिम अधिसूचना के विषय में माता प्रक्रियागत है।

कड़कड़डूमा में दि.वि.प्रा. को 300 बीघा भूमि हेतु ले आउट प्लान : कड़कड़डूमा में 300 बीघा भूमि के ले आउट प्लान को अन्तिम रूप दिया गया और जांच समिति के विचारार्थ भेजा गया।

चांद सिनेमा में सेवा एवं व्यवसाय केन्द्र के लिए ले आउट प्लान में संशोधन।

एन. एच.-24, मयूर विहार, फेज-1 में सेवा केन्द्र के ले आउट प्लान में संशोधन।

खिचड़ी पुर गांव के निकट खाली भूमि का ले आउट प्लान।

श्याम एनक्लेव, सी बी एच एस लि. का ले आउट प्लान।

दलूपुरा क्षेत्र में एफ.सी. 26 का ले आउट प्लान।

सब सीबीडी शाहदरा के निकट एफ सी-13 का ले आउट प्लान : सब सीबीडी शाहदरा, एफ सी 13 के ले आउट प्लान में आंशिक संशोधन।

निम्नलिखित स्थानों पर पुनर्वास योजना

- कोडली घरौली
  - सुन्दर नगरी
- विकास क्षेत्र अनधिसूचना एवं अन्य संदर्भों के लिए नीति: विकास क्षेत्र की अनधिसूचना के लिए वर्ष के दौरान कई बैठकों की गई।



प्राधिकरण द्वारा मसौदा दि.मु.यो.-2021 के अनुमोदन के बाद श्री मधुकर गुप्ता, उपाध्यक्ष, दि.वि.प्रा. मीडिया कर्मियों को संबोधित करते हुए

#### 9.6 विकास नियंत्रण एवं यमुना नदी परियोजना

##### 9.6.1 मुख्य योजना इकाई

- तकनीकी समिति की 6 बैठकों की गई।
- दि.वि. अधिनियम की धारा 11 ए के अन्तर्गत-14 सार्वजनिक सूचनाएं जारी की गई।
- भूमि उपयोग में परिवर्तन के मामलों, सार्वजनिक सूचनाएं जारी करने, योजना से संबंधित प्राधिकरण के संकल्पों की अनुवर्ती कार्यवाही के संबंध में समन्वय।
- दिल्ली में स्वास्थ्य-सुविधाओं के लिए विकास नियंत्रण मानदंड।

##### 9.6.2 विकास नियंत्रण इकाई

- बैंकट हॉल से संबंधित नीति।
- दिल्ली में मनोरंजन क्लबों के लिए विकास नियंत्रण मानदंड।
- स्लम मुक्त दिल्ली पर रिपोर्ट तैयार करना।
- डीएमआरसी द्वारा सम्पत्ति विकास हेतु नीति।
- दिल्ली में बजट होटलों के लिए विकास नियंत्रण मानदंड।
- पुनर्वास कालोनियों पर कार्य बल रिपोर्ट तैयार करना।
- शैक्षिक सुविधाओं के लिए मानदंड।
- मिश्रित भूमि उपयोग हेतु नीति।
- शहरी गांवों की योजना एवं विकास।

##### 9.6.3 निगरानी इकाई, जोन 'डी' (6855 हेक्टे., नई दिल्ली)

- 111 संसद संदर्भों का उत्तर।
- रा.स. क्षेत्र दिल्ली सरकार को विकास क्षेत्र सं. 162 की अनधिसूचना भेजी गयी।
- अ.रा.व. अड्डा, सराय काले खां के निकट आईडीटीआर के भूमि उपयोग में परिवर्तन के लिए आपत्तियां/सुझाव प्राधिकरण के अनुमोदन के बाद शहरी विकास मंत्रालय को भेजे गये।
- निजामुद्दीन और लाजपत नगर में पुनर्वास मंत्रालय की भूमि के मामलों पर कार्यवाही।

- शहरी गांव विकास पर संसदीय समिति को उत्तर।
- विभिन्न पहलुओं पर एल एण्ड डी ओ, एन डी एम सी, शहरी विकास मंत्रालय से प्राप्त विभिन्न संदर्भों की जांच।
- 9.6.4 यमुना नदी परियोजना इकाई
  - जोन 'ओ' का ड्राफ्ट जोनल प्लान : एन सी आर पी बी के समक्ष प्रस्तुत किया गया।
  - यमुना नदी के सुधार हेतु पर्यावरणीय प्रबंध योजना पर एन ई ई आर आई की मसौदा अंतिम रिपोर्ट की कार्यवाही, विशेषज्ञ समिति के विचारार्थ रखी गई।
  - शास्त्री पार्क में कृषि और जल निकाय की 6.0 हेक्टे. भूमि के भूमि उपयोग का व्यावसायिक (आईटी पार्क) में परिवर्तन।
  - एन सी आर पी बी के साथ मदनपुर खादर में 37.0 हेक्टेयर भूमि के उपयोग का कृषि एवं जल निकाय से 'आवासीय' में परिवर्तन का अनुसरण।
  - आई एल एफ एस टोल ब्रिज के निकट कॉमनवैल्थ गेम्स गांव परिसर की योजना, यमुना स्टैंडिंग कमेटी-सी डब्ल्यू सी से क्लिअरेंस।
  - मदनपुर खादर और अन्य क्षेत्रों में श्मशान/कब्रिस्तानों के प्रस्ताव।

### 9.7 द्वारका परियोजना

- 9.7.1 विकास योजना : द्वारका फेज-II की दि.वि.प्रा. की भूमि (लगभग-880 हेक्टे.) के लिए योजना को जांच समिति द्वारा अनुमोदित किया गया। विस्तृत व्यवहार्यता, सीमांकन और विकास कार्य चल रहे हैं।
- 9.7.2 ग्राम विकास योजनाएं : अंतिम रूप दिए गए विचारार्थ विषयों के विवरण के आधार पर मरथल, पोचनपुर एवं धूलसिरस, द्वारका के लिए संपूर्ण ग्राम विकास योजनाएं तैयार करने हेतु तीन बाहरी एजेंसियों नियुक्त की गई हैं।
- 9.7.3 होटल एवं अन्तर्राष्ट्रीय सभा केन्द्र : द्वारका सेक्टर-24 में प्रस्तावित होटल एवं अन्तर्राष्ट्रीय सभा केन्द्र के लिए स्थल को अन्तिम रूप दिया गया। इसके निकट ही इसके साथ गोलक कोर्स की विस्तृत व्यवहार्यता स्वीकारने के लिए आईडीएफसी को अनुरोध किया गया है।
- 9.7.4 आई टी पार्क : आई एफ सी द्वारका के एक भाग के रूप में एक सूचना तकनीकी पार्क के लिए 10 हेक्टे. के स्थल को अन्तिम रूप दिया गया है। परियोजना के विचारार्थ विषय भूमि निपटान शाखा, दि.वि. प्रा. द्वारा चलाई जाने वाली प्रतियोगी बोली हेतु भेजे गए हैं।
- 9.7.5 अन्य परियोजनाएं : अपेक्षित योजना सामग्री अन्तिम रूप देने के लिए एच यू पी डब्ल्यू और द्वारका इंजीनियरिंग विंग को दी गई थी i) द्वारका सेक्टर-10 में दि.वि.प्रा. का जोनल कार्यालय ii) सेक्टर-20 में भारत बन्दना पार्क iii) मेट्रो कॉरिडोर के साथ रेखाकार व्यावसायिक केन्द्र iv) सेक्टर-11 में द्वारका में पर्यावास केन्द्र v) सेक्टर-9, 10, 22 एवं 19 में वेदल प्लाजा vi) नसीरपुर द्वारका में दि.वि.प्रा. के खाली पाकेट में छज छाउस।

9.7.6 द्वारका में मेट्रो स्टेशन : डीएनएआर में मेट्रो स्टेशनों के लिए सात स्थलों को दि.वि.प्रा. को भूमि विभाग को अधिग्रहण हेतु भेजा गया। के माध्यम से अन्तिम रूप दिया गया है। द्वारका में सेक्टर-24 के माध्यम से अन्तिम रूप दिया गया है। द्वारका में सेक्टर-24 के माध्यम से अन्तिम रूप दिया गया है।

9.7.7 लोकनायक पुरम योजना (बक्कर बाग) : लोकनायक पुरम योजना (बक्कर बाग) को अन्तिम रूप दिया गया है। सुधरे हुए संयोजन के लिए मांगलोर-1 के चौड़े रोड के संरक्षण को अन्तिम रूप दिया गया है। एवं विकास हेतु भेजा गया। नजफगढ़ नाले से एन एच-10 तक मार्गाधिकार वाले रोड के विस्तृत मार्गाधिकार वाले रोड के विस्तृत तकनीकी समिति की सहायता से अन्तिम रूप दिया गया है। विशेष रोड क्रॉस चौराहे को भी अन्तिम रूप दिया गया है। संरक्षण वाली यह भूमि अधिग्रहण/विकास प्रस्तावित 100 मीटर रोड से उठी लोकनायक पुरम संशोधन, दि.वि.प्रा. जांच समिति से अनुमोदित किया गया है। एन ई एस के अनुरोध के अनुमोदित करारों के स्थल सक्षम प्राधिकारी से अनुमोदित करारों के

9.7.8 द्वारका के लिए पहुंच मार्गों की योजना : एन एच-8 से द्वारका तक 60 मीटर तकनीकी समिति द्वारा, एक रेल अन्तर्गत अनुमोदित किया गया था। इस लिक रोड के बढ़ाने और इसे 100 मीटर मार्गाधिकार तक तकनीकी समिति और उप-राज्यपाल, दि.वि. प्रा. द्वारा अंतिम रूप दिया गया है। संरक्षण योजना तैयार कर के अधिग्रहण हेतु भूमि शाखा को भेजा गया है। पंखा रोड, डाबरी मोड़ पर एमसीडी की परियोजना पर द्वारका योजना कार्यालय की योजना पर द्वारका योजना कार्यालय की उप-समिति के विचारार्थ भेजी गई। 45 मीटर के लिक रोड के निर्माण के लिए एन ई एस निकट एक पलाई ओवर के साथ-साथ एन ई एस



दि.वि.प्रा. द्वारा विकसित

मध्य रेल अन्धर पास सहित 60 मीटर लिक रोड के निर्माण के लिए रेलवे, हवाई अड्डा प्राधिकरण, एन एच ए आई, डी यू ए पी और दि.वि.प्रा. के दक्षिणी पूर्वी जोन के साथ समन्वय।

भूमि संबंधी मामले सेक्टर-27, 28 एवं 29 में अधिग्रहीत भूमि का मामला दि.वि.प्रा. को भूमि विभाग को अधिग्रहण हेतु भेजा गया। द्वारका शोधन संयंत्र के लिए रोड योजना (लगभग 556 हेक्टे.) द्वारका शोधन संयंत्र (लगभग 5 हेक्टे.) और द्वारका एवं लोक नायक पुरम (बक्कर बाग) के लिये पहुंच मार्ग हेतु अधिग्रहण कार्रवाई शुरू की गई। गांव सभा भूमि की उपयोग योजना दि.वि.प्रा. को अन्तरित की गई।

9.7.7 लोकनायक पुरम योजना (बक्कर बाग) : लोकनायक पुरम योजना (बक्कर बाग) को अन्तिम रूप दिया गया है। सुधरे हुए संयोजन के लिए मांगलोर-1 के चौड़े रोड के संरक्षण को अन्तिम रूप दिया गया है। एवं विकास हेतु भेजा गया। नजफगढ़ नाले से एन एच-10 तक मार्गाधिकार वाले रोड के विस्तृत मार्गाधिकार वाले रोड के विस्तृत तकनीकी समिति की सहायता से अन्तिम रूप दिया गया है। विशेष रोड क्रॉस चौराहे को भी अन्तिम रूप दिया गया है। संरक्षण वाली यह भूमि अधिग्रहण/विकास प्रस्तावित 100 मीटर रोड से उठी लोकनायक पुरम संशोधन, दि.वि.प्रा. जांच समिति से अनुमोदित किया गया है। एन ई एस के अनुरोध के अनुमोदित करारों के स्थल सक्षम प्राधिकारी से अनुमोदित करारों के

विधिवत द्वारका उप नगर और योजना क्षेत्र 'के' एवं 'यू' एल' के शेष क्षेत्र में पलाई ओवर/ अन्धर पास परियोजना, विद्युत रूट क्लियरेंस में पलाई ओवर/ उपयोगिता/सेवाओं हेतु भूमि निर्धारण के लिए मांगलों और उपयोगिता/सेवाओं हेतु भूमि निर्धारण के लिए इंजीनियरिंग विंग के साथ समन्वय। नए अधिग्रहण, भू-स्वामित्व स्थिति के विषय में स्पष्टीकरण की स्थिति, दि.वि.प्रा. के पृथक पाकेटों के लिए भूमि उपयोग योजनाएं और योजना जोन 'के' एवं 'एल' में पड़ने वाली गांव सभा की भूमि के लिए भूमि शाखा के साथ समन्वय। अन्य दैनिक कार्य जैसे - न्यायालय मामले, संसद/विधान सभा, शहरी विकास मंत्रालय और उप राज्यपाल को मसौदा उत्तर, अति महत्वपूर्ण व्यक्तियों के संदर्भ। 91 कब्जा योजनाएं तैयार की गई।

रोहिणी परियोजना : योजना क्षेत्र 'एन' की क्षेत्रीय योजना की तैयारी शुरू की गई। जोन 'एम' की क्षेत्रीय योजना में समाज सदन(सुल्तानपुरी) को शामिल करने का प्रस्ताव तकनीकी समिति के समक्ष रखा गया। रोहिणी उप नगर में 1325 हेक्टे. (लगभग) भूमि की विकास क्षेत्र के रूप में घोषणा के लिए प्रस्ताव। रोहिणी फेज-4 और 5 में अधिसूचित क्षेत्र की 3000 हेक्टे. भूमि के भूमि उपयोग में परिवर्तन। प्राधिकरण द्वारा अनुमोदित स्लम एवं जे.जे. समूहों के पुनर्वास हेतु सांवदा-घेवरा में 252.4 हेक्टे. भूमि के भूमि-उपयोग में परिवर्तन। प्राधिकरण द्वारा अनुमोदित वकीलों के बैचरों के लिए 2700 वर्ग मीटर क्षेत्र के भूमि उपयोग का पीएसी से सरकारी उपयोगों में परिवर्तन।

- परिवर्तन।
- रोहिणी फेज-4 एवं 5 में अधिग्रहीत की जाने वाली भूमि के सेक्टर ले आउट प्लानों की तैयारी आरंभ की गई।
- फेज-4 रोहिणी (अधिग्रहीत भूमि) के अनुमोदित सेक्टर ले आउट प्लान में निर्दिष्ट सुविधा पाकेटों के सब-डिवीजन प्लानों को तैयार करना।
- रोहिणी पाकेट-II, ब्लाक-ए, सेक्टर-30 में आवासीय प्लाटिड समूहों के ले आउट प्लान का जांच समिति द्वारा अनुमोदन।
- 20 हेक्टे. क्षेत्र के लिए पी एस पी-2 (सेक्टर-21 एवं 23 के मध्य) हेतु ले आउट प्लान का संशोधन अनुमोदित किया गया।
- रोहिणी, सेक्टर-20 के ले आउट प्लान (सुविधा स्थलों के आन्तरिक परिवर्तनों के संबंध में) के संशोधनों को अनुमोदित किया गया।
- रोहिणी के सेक्टर-26 में पी एस पी और आवासीय परिसर को एल ओ पी अनुपूरक नाले को हटाने के संबंध में संशोधन को जांच समिति द्वारा अनुमोदित किया गया।
- रोहिणी, सेक्टर-18, पाकेट-2, ब्लाक-एच हेतु ले आउट प्लान में संशोधन (ई एस एस स्थल का पुनः स्थापन)
- रोहिणी, पाकेट-1, ब्लाक-सी, सेक्टर-32 में आवासीय प्लाटिड समूहों का ले आउट प्लान।
- रोहिणी पाकेट-2, ब्लॉक-सी, सेक्टर-32 में आवासीय प्लाटों का ले-आउट प्लान तैयार किया गया।
- ग्राम पुनर्विकास योजना के माध्यम से आसपास के नियोजित विकास के साथ मौजूदा गांवों के एकीकरण का प्रस्ताव शुरू किया गया।
- यू ई आर-3 (अर्थात 80 मी. मार्गाधिकार) का संशोधन संरक्षण तैयार करने के साथ-साथ क्रॉस सेक्शन में परिवर्तन शुरू किया गया।
- रोहिणी उप-नगर को एन एच-1 एवं एन एच-10 से जोड़ने वाला यू आर ई-2 (अर्थात 100 मी. मार्गाधिकार) की संरक्षण योजना तैयार की गई और तकनीकी समिति द्वारा अनुमोदित की गई।
- ख) विविध
  - आवासीय प्लाटों के लिए कब्जे संबंधी मामलों के संदर्भों को निपटाया गया।
  - कोर्ट के मामलों पर कार्रवाई की गई / उत्तर तैयार किए गए।
  - टी.बी. आर संदर्भ देखे गए/उत्तर दिये गये।
  - भूमि आबंटन मामलों को निपटाया गया।
- 9.9 नरेला परियोजना
  - क. क्षेत्रीय योजना और भूमि उपयोग में परिवर्तन मामले
    - शहरी विकास मंत्रालय द्वारा दिनांक 1.3.05 को अधिसूचित नरेला - यवाना औद्योगिक क्षेत्र फेज-2 के 1505 हेक्टे. के भूमि उपयोग में परिवर्तन।





1. शालीमार बाग स्थित स्व वित्त योजना के 560 आवास।
2. कल्याण विहार स्थित स्व वित्त योजना और ई. डब्ल्यू. एस. के 144 आवास।
3. जहांगीरपुरी स्थित मध्यम आय वर्ग के आवास।
4. टी.बी. टावर, पीतमपुरा के समीप बहुमंजिले आवास।
5. धीरपुर स्थित संशोधित स्कीम।
6. द्वारका में निम्न आय वर्ग, मध्यम आय वर्ग एवं बहु मंजिले 568 आवास; बहुमंजिले उच्च आय वर्ग के 638 आवास; निम्न आय वर्ग एम एल यू 620 आवास।

#### 9.12.2 समाज सदन

1. अलकनन्दा कालकाजी - सैद्धांतिक ले आउट प्लान 236वीं जांच समिति द्वारा अनुमोदित किया गया।
2. ओखला फेज-1 - संकलनात्मक ले आउट प्लान 236वीं जांच समिति द्वारा अनुमोदित किया गया।
3. रोड नं. 44, रोड नं. 42 एवं मोतिया खान में तीन समाज सदन - निर्माणाधीन परियोजना का समन्वय एवं निगरानी।
4. रोहिणी में समाज सदन
  - सेक्टर-7 द्वितीय स्तर के अनुमोदन के लिए दि.न. क.आ. को भेजी।
  - सेक्टर-15 अन्तिम अनुमोदन के लिए दि. न. क.आ. को भेजी।
  - सेक्टर-16 दि.न.क.आ. के द्वितीय स्तर के अनुमोदन के लिए नियंत्रण ड्राइंगें तैयारी के अन्तर्गत हैं।
5. द्वारका सेक्टर 4 - ड्राइंगें अनुमोदन हेतु सी एफ ओ को भेजी क.आ. से स्तर-2 के अनुसार संशोधित होकर दि.न. क.आ. भेजने के लिए तैयार हैं।
6. द्वारका सेक्टर 6 - सीसी की डिजाइनिंग प्रक्रियाधीन है (आवास में)।
7. कड़कड़डुमा - चार व्यावसायिक प्लॉट नीलामी हेतु रखे गए।
8. मंडावली फज़लपुर - जांच समिति के अनुसार जीओ आर संशोधित किया गया।
9. कॉडली घरोली सेक्टर ए - समन्वय कार्य।
10. यमुना विहार - सुरक्षाधीन प्लॉटों की नियंत्रण ड्राइंगें।
11. जनकपुरी, मायापुरी, नारायणा एवं प्रीत विहार में समाज सदन के सुधार के लिए विकास योजना एवं विवरण; परियोजनाओं का समन्वय एवं निगरानी।
12. आनन्द विहार समाज सदन संकल्पनात्मक ले आउट प्लान तैयार किया गया (आवास में)।
13. विवेक विहार समाज सदन - दि.न.क. आयोग को प्रस्तुत करने के लिए रिपोर्ट / ड्राइंगें तैयार की गई (\*आवास में)।

14. टेक्नोलॉजी पार्क के निकट मंडावली योजना तैयार की गई।

#### 9.12.3 व्यावसायिक

##### क. जिला केन्द्र

1. दिवन जिला केन्द्र, रोहिणी-विहार अनुमोदित और कुछ प्लॉट निष्काशन को भेज दिये गये।
2. मंगलम प्लेस, रोहिणी - ले आउट अनुसार संशोधित कर दिया गया सुधार करने के लिए इंजीनियरिंग विंग को भेजी गई।
3. वजीरपुर जिला केन्द्र - निर्माणाधीन समन्वय एवं निगरानी।
4. क) नेहरू प्लेस फेज II - दिल्ली प्रस्ताव प्रस्तुत किया गया और आयोग की टिप्पणियां प्राप्त की गईं।  
ख) नेहरू प्लेस फेज-1 का सुधार विंग को भेजी गई।
5. भीकाजी कामा प्लेस का सुधार - 90% है, मल्टी लेवल पार्किंग एवं स्टेशन के प्लॉटों को जांच समिति को भेजा गया।
6. साकेंत जिला केन्द्र - निपटान योजना के लिए सी.एल.एम. को भेज दिये गये। ही नीलामी की जा चुकी है।
7. अश्रुखलाबद्ध व्यावसायिक केन्द्र, जहांगीरपुरी, दिल्ली नगर कला आयोग द्वारा अनुमोदन किया गया; ड्राइंगें निपटान के लिए इंजीनियरिंग विंग को भेजी गईं। एल.डी. को भेज दी गई; 7 प्लॉटों को अनुमोदन प्रदान कर दिया गया।
8. शापिंग माल वसंत कुंज फेज II - आनन्द विहार अनुमोदन द्वारा अनुमोदन प्रदान कर दिया गया।
9. द्वारका जिला केन्द्र - डिजाइनिंग संकल्पनात्मक ले आउट प्लान तैयार किया जा रहा है। शहरी डिजाइनिंग स्कीम तैयार की जा रही है। परामर्शदाता नियुक्त किया जा रहा है।
10. जनक प्लेस - मल्टी लेवल पार्किंग को जांच समिति द्वारा अनुमोदन प्रदान किया गया। विकास नियंत्रण निपटान हेतु भेज दिये गये।
11. पश्चिम विहार जिला केन्द्र - प्रस्ताव को अनुमोदन प्रदान किया गया और द्वितीय स्तरीय अनुमोदन हेतु निपटान

आयोग को भेज दिया गया; सेवाओं हेतु अनुमोदन परामर्शदाता से लिया जा रहा है।

केन्द्रीय व्यापार जिला, शाहदरा-एक थोक बाजार प्लॉट का मामला नीलामी हेतु भेजा गया।

मयूर प्लेस - एक व्यावसायिक प्लॉट का मामला नीलामी के लिए भेजा गया।

शास्त्री प्लेस - नर्सिंग होम और सेवा केन्द्र के दो प्लॉटों का मामला नीलामी के लिए भेजा गया।

लक्ष्मी नगर जिला केन्द्र - 9 फुट स्तर तक के कियोस्क प्लाजा का निर्माण किया जा रहा है; परियोजना का समन्वय एवं निगरानी की जा रही है।

स्थानीय बाजार / सुविधा बाजार

1. द्वारका-13 प्लॉटों के वास्तुविदीय नियंत्रण निपटान हेतु भेज दिये गये।

2. द्वारका में तीन स्थानीय बाजार स्थलों का मामला विकास नियंत्रण मानकों सहित एक इकाई के रूप में निपटान हेतु भेज दिया गया।

3. कोडली-घरोली सेक्टर 'जी' स्थित स्थानीय बाजार - पांच प्लॉटों का मामला नीलामी हेतु उप निदेशक (व्यावसायिक भूमि) को भेज दिया गया।

4. द्वारका सेक्टर-8 स्थित स्थानीय बाजार - ऑटो सर्विस शॉप के डिजाइन को जांच समिति द्वारा अनुमोदन प्रदान कर दिया गया।

5. पश्चिम विहार बी जी-2 स्थित स्थानीय बाजार - एक इकाई के रूप में निपटान हेतु विकास नियंत्रण मानक और ले आउट प्लान तैयार किये जा रहे हैं।

6. पीतमपुरा ब्लॉक - जी यू स्थित स्थानीय बाजार - परियोजना का समन्वय और निगरानी की जा रही है।

7. जनकपुरी, विवेक विहार और प्रीत विहार स्थित स्थानीय बाजार - स्थानीय बाजार के सुधार हेतु विकास योजना, स्थानीय बाजारों का समन्वय एवं निगरानी की जा रही है।

8. कॉडली-घरोली स्थानीय बाजार के चार प्लॉट, त्रिलोकपुरी के चार प्लॉट और मंडावली के दो प्लॉट नीलामी हेतु भेज दिये गये।

9. राम विहार, अशोक निकेतन और द्वारका स्थित सुविधा बाजार का मामला विकास नियंत्रण मानकों सहित एक इकाई के रूप में निपटान हेतु भेज दिया गया।

10. द्वारका सेक्टर 18-बी स्थित सुविधा बाजार को जांच समिति के निर्देशों के अनुसार संशोधित किया जा रहा है।

विरासत एवं विविध

पुरातत्व पार्क, महारौली - कुली खान मकबरे की चारदीवारी

दरवाजे की विस्तृत ड्राइंगें एवं भूदृश्यांकन योजना तैयार की गई; पार्क का प्रस्ताव अनापति प्रमाण-पत्र हेतु भारतीय पुरातत्व सर्वेक्षण विभाग को भेजा गया; पैदल पथ और संकेतों की ड्राइंगें प्रारंभिक अनुमोदन के लिए इंजीनियरिंग विंग को जारी की गई; परामर्शदाता द्वारा झरने के लिए तैयार किये गए प्रस्ताव प्राप्त किये गये।

2. सुल्तान गढ़ी और उससे संलग्न क्षेत्र का समेकित संरक्षण / शहरी डिजाइन प्लान - संरक्षित स्मारक के आसपास विस्तृत भूदृश्यांकन के लिए भूदृश्यांकन परामर्शदाता नियुक्त किया गया; मकबरे के आस-पास पांच खंडहरों के जीर्णोद्धार हेतु इनटैक-दिल्ली के प्रस्ताव को अनुमोदन प्रदान किया गया।

3. पुपनी स्टीफन्स कॉलेज बिल्डिंग, कश्मीरी गेट का संरक्षण-कार्यशील ड्राइंगें के.लो.नि.वि. को जारी की गई और के.लो.नि.वि. द्वारा उन्हें अनुमोदन हेतु विरासत संरक्षण समिति में प्रस्तुत किया गया।

4. एंग्लो अरेबिक स्कूल, अजमेरी गेट का संरक्षण-अन्दरूनी आंगन का कार्य चल रहा है; आर्क एवं ओपनिंग का कार्य आंशिक रूप से पूरा हुआ; पथर की रेलिंग सही स्थान पर लगाई गई; उपर्युक्त से संबंधित सभी ड्राइंगें जारी की गईं।

9.12.4 खेल परिसर

1. खेल परिसर, वसंत कुंज सेक्टर डी पाकेट-2 सुविधा ब्लॉक सहित संशोधित ले आउट प्लान अनुमोदन हेतु निदेशक खेल को भेजा गया।

2. खेल परिसर, पीतमपुरा-क्रिकेट स्टेडियम की संशोधित ड्राइंग अनुमोदन के लिए सेक्टर की पास भेजी गई।

3. अशोक विहार खेल परिसर - डिजाइन का कार्य चल रहा है।

4. द्वारका सेक्टर-11, प्रताप नगर एवं चिल्ला खेल परिसर स्थित स्वीमिंग पूल - विकास योजना एवं विवरण तैयार और जारी किया गया।

5. सीरी फोर्ट परिसर में बैडमिंटन एवं स्क्वाश कोर्ट और आउट डोर स्टेडियम - स्कीम तैयार की गई।

6. नरेला स्थित खेल परिसर एवं क्लब - जांच समिति द्वारा अनुमोदन प्रदान किया गया; ड्राइंगें आवश्यक कार्रवाई के लिए इंजीनियरिंग विंग को भेजी गई।

7. यमुना खेल परिसर स्थित आउटडोर स्टेडियम - स्केच तैयार किये जा रहे हैं।

8. ले आउट प्लान राष्ट्रमंडल गांव - स्केच तैयार किये जा रहे हैं।

9. अक्षरधाम स्थित कैम्पिंग स्थल का ले आउट प्लान तैयार किया गया।

10. राष्ट्र मंडल खेल गांव का पॉवर प्वाइंट प्रोजेक्शन - तैयार किया गया।



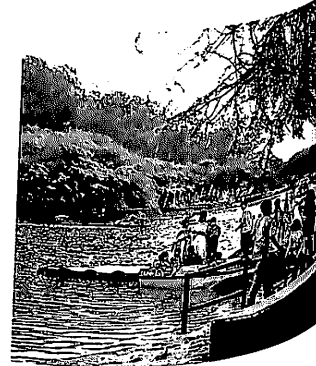


### 9.12.5 विविध परियोजनाएं

1. द.पू. जोन एवं द.प. जोन में 07 समाज सदन, रोहिणी में 01 एवं नरेला में 03, ईस्ट ऑफ लोनी रोड में 01, कोंडली घरीली सेक्टर-जी में 01 - जांच समिति द्वारा अनुमोदित ले आउट प्लान और विस्तृत डिजाइन इंजीनियरिंग विंग को जारी किये गये।
2. बहाई मंदिर स्थित बहु स्तरीय पार्किंग एवं इस्कॉन मंदिर (आस्था कुंज) के समीप पार्किंग लॉट-जांच समिति द्वारा ले आउट प्लान अनुमोदित कर दिये गये, बहाई मंदिर के विस्तृत ले आउट प्लान इंजीनियरिंग विंग को जारी कर दिये गये।
3. द. पू. जोन एवं द. प. जोन स्थित विद्यमान व्यावसायिक केन्द्रों में 7 बी.ओ.टी. शौचालय - जांच समिति द्वारा अनुमोदित शौचालय की अवस्थिति एवं विस्तृत डिजाइन इंजीनियरिंग विंग को जारी किये गये।
4. नरेला स्थित 02 सुलभ शौचालय - जांच समिति द्वारा अनुमोदन प्रदान किया गया और इंजीनियरिंग विंग को भेजे गये।
5. सलीमगढ़ में पार्किंग और हरित क्षेत्र का पुनर्विकास।
6. निगम बोध घाट फेज-II वास्तुकला संबंधी ड्राइंगें तैयार की गईं, निर्माणाधीन परियोजना की निगरानी एवं समन्वय।
7. मधुबन चौक स्थित दि.वि.प्रा. कार्यालय भवन - कार्यशील ड्राइंगें तैयार की गईं और कार्य निर्माणाधीन है।
8. रोहिणी सेक्टर 22 और नरेला सेक्टर 21 स्थित ऑटो मोबाइल सेंटर - जांच समिति में अनुमोदन प्रदान किया गया।
9. द्वारका सेक्टर 12 एवं 21 पेडेरिड्रयन प्लाजा - कार्यशील ड्राइंगें तैयार और जारी की गईं।
10. विकास मीनार और उसके आस-पास के क्षेत्र का सुधार शुरू किया जा रहा है।

### 9.13 भू-दृश्यांकन एवं पर्यावरण संबंधी योजना इकाई

9.13.1 सम्पूर्ण विश्व के अधिकतर महानगर दमघोंदू कंक्रीट जंगलों में परिवर्तित हो गये हैं और भीड़भाड़ के कारण स्वच्छ वायुप्रद स्थानों के सौभाग्य से देश का एक सबसे अधिक हरा-भरा महानगर है। दिल्ली विकास प्राधिकरण, जो भारत का पहला शहरी विकास प्राधिकरण है, ने इस शहर को प्रथम मुख्य योजना में दिये गये मार्ग निर्देशों के अनुसार विकसित करने के लिए मुख्य योजना तैयार की और अच्छी परिचालन प्रणाली की व्यवस्था करने के लिए विभिन्न अन्य सुविधाओं तथा वायुप्रद स्थलों के रूप में विभिन्न हरित क्षेत्रों एवं नगर वनों की व्यवस्था की। दिल्ली विकास प्राधिकरण ने नदी और रिज जैसी प्राकृतिक विशेषताओं का संरक्षण किया और इस नगर की बढ़ती हुई शहरी जनसंख्या की आवश्यकताओं को पूरा करने के लिए हरित पट्टियों, जिला पार्कों समीपवर्ती हरित क्षेत्रों आदि के रूप में खुले स्थलों को विकसित किया।



भारत सरकार द्वारा अनुमोदित प्रथम मुख्य योजना पर जोर दिया गया था। दिल्ली मुख्य योजना मनीरंजनात्मक पहलुओं, खुले स्थानों एवं खेलाड्य के विवरण का आकलन शामिल है। निर्धारित मनीरंजनात्मक क्रियाकलापों अर्थात् मुख्य योजना अन्तर्गत भूमि को दि.वि.प्रा. के कब्जे और रख रखा जाता है। यद्यपि, शेष विकास सेवारं नागरिक परियोजना की जा रही है। दि.मु.यो.-2021 में पर्यावरण की सूचना भू-दृश्यांकन यूनिट द्वारा प्रदान की (भू-दृश्यांकन) इस उप समूह के सह-अध्यक्ष हैं। दि.वि.प्रा. न केवल शहर का निर्माण करता है, बल्कि के लिए युगवत्ता पूर्ण जीवन भी सुनिश्चित करता है। दि.वि.प्रा. हरित क्षेत्रों के विकास को बढ़ावा देता है।

- क) इस परियोजना में मुख्य योजना के अनुसार क्षेत्रीय पार्कों से सम्बन्धित नीति निर्धारण डिजाइन करना सम्मिलित है।
- ख) दि.वि.प्रा. के क्षेत्राधिकार के अन्तर्गत समीपवर्ती डिजाइन तैयार करना।
- ग) स्वस्थ पर्यावरण बनाने और जीवन स्तर सुधार प्रा. द्वारा खेल सुविधाएं और हरित क्षेत्रों की है।
- घ) भू-दृश्यांकन यूनिट में विशेष परियोजना जैव-विविधता पार्क, गोल्फ कोर्स, सेनेटीटी सुधार (इन्द्रप्रस्थ पार्क) नदी तट विकास, पुगलकाबाद जैसी विरासत परियोजनाएं भी
- ङ) भू-दृश्यांकन यूनिट में निकटवर्ती पार्कों, खेल पार्कों और आवासीय क्षेत्रों में अन्य छोटे डिजाइन तैयार करने का कार्य किया जाता है।

वर्ष 2004-2005 के दौरान भू-दृश्यांकन यूनिट द्वारा आरम्भ की गई परियोजनाएं

परियोजनाएं :

**आस्था कुंज**  
माननीय प्रधानमंत्री श्री अटल बिहारी वाजपेयी द्वारा दिनांक 01.02.03 को इसकी आधार शिला रखी गई थी। यह स्थल 200 एकड़ से अधिक क्षेत्र में फैला हुआ है, जो नेहरू प्लेस जिला केन्द्र से सटा हुआ है और यह बहाई मंदिर, कालकाजी मंदिर एवं इस्कॉन मंदिर जैसे पूजा स्थलों से घिरा हुआ है। इस स्थान पर दक्षिण की तरफ से बाहरी रिंग रोड से, उत्तर की तरफ से राजा धीर सेन मार्ग और पूर्व की तरफ से कैप्टन गोड़ मार्ग से पहुंचा जा सकता है।

**स्थल पर निम्नलिखित कार्य पूरे कर लिये गये हैं**

- चार दीवारी और पहला एवं दूसरा प्रवेश लाजा पूरा कर लिया गया है। प्लाजा नं. 4 एवं 6 का निर्माण कार्य चल रहा है।
- मार्ग संरक्षण किया जा चुका है।
- स्थल पर चारों तरफ वृक्षारोपण का कार्य चल रहा है।
- जलाशयों को आकार देने और पैदल पथों का निर्माण कार्य चल रहा है।

पार्क के सभी विभिन्न जोनों का विकास कार्य किया जा रहा है :  
**शहरी पार्क सुविधाएं** : इनमें प्लाजा, स्वास्थ्यकारी अच्छे भोजन वाले भोजनालय, बैठने के स्थान और झील के किनारे वाली सुविधाएं शामिल हैं। इन प्लाजा के बीच में बैठने के स्थान और जलाशयों का कार्य विभिन्न स्तरों पर विकसित किया जा चुका है तथा अन्य विशेष कार्यों का विकास कार्य चल रहा है।

**समीपवर्ती सुविधाएं** : इनमें बच्चों के खेल मैदान, वरिष्ठ नागरिकों के लिए कार्नर, फिटनेस जोन और अन्य संबंधित सुविधाएं शामिल हैं जिनका विकास कार्य चल रहा है।  
**उत्सव समा जोन** : धार्मिक स्थानों के बीच में होने के कारण इसमें उत्सव समा क्षेत्र, प्राकृतिक पथ, ध्यान स्थल, योग कक्षाओं, प्रदर्शनी के लिए क्षेत्र और प्रबचन क्षेत्र शामिल हैं। ये समीप डिजाइन करने के बाद विस्तार के अंतिम चरण में हैं।

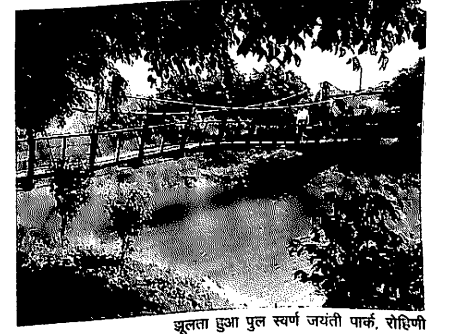
**सामाजिक-सांस्कृतिक जोन** : यह क्षेत्र कार्यकलापों का केन्द्र है, जिसमें एम्फी थियेटर, जलक्रीडा सुविधाएं एवं सांस्कृतिक आयोजन, प्लाजा की सुविधाएं हैं जिसके द्वारा सांस्कृतिक भावना को बढ़ावा दिया जा रहा है। इस जोन में जलाशय और पैदल पथों का निर्माण कार्य चल रहा है।

**पारिस्थितिकीय क्षेत्र** : यहां पारिस्थितिकीय क्षेत्र है जो शहरी पार्क सुविधाओं और प्राकृतिक उद्यान के बीच समन्वय जोन है। यह एक वनस्पति वाटिका है, जिसमें पेड़-पौधों का भंडार है, जिससे प्रकृति की अलग-अलग विशेषताएं झलकती हैं, शांत

मनीरंजन, मौसमी उद्यान एवं जड़ी-बूटी उद्यान है। इस क्षेत्र में वृक्षारोपण और प्रवेश प्लाजा का कार्य प्रगति पर है।

**II. यमुना जैव वैविध्य पार्क**  
दिल्ली में जैव वैविध्य पार्क विकसित करने का आदर्श विचार तत्कालीन माननीय उप राज्यपाल द्वारा प्रतिपादित किया गया था। यह दिल्ली विश्वविद्यालय के सहयोग से विकसित किया जा रहा है। पहले चरण के रूप में यह 156 एकड़ से अधिक क्षेत्र में वजीराबाद (बाहरी रिंग रोड) के समीप अवस्थित है। दूसरे चरण में अतिरिक्त 300 एकड़ क्षेत्र इसमें शामिल किया जाएगा। जैव-वैविध्य पार्क का अभियान यमुना नदी बेसिन की जैव विविधता के भंडार एवं विरासत के साथ-साथ शहरी समाज को पारिस्थितिकीय, सांस्कृतिक और शैक्षिक सुविधाएं प्रदान करता है।

- स्थल पर निम्नलिखित कार्य पूरे किये गये :**
- यमुना के सांस्कृतिक एवं पारिस्थितिकीय इतिहास को दर्शाने वाला प्रकृति-व्याख्या केन्द्र विकसित किया जा चुका है।
  - स्थल पर पोली हाउस, नेट हाउस और - पम्प हाउस का निर्माण किया गया।
  - विकासधीन आग-चुक क्षेत्र
  - आग-चुक क्षेत्र में आधुनिक संरचना जैसे फूड कियोस्क, पार्किंग का विकास कार्य चल रहा है।
  - इस क्षेत्र में लुप्त हो गई पर्यावरणीय प्रणाली को पुनः सुजित किया जा रहा है।
  - टेढ़े-मेढ़े बहने वाले जलाशय और तालाब बनाये गये।
  - लगभग 16,400 वर्ग मीटर की चौड़ाई की पथ लगायी गयी।
  - लगभग 76,500 वर्ग मीटर से अधिक क्षेत्र में घास और जल- वनस्पति तालाबों में लगाई गई।
  - इस तालाब में पक्षियों की वृद्धि हुई है और यहां तक कि प्रवासी पक्षी भी देखे गए हैं।



खुलता हुआ पुल स्वर्ण जयंती पार्क, रोहिणी



**III. अरावली जैव वैविध्य पार्क**  
अरावली जैव वैविध्य पार्क का कार्य वर्ष 2003 में दिल्ली विश्व विद्यालय के सहयोग से आरम्भ किया गया था। यह स्थल वसंत कुंज और वसंत विहार के बीच 690 एकड़ से अधिक क्षेत्र में अवस्थित है। यह स्थल अरावली पहाड़ी का पर्वत स्कंध है, जिसने अनेक प्राकृतिक झटकों का सामना भी किया है, जिसके कारण इसकी प्राकृतिक पारिस्थितिकी प्रभावित हुई है। जैव वैविध्य पार्क का अभियान अरावली पर्वत प्रणाली की जैव विविधता के भंडार एवं विरासत के साथ-साथ शहरी समाज को पारिस्थितिकीय, सांस्कृतिक और शैक्षिक सुविधाएं प्रदान करना तथा सांस्कृतिक मूल्यों को सुरक्षित रखना है। यह पार्क शिक्षा देने, पारिस्थितिकीय संतुलन बनाए रखने और दिल्ली की जीवन आधार प्रणाली को स्वस्थ बनाने में मदद करेगा। प्रथम चरण के रूप में उस क्षेत्र का कार्य शुरू किया जा रहा है, जो अतिक्रमण से पूरी तरह मुक्त है और इसे पहाड़ी जन समुदायों, उथली घाटी जन समुदायों, मिश्रित अस्थायी जन समुदायों आदि के लिए विकसित किया जा रहा है। दूसरे चरण में बटर फ्लाई पार्क, रॉक गार्डन, कैक्टस हाउस, पारिस्थितिकी पर्यटन जोन, सफारी आदि का कार्य किया जाएगा। स्थल पर नर्सरी और उसकी आधारिक संरचना का कार्य पूरा किया जा चुका है। जल संग्रहण के लिए खाइयों के प्रयोग का काम पूरा हो चुका है। लगभग 2800 वृक्षों की पौध लगाई गई है। एक लघु औषधीय उद्यान भी विकसित किया गया है।

**IV. यमुना नदी नट का विकास**  
इस स्कीम के अन्तर्गत युगियों की बेदखली से खाली किये गये 83 हेक्टेयर क्षेत्र जो यमुना नदी के पश्चिमी किनारों पर समाधि क्षेत्र के पीछे पुराने रेलवे पुल और आई.टी.ओ. के बीच स्थित है, को प्रथम चरण के रूप में विकसित किया जाना है। यह प्रस्ताव माननीय उपराज्यपाल को प्रस्तुत किया गया था, जिन्होंने इसकी सराहना की थी और इसे सिद्धांत रूप में अनुमोदन प्रदान किया था। इस स्कीम को केन्द्रीय जल आयोग के तत्वाधान में दि.वि.प्रा. की जांच समिति और यमुना कार्य समिति द्वारा अनुमोदन प्रदान किया जा चुका है। भूदृश्यांकन योजना में एम्प्लीथियेटर, आगन्तुक प्लाजा, सूचना केन्द्र, प्रदर्शनी स्थल, भोजनालय, बच्चों के लिए खेल मैदान, रखरखाव किये गये हरित क्षेत्र, पैदल मार्ग, साइकिल मार्ग आदि जो सक्रिय जोन का एक भाग हैं, जैसे कार्यकलापों सहित सक्रिय एवं शांत मनोरंजनात्मक जोन शामिल हैं। शांत जोन में कई जलाशय और स्थल के बीच में बने हुए पैदल पथ तथा टेढ़े-मेढ़े साइकिल मार्ग शामिल हैं। शांत क्षेत्र का डिजाइन सक्रिय क्षेत्र के कार्यक्रम आयोजन की तुलना में निरभ्र एवं शांत वातावरण तैयार करने के लिए बनाया गया है। सक्रिय क्षेत्र में विद्यमान नाले पर जलाशय बनाया गया है।

स्थल पर निम्नलिखित कार्य किये जा रहे हैं -  
- मुगल बांध को सिंचाई एवं बांध तक ऊँचा करना।  
- सक्रिय क्षेत्र में जलाशय का विकास।  
- मुगल बांध आदि के साथ-साथ परियोजना के लिए उपयोग किए जाने वाले क्षेत्रों को सुरक्षित रखना।  
- हेतु नर्सरी तैयारी की जा रही है।

**V. इन्द्रप्रस्थ पार्क (मिलेनियम पार्क)**  
इन्द्रप्रस्थ पार्क 34 हेक्टेयर से अधिक क्षेत्र में फैला हुआ है। यह पार्क रिंग रोड के साथ-साथ पीछे की तरफ हुआ और सराय काले खां आर.रा.ब.स. के बीच स्थित है। इसमें पांच डिजाइन जोन हैं। अपना उद्देश्य है, अर्थात् स्मृति वन, बोगनविला उद्यान, कर्तन उद्यान, स्मृति वन : पार्क का यह पहला जोन काफी पहले विकसित कर लिया गया। संजोए रखने के लिए वृक्ष लगाए जा रहे हैं। **सुगंधित पौधे वाले उद्यान** : दुर्गापुर के रूप में सुगंधित पौधों वाला उद्यान जोड़ता है। फव्वारे, प्लाजा और बेटों दृश्य प्रस्तुत करता है और यह राष्ट्रीय आकर्षण केन्द्र है। आगन्तुकों के लिए बने हैं।

**बोगन विला उद्यान** : यह उद्यान नंगल है और इसकी कल्पना टेरेंस गार्डन के उद्यान के बीच में जल प्रपात यहां के बनाया जाता है। इस जोन में बच्चों के लिए खेलने का आकर्षक रूप देता है, खेल उपकरणों के लिए खेलने का स्थान सभी उम्र के बच्चों के लिए थियेटर एवं लघु सहायक सुविधाओं के साथ-साथ इस क्षेत्र को आकर्षक बनाते हैं। **कर्तन उद्यान** : यह क्षेत्र दृश्य की दृष्टि से सक्रिय क्षेत्र के बीच में जल प्रपात के साथ-साथ उद्यान का विकास कार्य चल रहा है और इस क्षेत्र के रूप में इस तरीके से रखा जाएगा कि जोन को सुरक्षित रख सकेंगे। **बेल बूटों वाला उद्यान** : यह जोन रिंग रोड के जंक्शन पर स्थित है। पार्क के इंच हिस्से में मार्च, 2005 में पूरा कर लिया जाएगा।

**VI. नगर पार्कों का विकास**  
दिल्ली में स्थानीय निकायों द्वारा हरित क्षेत्रों को सुरक्षित रखी है तथा भागीदारी एवं रूचि के अनुपात में अत्यधिक मांग की है। डिजाइन किये गये



इन्द्रप्रस्थ पार्क का एक दृश्य

जा रहे कुछ पार्कों, खेल मैदानों, खेल परिसरों की सूची निम्न प्रकार से है:

- बेगमपुर स्थित विजय मंडल।
- रोहिणी सेक्टर-23 स्थित खेल परिसर।
- द्वारका सेक्टर-17 स्थित खेल परिसर।
- अशोक विहार स्थित एम.डी.एस.सी।
- सफदरजंग अस्पताल के समीप धीरेपी पार्क।
- द्वारका सेक्टर-12 विजय वीर आवास के सामने जिला पार्क।
- महाराजा सूरजमल स्टेडियम।
- द्वारका सेक्टर-3 स्थित कमांड टैंक नं. 3
- सरिता विहार स्थित खेल मैदान।
- वर्ष 2004-2005 में सुधार के लिए तैयार की गई कुछ भूदृश्यांकन योजनाएं निम्नानुसार हैं:
- महरोली गुडगांव रोड स्थित हरित क्षेत्र।
- रोहिणी सेक्टर-7 नाहरपुर गांव स्थित पार्क।
- नजफगढ़ में ओवर हेड टैंक के पास वाला पार्क।

**बहु-व्यायामशाला**  
पहले से मौजूद बहु-व्यायामशालाओं के अतिरिक्त एक अन्य बहु-व्यायामशाला नांगलोई स्थित मेला ग्राउन्ड में बनाये जाने का प्रस्ताव किया गया तथा पश्चिमी जोन में प्रसाद नगर झील के सामने एक बहु-व्यायामशाला का उद्घाटन किया गया। **बी.ओ.टी. जन-सुविधाओं का प्रस्ताव**  
बी.ओ.टी. जन-सुविधाओं की व्यवस्था मनोरंजनात्मक क्षेत्र/हरित क्षेत्र में मुख्य सड़कों के साथ-साथ पार्क के प्रवेश स्थान के समीप की गई है। दिल्ली के विभिन्न जोनों में निर्धारित स्थानों की सूची नीचे दी गई है:

- उत्तरी जोन
- अशोक विहार स्थित अशोका गार्डन।
- पीतमपुरा जिला पार्क।

**दक्षिणी पूर्वी जोन**

- तुगलकाबाद मनोरंजनात्मक परिसर।
- मार्शल टोटो मार्ग पर सीरी फोर्ट के समीप हरित क्षेत्र।
- सरिता विहार जिला पार्क।
- इन्द्रप्रस्थ पार्क।
- विनोभापुरी स्थित लाला लाजपत राय मेमोरियल पार्क।

**दक्षिणी पश्चिमी जोन**

- पश्चिम विहार जिला पार्क।
- वसंत वाटिका, वसंत कुंज।

**रोहिणी**

- जिला पार्क रोहिणी सेक्टर-14
- स्वर्ण जयंती पार्क, रोहिणी।
- जिला पार्क अवंतिका, सेक्टर-1, रोहिणी।

**द्वारका**

- सेक्टर 6 स्थित हरित क्षेत्र।
- वर्ष 2004-05 के दौरान कुल 25 भूदृश्यांकन योजनाओं को अनुमोदन प्राप्त हुआ था। इनमें से 20 को जांच समिति द्वारा और 5 मामलों को विभिन्न जोनों के सक्षम प्राधिकारियों द्वारा फाइल पर अनुमोदन प्रदान किया गया।

दक्षिणी पूर्वी जोन	3
दक्षिणी पश्चिमी जोन	10
उत्तरी जोन	4
पूर्वी जोन	-
द्वारका	3
रोहिणी	3
नरैला	1

**9.13.3 अन्य कार्यकलाप**

दि.वि.प्रा. द्वारा पुष्प-प्रदर्शनी/उद्यान समारोह आयोजित किया गया, जिसमें सारी दिल्ली से और प्राइवेट नर्सरियों के भागीदारों ने भाग लिया। उद्यान समारोह उद्यान डिवीजन के विभिन्न जोनों में जनता की भागीदारी से आयोजित किया गया, जो दिनांक 4 से 6 मार्च तक पुष्प प्रदर्शनी और पुरस्कार वितरण समारोह के साथ सम्पन्न हुआ। भू-दृश्यांकन यूनिट पुष्प प्रदर्शनी आयोजित करने और प्रतियोगिता में विभिन्न प्रविष्टियों के बारे में निर्णय लेने में एक महत्वपूर्ण भूमिका निभाती है। भू-दृश्यांकन यूनिट द्वारा एक विवरणिका, सूची और निमंत्रण कार्डों के डिजाइन तैयार किए गए। दि.वि.प्रा. दिल्ली जैव वैविध्य फाउन्डेशन पर एक तिमाही समाचार-पत्र भी प्रकाशित करता है, जिसमें मुख्य संपादक प्रो. सी.आर. बाबू को भू-दृश्यांकन यूनिट के कार्यों का विवरण दिया गया।





टिप्पणी: कोई बकाया नहीं है, क्योंकि जमा राशि पंजीकृतों को लौटा दी गई है।

### 10.2.8 मोतियाखान झुग्गीवासियों के पुनर्वास हेतु आवास योजना

दि.वि.प्रा. ने अपने संकल्प सं. 88/2002 दिनांक 26.12.2000 द्वारा मोतियाखान के पात्र झुग्गीवासियों को रोहिणी, सेक्टर-4 में आर्थिक रूप से कमजोर वर्ग के एक कमरे के आवास के आवंटन हेतु योजना का अनुमोदन किया था। नई सर्वेक्षण रिपोर्ट के अनुसार मोतियाखान में 2068 झुग्गीवासी थे। यह योजना 26.09.2001 से आरंभ की गई और 30.08.2002 तक जारी रही। अब तक 1288 पात्र झुग्गी परिवारों को रोहिणी में प्लेट आवंटित किये गए हैं। अब योजना बंद हो चुकी है।

### 10.2.9 उच्च आय वर्ग आवास योजना द्वारका-2003

416 आवंटन किये गए और प्रतीक्षा सूची रखते हुए योजना बंद कर दी गई है।

### 10.2.10 जसौला जनता आवास योजना-2003

2215 आवंटन किये गए और प्रतीक्षा सूची रखते हुए योजना बंद कर दी गई है।

### 10.2.11 नरेला आवास योजना-2003 (30% छूट सहित)

योजना 15.04.2004 तक खुली थी। इस स्कीम में 2124 प्लेट आवंटित किये गये। अब यह स्कीम बन्द कर दी गई है।

### 10.2.12 दो शयन कम आवास स्कीम-2004

यह स्कीम 7-6-2004 से 7-7-2004 तक शुरू की गई थी। लगभग 90,000 आवेदन पत्र प्राप्त हुए। दिनांक 12.8.2004 को आयोजित किये गये लाटरी के ड्रा के माध्यम से 2356 प्लेट आवंटित किये गये। अब यह स्कीम बन्द कर दी गई है।

### 10.2.13 उत्सव आवास योजना-2004

यह स्कीम 2500 तैयार निर्मित प्लेटों में लिए 20.10.2004 से 24.11.2004 तक शुरू की गई थी। दिनांक 28.1.2005 को आयोजित किये गये 357) आवंटित किये गये। अब यह स्कीम बन्द कर दी गई है।

### 10.2.14 म.आ.वर्ग, नि. आ. वर्ग और जनता प्लेटों के समाप्त प्रतीक्षारत पंजीकृत व्यक्तियों हेतु कार्य योजना

म.आ.वर्ग	नि.आ.वर्ग	जनता	प्रस्तावित तिथि
शून्य	8688	3190	दिसम्बर 2006

एनपीआरएस-1979 के अन्तर्गत म.आ. वर्ग के लिए पंजीकृत व्यक्तियों की मुख्य सूची पूरी जा चुकी है। जनता/नि.आ.वर्ग से म.आ. वर्ग में

परिवर्तन के मामलों और उसके अन्तर्गत समाप्त हो चुकी है।

दि.वि.प्रा. ने दिसम्बर 2006 तक 4880 म.आ. वर्ग 544 जनता प्लेटों का निर्माण पूरा करने के लिए अतिरिक्त कुछ एक कमरे वाले आवास निर्माण किये गये:-

क्र.सं.	योजना
1.	एन.पी.आर.एस.-79
2.	अं.आ. योजना-89
3.	जे.एच.आर.एस.-86
	कुल

### 10.3 आवास लेखा विंग

#### 10.3.1 आवास लेखा विभाग प्लेट के अन्तर्गत निम्नलिखित कार्यकलापों से जुड़ा हुआ है-

1. वित्तीय सहमति के लिए प्रतीक्षा सूची की जांच।
2. लागत मामलों की कार्यवाही एवं निर्माण कार्य के प्रगति और भुगतान का लेखा-खाता का रख-रखाव।
3. प्लेटों की प्राप्ति और भुगतान का लेखा-खाता का रख-रखाव।
4. निर्मित दुकानों के संबंध में दुकानों के निर्माण कार्य का लेखा-खाता का रख-रखाव।

#### 10.3.2 वर्ष 2004-05 के दौरान मुख्य कार्य

1. आरंभिक अनुमानों की जांच
  - क. 6 (छह) आवास योजनाओं के आरंभिक अनुमानों की जांच प्रदान की गई।
  - ख. दो योजनाओं के संबंध में दुकानों के निर्माण कार्य का लेखा-खाता का रख-रखाव।
2. प्लेटों की लागत का निर्धारण
  - क. 10 नई योजनाओं की लागत का निर्धारण दिया गया, जिसमें 2930 प्लेट आवंटित किये गये।
  - ख. इस अवधि के दौरान 88 योजनाओं के लिए 11340 प्लेटों की लागत का निर्धारण दिया गया।
3. दुकानों की लागत का निर्धारण
  - क. दो नई योजनाओं की लागत का निर्धारण दिया गया। इसमें 91 दुकानों और 12 प्लेटों का निर्माण कार्य पूरा हुआ।

### उपलब्धियां

विभिन्न श्रेणियों के अन्तर्गत प्लेटों की लागत निकालने के लिए ली जाने वाली कुर्सी क्षेत्र वरों के अनुमोदन हेतु प्राधिकरण का संकल्प पारित करवाया गया। इसकी प्रभावी तिथियां 1.4.04 एवं 1.10.04 हैं। निम्नलिखित कार्य कलापों के लिए सोपटवेयर विकसित किये गये:-

- प्लेटों की लागत का निर्धारण।
- सामान्य आवास शाखा का कम्प्यूटरीकरण
- वेतन नामावली खाता।

वर्ष 2004-05 के दौरान वसूली के लिए किए गए कार्य अन्तर्गत मासिक किरातों के बकाया की वसूली/बुककर्ताओं से जुर्माना वसूल करने को प्रभावी बनाने के लिए और प्लेटों पर दबाव बनाने के उद्देश्य से और ऐसे आवंटितियों पर दबाव बनाने के उद्देश्य से और ऐसे विरुद्ध निश्चित और समयबद्ध कार्यवाही करने के लिए वर्ष में जुर्माना राहत योजना 2001 भी लागू की गई। इस वर्ष 2004-05 के दौरान वसूली के उद्देश्य से पांच सहायक ब्रेड-II/वरिष्ठ लेखाधिकारी, आवास लेखा विंग में नियुक्त

आवास लेखा विंग के कुछ अन्य कार्य वर्ष 2004-05 के दौरान स्वयं वित्त योजना के अन्तर्गत 22 मांग पत्र जारी किये गए।

- पट्टाधारिता आधार से मुक्त आधार में परिवर्तन के 10161 मामलों में निर्णय लिया गया।
- कब्जा पत्र जारी करने हेतु प्रबन्धन विंग को 3569 मामलों में अनापत्ति प्रमाण-पत्र जारी किये गए।
- अनिच्छुक आवंटितियों को 1824 मामलों में धन की वापसी की गई।
- दि.वि.प्रा. ने 7073 प्लेटों के लिए वर्ष के दौरान बंद की गई तीन आवासीय स्कीमों के लिए 2,60,434 आवेदन-पत्र प्राप्त किये। 7073 सफल आवेदकों को मांग-पत्र जारी किये गये और 2036 करोड़ रुपये की राशि के 253361 वापसी बैंक सभी स्कीमों में निर्धारित तिथि से पहले जारी किये गये।
- अक्टूबर 2001 में नई जुर्माना राहत योजना की घोषणा की गई थी। इस योजना के अन्तर्गत 2434 आवेदन पत्र प्राप्त हुए और 2187 मामलों को निपटाया गया और 31.3.2005 तक कुल प्राप्त 10265 आवेदन पत्र निपटाए गए 9769 मामले और 4629.00 लाख रु. की वसूली करते हुए इस वर्ष के दौरान इस योजना के अन्तर्गत 1213.45 लाख रु. की वसूली की गई।
- इसके अतिरिक्त सार्वजनिक चुनवाई के प्रत्येक सोमवार एवं बृहस्पतिवार को जन शिकायत के मामले भी निपटाए गये।







## खेल

**12.1 दिल्ली मुख्य योजना-2001, एशियाई खेलों के बाद इस बात पर जोर दिया गया कि खेल-कूद की आधुनिक संरचना वाला एक तंत्र बनाना चाहिए जो सभी आयु-समूहों और आम आदमी की पहुँच में हो। दिल्ली के योजनाकारों का यह सपना दि.वि.प्रा. की खेल-कूद शाखा ने सच किया है। खेल परिसरों के बनने से हरित क्षेत्र में हुई बढ़ोतरी से जहाँ प्रदूषण में रोकथाम होती है वहीं नागरिकों को, उनकी सेहत और स्वास्थ्य के संबंध में, सोच में भारी परिवर्तन आया है।**

**12.1.1 दि.वि.प्रा. द्वारा उपलब्ध कराई गई खेल-कूद सुविधाओं के कारण वर्ष के दौरान पाया कि खेल परिसरों, बहुव्यायामशालाओं खेल के मैदानों में दिल्ली के लोगों ने दोनों ही चाहे वे सदस्य हों या गैर सदस्य हों अपनी आयु और पसंद के अनुसार भाग लेते हुए लाभ उठाया है। राष्ट्रीय, राज्य एवं परिसर स्तरों की प्रतियोगिताएं आयोजित कराने से खेल से जुड़े व्यक्तियों को अपनी क्षमता दिखाने और उच्च स्तर तक अपनी प्रतिभा को बढ़ाने और प्रदर्शित करने का अवसर मिला। परिसरों द्वारा आयोजित कोचिंग से न केवल नवशिक्षों को मूल-भूत सहायता मिली बल्कि खिलाड़ियों को अंतर्राष्ट्रीय प्रतियोगिताओं/दूर्नमेटों के लिए भी तैयार किया गया, ताकि वे देश का नाम ऊँचा कर सकें। वर्ष के दौरान डी.डी.ए. ऐथलेटिक्स प्रमोशन स्कीम और डी.डी.ए. फुटबॉल प्रमोशन स्कीम ने सफलता पूर्वक इस उद्देश्य को प्राप्त किया।**

**12.1.2 वर्ष के दौरान पुरस्कार राशि की कई प्रतियोगिताएं आयोजित की गईं जिनमें पूरे भारत से टीमों/खिलाड़ियों ने भाग लिया और महसूस किया कि दि.वि.प्रा. की खेल-कूद के प्रति दूरदर्शिता के इस कार्य से वह बहुत लाभ उठा सकते हैं। खेल परिसरों द्वारा आयोजित खेल-कूद उत्सव (गाला), ग्रीष्म कोचिंग कैम्पों ने सहभागियों में प्रतियोगिता की भावना को प्रोत्साहित किया। यह बात हृदयस्पर्शी थी कि बहुव्यायामशालाओं, जीगिंग, एयरोबिक्स, योग आदि की सुविधाओं का उपयोग पूरी दिल्ली की महिलाएं भारी मात्रा में कर रही हैं। खेल परिसर प्रत्येक को और सभी को अच्छी सेहत का महत्व खेल के द्वारा मेजाने के केंद्र बन चुके हैं।**

**12.1.3 गोल्फ का खेल जो अब तक विशिष्ट वर्ग का प्रिय खेल माना जाता था अब दि.वि.प्रा. द्वारा जनता के लिए निर्मित दो गोल्फ कोर्स-कुतुब गोल्फ कोर्स एक पूर्णतः 18 हॉल कोर्स और भलस्वा गोल्फ कोर्स-जो फिलहाल 6 हॉल को खेल उपलब्ध करता है, आम आदमी की पहुँच में है। खेल-कूद शाखा द्वारा निर्धारित आठ खेल के मैदानों में सुविधाएं उपलब्ध कराने के लिए निर्माण का कार्य प्रगति पर है। इन खेल के मैदानों को चुनने से उन लोगों को अच्छी सुविधाएं प्राप्त हो सकेंगी जो**



लाइव खेल

कि दि.वि.प्रा. के खेल परिसरों की सुविधाओं का उपयोग कर सकते हैं। दि.वि.प्रा. द्वारा, राष्ट्रमण्डल खेलों-2002 के लिए योगदान से दि.वि.प्रा. ने खेल-कूद को प्रमोशन का आयाम प्रदान किया है।

### 12.2 खेल संरचना

**खेल परिसर - वसंत कुंज (एन सी.) सेक्टर 2 एवं डी.डी.ए. सेक्टर 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000**

**बहुव्यायामशालाएं - निम्नलिखित स्थानों पर उद्घाटन किया गया:**

- दिनांक 5 फरवरी, 2004 को व्यायामशाला।
- दिनांक 22 फरवरी, 2004 को बहुव्यायामशाला का उद्घाटन किया गया।
- दिनांक 11 जनवरी, 2005 को विधायक द्वारा प्रसाद नगर उद्घाटन किया गया।
- मानसरोवर गार्डन तथा सत्यनगर में लगभग पूरी तैयार है और वर्ष की खोली जाएगी।

**तरण ताल - सभीकाधीन वर्ष के तरणताल:**

- जुलाई, 2004 में वसंत कुंज खेल परिसर (आकार)।
- बच्चों (टॉडलर) का तरण ताल जो

दिनांक 5 अप्रैल, 2005 को द्वारका खेल परिसर (ओलम्पिक आकार) तरणताल।  
ति नगर, सुभाष नगर और पीतम पुरा खेल परिसरों में तरण ताल का कार्य विकास के अंतिम चरण में चल रहा है।

**कुतुब गोल्फ कोर्स-दो नए फेयरवेज और होल इस कोर्स में जोड़े गए जिससे कि इसे 70 कोर्स के बराबर का बनाया जा सके ताकि यहाँ पेशेवर प्रतियोगिताएं आयोजित की जा सकें। अब यह कोर्स पूरा 18 हॉल कोर्स है और इसमें पहले के वर्षों के विकास के दौरान वाले कोई रिपीट होल्स नहीं हैं।**

**भलस्वा गोल्फ कोर्स-भलस्वा गोल्फ कोर्स में तीन नए होल्स का विकास किया गया। इनका उद्घाटन दिनांक 14 जनवरी, 2005 को किया गया। यह कोर्स फिलहाल 6 हॉल कोर्स है जिसे शीघ्र ही 9 हॉल कोर्स में विकसित किया जाएगा। गोल्फ ड्राइविंग रेंज जो पिछले दो वर्षों से क्रियात्मक है धीरे-धीरे और लोकप्रिय होता जा रहा है। इस सुविधा का उपयोग उत्तरी दिल्ली के सर्वाधिक लोग कर रहे हैं।**

**मिनी गोल्फ कोर्स- सीरी फोर्ट का यह गोल्फ कोर्स पूर्ण रूप से उपयोग में है और इसका इस्तेमाल वरिष्ठ नागरिकों और नए उभरते खिलाड़ियों द्वारा भरपूर रूप से किया जा रहा है। अब यह नियोजित है कि सीरी फोर्ट स्थित गोल्फ ड्राइविंग रेंज का लाइसेंस किसी पेशेवर को दे दिया जाए। ऐसा करने से यह उन्मीद जताई जा रही है कि इसमें यहां कि उपयोगिता बढ़ेगी।**

**खेल परिसरों और अन्य सुविधाओं के विकास की नींव रखी गई। वर्ष 1989 में पहले खेल परिसर सीरी फोर्ट में किया गया विकास कार्य निम्नलिखित है:**

**खेल परिसर- वर्ष 1989 में पहले खेल परिसर सीरी फोर्ट में किया गया विकास कार्य निम्नलिखित है:**

- खेल परिसरों का विकास
- सीरी फोर्ट
- साकेत एवं रोहिणी
- अशोक विहार, हरी नगर एवं पश्चिम विहार
- पूर्वी दिल्ली खेल परिसर
- संगुना खेल परिसर
- पीतमपुरा
- कुतुब गोल्फ कोर्स
- जसोला, विल्दा, द्वारका
- बाबा गंग नाथ खेल परिसर, मुनीरका
- भलस्वा गोल्फ कोर्स
- वसंत कुंज (भाग-1)

### 12.2.3 खेल-कूद सुविधाएं-सम्पूर्ण स्थिति

खेल परिसर - 13 (प्रत्येक जोन अर्थात उत्तरी, पूर्व, पश्चिमी में 3 दक्षिणी जोन में 4)

मिनी खेल परिसर - 1 (मुनीरका में बाबा गंग नाथ खेल परिसर)

बहुव्यायामशालाएं खेल परिसरों में - 13

हरित क्षेत्रों में - 24

तरण ताल - 12

अवस्थिति - ब्योरा परिशिष्ट 'क' में दिया गया है।

### 12.2.4 मुख्य खेल-कूद सुविधाओं में सुधार

खेल परिसरों में कई सुविधाओं में सुधार किया गया है। पिछले वर्षों में पूरे किए गए मुख्य कार्यों का पुनरावलोकन इस प्रकार है:

- सीरी फोर्ट में चार नए सिंथेटिक कोर्ट बनाए गए और चार बले कोर्ट का नवीकरण किया गया। परिसर में अब 5 से 10 वर्ष की आयु वाले बच्चों के वर्ग के लिए एक छोटे सिंथेटिक कोर्ट के अतिरिक्त आठ सिंथेटिक कोर्ट और चार बले कोर्ट हैं। इन कोर्टों में एक पूर्ण टूर्नामेंट टेनिस कोर्ट है। टेनिस क्षेत्र में बैठने, चेंज रूमों/टायलेटों के नवीकरण का कार्य चल रहा है।
- साकेत और अशोक विहार खेल परिसरों में दो सिंथेटिक टेनिस कोर्ट जोड़े गए हैं और वसंत कुंज खेल परिसर में 3 सिंथेटिक टेनिस कोर्टों का विकास किया गया है।
- साकेत खेल परिसर में इनडोर बैडमिन्टन हॉल का कार्य विकास के अंतिम चरण में है।
- पी. डी. के. पी. में वॉलीबॉल कोर्ट विकसित किया गया।

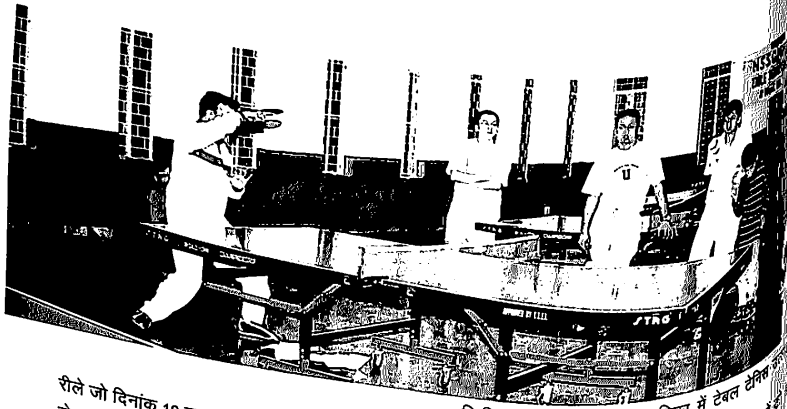
### 12.2.5 खेल सुविधाओं का रखरखाव

खेल परिसरों का अनुष्ण और रखरखाव आम तौर पर सुविधाओं का रखरखाव/उपकरण लगाना आदि एक आवश्यक कार्यवाही है जो कि दैनिक आधार पर की जाती है। खेल कर्मचारी जैसे मैनेजर, सहायक मैनेजर, खेल पर्यवेक्षक तथा अन्य ग्राउन्ड कर्मचारी, जिनकी भर्ती हाल ही में नए भर्ती नियमों के तहत हुई है, खेल परिसर की छवि को बेहतर बनाने के लक्ष्य से कार्य करते हैं जो खेल शाखा की ओर से हैं। परिसर के मैनेजर/सहायक मैनेजर सदस्यों से दैनिक आधार पर सम्पर्क में रहते हैं। परिसर के सदस्यों से जानकारी/शिकायतें और सुझाव परिसर के सचिव तक लाए जाते हैं जिनका निपटान तैज़ी से किया जाता है।

### 12.3 खेल गतिविधियाँ

#### 12.3.1 उल्लेखनीय खेल-कूद गतिविधियाँ:

दिल्ली विकास प्राधिकरण ऐथेन्स के 2004 ओलम्पिक टार्च



दि.वि.प्रा. के जसोला खेल परिसर में टेबल टेनिस प्रतियोगिताओं से दिल्ली प्रतियोगिताओं और नवम्बर 2004 तक आयोजित की गई थी।

रीले जो दिनांक 10 जून, 2004 को दिल्ली से होकर गुजरी थी, के समन्वय में शामिल था। इसके बाद से ही दि.वि.प्रा. उन परियोजनाओं के विकास के समन्वय में शामिल रहता है जो राष्ट्र मण्डल खेल-2010 के लिए उसे सौंपी गई हैं।

सितम्बर-अक्टूबर, 2004 के दौरान दि.वि.प्रा. एवं जवाहरलाल नेहरू खेल ट्रस्ट ने राष्ट्रमण्डल युवा विकास परिषद् के सहयोग से राष्ट्र मण्डल यू-16 क्रिकेट श्रृंखला का सीरी फोर्ट, नेताजी सुभाष यमुना और राष्ट्रीय स्वामिमान खेल परिसरों में आयोजित की गई।

दिनांक 30 नवम्बर, 2004 को सीरी फोर्ट में सांसदों के लिए तीन खेलों की एक खेल प्रतियोगिता आयोजित की गई। ये खेल थे-टी.टी, बैडमिन्टन, और शूटिंग (एयर राइफल)।

दिनांक 27 फरवरी, 2005 को सीरी फोर्ट को सांसदों के बीच एक वार्षिक क्रिकेट मैच आयोजित कराने का भी गौरव प्राप्त हुआ।

सितम्बर-अक्टूबर, 2004 को 16 वर्ष से कम आयु की राष्ट्र मण्डल क्रिकेट श्रृंखला में, जो आस्ट्रेलिया, मलेशिया और भारत के बीच हुई थी, दि.वि.प्रा.के पूर्वी दिल्ली खेल परिसर में क्रिकेट की कोचिंग प्राप्त कर रहे रोबिन बिष्ट को सर्वश्रेष्ठ खिलाड़ी घोषित किया गया। इस उपलब्धि के लिए उन्होंने आस्ट्रेलिया के क्रिकेट कप्तान रिची पोन्टिंग द्वारा एक सराहना-पत्र और एक बैट जिस पर उनके हस्ताक्षर और लिखा था "रिची पोन्टिंग यंग क्रिकेटर अवार्ड" प्राप्त किया। न्यू साउथ वेल्स के प्रधानमंत्री माननीय बॉब कार ने दिनांक 2 नवम्बर, 2004 को विराग एनक्लेव नई दिल्ली स्थित एस.एन. ई. सी. के कार्यालय में रोबिन बिष्ट को यह पुरस्कार दिया।

12.3.2 प्रायोजक राज्य /राष्ट्रीय पुरस्कार राशि प्रतियोगिता : दि.वि.प्रा. लगभग आधा दर्जन मुख्य प्रतियोगिताएं पुरस्कार राशि के रूप में प्रायोजित कर रहा है। बड़ी संख्या में उभरते खिलाड़ी इन प्रतियोगिताओं में भाग लेते हैं। इन

### 12.3.3 खेल उत्सव

सभी खेल परिसरों में अक्टूबर से दिसम्बर, 2004 तक अवधि का वार्षिक खेल उत्सव मनाया गया था। व्यक्तिगत खेल प्रतियोगिता का आयोजन प्रतियोगिताओं में टेनिस, टेबल टेनिस, बिलियर्ड/स्कूनर खेल शामिल थे। इसके अतिरिक्त दौरान परिसरों ने टीम खेलों की प्रतियोगिताएं आयोजित कीं। क्रिकेट, बास्केटबॉल, वॉलीबॉल एवं स्केटिंग

### ल परिसरों में आयोजित टूर्नामेंट

#### सीरी फोर्ट खेल परिसर

स्कूल स्तर का हॉकी टूर्नामेंट आयोजित किया गया जो दिनांक 1 से 7, दिसम्बर 2004 तक था। इसमें 16 टीमों ने भाग लिया।

तीसरा डी.डी.ए. फुटबाल टूर्नामेंट (17 वर्ष से कम आयु के लड़कों के लिए) 7 से 16 दिसम्बर, 2004 को आयोजित किया गया। इसमें पूरी दिल्ली की 28 टीमों ने भाग लिया। डी.डी.ए. फुटबॉल प्रोत्साहन योजना टीम विजेता तथा दूसरे स्थान पर रही।

16 वर्ष से कम आयु के बच्चों के लिए राष्ट्रमण्डल क्रिकेट श्रृंखला मैच 3 से 10 अक्टूबर, 2004 तक आयोजित किए गए थे जिसमें आस्ट्रेलिया, मलेशिया और भारत (डी.डी.ए.) ने भाग लिया।

#### किकेट खेल परिसर

डी.डी.ए. ओपन जूनियर टैनिस् चैम्पियनशिप - सुपर सीरीज (ए.आई.टी.ए.रैंकिंग) दिनांक 15 से 20 नवम्बर 2004 तक आयोजित की गई। इसमें 256 खिलाड़ियों ने भाग लिया।

दिनांक 20 से 24 दिसम्बर 2004 तक एक इनवीटेशनल बास्केट बॉल टूर्नामेंट स्कूल स्तर पर आयोजित किया गया जिसमें 12 स्कूलों की टीमों ने भाग लिया।

#### इंटर क्लब खेल परिसर

एक टेबल टेनिस इनवीटेशनल चैम्पियनशिप-2004 आयोजित की गई थी, जिसमें 16 स्कूलों ने भाग लिया। इसके अतिरिक्त नए विकसित किए गए स्कवैश कोर्टों पर दिल्ली स्कवैश एसोसिएशन ने नारदन इण्डिया स्कवैश चैम्पियनशिप आयोजित की।

#### इंटरका खेल परिसर

इंटर स्कूल सब जूनियर बैडमिन्टन तथा स्केटिंग कम्पटीशन दिनांक 3 से 6 नवम्बर, 2004 तक आयोजित किए गए। इसमें 100 विद्यार्थियों ने बैडमिन्टन में और 200 ने स्केटिंग में भाग लिया।

#### दूरी नगर खेल परिसर

मई/जून-2004 के दौरान दो ग्रीष्मकालीन प्रशिक्षण कैंप आयोजित किए गए।

चौथा डी.डी.ए. इनवीटेशनल वॉलीबॉल टूर्नामेंट दिनांक 3 से 5 नवम्बर, 2004 तक आयोजित किया गया। इसमें दिल्ली की 8 प्रमुख टीमों ने भाग लिया। सी.आर.पी.एफ. 'ए' ने प्रतियोगिता जीती और दिल्ली प्रशासन दूसरे स्थान पर रहा।

#### पश्चिम विहार खेल परिसर

परिसर द्वारा स्कूलों के लिए इनवीटेशनल टूर्नामेंट के रूप में क्रिकेट चैम्पियनशिप आयोजित की गई।

#### मेजर ध्यान चन्द खेल परिसर

वर्ष के दौरान 9 वीं डी.डी.ए. रोलर स्केटिंग चैम्पियनशिप 2004 और पहला ऑल इन्डिया हॉकी टूर्नामेंट आयोजित किया गया।

#### राष्ट्रीय स्वामिमान खेल परिसर

एक इनवीटेशनल बास्केटबॉल टूर्नामेंट दिनांक 24 से 27 नवम्बर 2004 तक आयोजित किया गया। इसमें 6 स्कूलों ने भाग लिया।

16 वर्ष से कम आयु के बच्चों हेतु राष्ट्रमण्डल क्रिकेट श्रृंखला सितम्बर-अक्टूबर-2004 में आयोजित की गई जिसमें पाँच मैच खेले गए। आस्ट्रेलिया, मलेशिया और भारत (डी.डी.ए.) ने भाग लिया।

#### रोहिणी खेल परिसर

परिसर द्वारा बधिरों के लिए सातवां डी.डी.ए. क्रिकेट टूर्नामेंट और दूसरा नेत्रहीनों के लिए डी.डी.ए. क्रिकेट टूर्नामेंट आयोजित किया गया।

#### पूर्वी दिल्ली खेल परिसर

तैराकी उत्सव दिनांक 30 सितम्बर, 2004 को आयोजित किया गया। बच्चों के लिए स्कूल के स्तर पर तीसरा डी. डी.ए. इनवीटेशनल ओपन बास्केट बॉल टूर्नामेंट नवम्बर-2004 में आयोजित किया गया। इसमें 8 स्कूलों की टीमों ने भाग लिया।

#### यमुना खेल परिसर

नवम्बर 2004 में मेजर लेफ. गवर्नर्स कप फुटबॉल टूर्नामेंट आयोजित करने के अतिरिक्त परिसर ने दिनांक 25 से 27 जून 2004 तक रोलर स्केटिंग फेडरेशन ऑफ इण्डिया के अंतर्गत चौथी लाल बहादुर शास्त्री रोलर स्केटिंग चैम्पियनशिप-2004 आयोजित की और जनवरी, 2005 में जिमनास्टिक चैम्पियनशिप आयोजित की।

#### चिल्ला खेल परिसर

अन्तर परिसर क्रिकेट प्रशिक्षण अकादमी / योजना टूर्नामेंट दिनांक 17 दिसम्बर 2004 से 2 जनवरी, 2005 तक आयोजित किया गया। 6 टीमों ने भाग लिया। एच.एन.एस. सी. विजेता थे और दूसरे स्थान पर एम.डी.सी.एस.सी. रहा।

#### एन.एस.एस.सी. जसोला

एक ओपन टेनिस टूर्नामेंट सितम्बर अक्टूबर, 2004 के दौरान आयोजित किया गया, जिसमें 53 भागीदारों ने भाग







टूर्नामेंट खेला। खेल परिसरों ने नैमी प्रशिक्षण जो पूरे वर्ष चलता रहता है का आयोजन करके एक सराहनीय कार्य किया है। ग्रीष्म अवकाश प्रशिक्षण आयोजित करने से गर्मियों की छुट्टियों में ऐसे बच्चों को अवसर प्रदान किया जो परिसर की सदस्यता के भार को वहन नहीं कर सकते।

कुतुब गोलफ कोर्स में दो और फेयरवेज आरम्भ करने के साथ गोलफ के चार मुख्य टूर्नामेंट आयोजित किए गए।

दि.वि.प्रा. ने खेल समाचार पत्र के साथ चार तिमाही अंक प्रकाशित किए जिनमें परिसरों, मल्ली ज़िम्मे की गतिविधियाँ, पिछले वर्षों दि.वि.प्रा. द्वारा आयोजित पुरस्कार राशि टूर्नामेंट का ब्योरा दिया गया। इसमें उन खेलों पर तकनीकी लेख भी प्रकाशित किए गए जो राष्ट्रमंडल खेल 2010 में शामिल किए जाएंगे।

क्र.सं.	खेल परिसर	दि.वि.प्रा. की खेल आघारिक संरचना परिशिष्ट 'क'	
		परिसरों में बहुव्यायामशालाएं	तरण ताल
1.	(दक्षिण) सीरी फोर्ट	हाँ	हाँ
2.	साकेत	हाँ	हाँ
3.	नेलाजी सुभाष	हाँ	हाँ
4.	वसंत कुंज	हाँ	हाँ
5.	बाबा गंग नाथ (मुनीरका-मिनी सेल परिसर)	हाँ	हाँ
6.	(पश्चिम) हरी नगर	हाँ	हाँ
7.	झारका	—	हाँ
8.	पश्चिम विहार	हाँ	हाँ
9.	(उत्तर) रोहिणी	हाँ	हाँ
10.	मेजर ध्यान चन्द	हाँ	हाँ
11.	राष्ट्रीय स्वामिमान खेल परिसर (पूर्व)	—	हाँ
12.	पूर्वी दिल्ली खेल परिसर	हाँ	—
13.	यमुना	हाँ	हाँ
14.	धिल्ला	हाँ (महिलाएं) (दोनों ही सुविधा भवन में)	हाँ
	कुल	हाँ	—
		13 (10+3)	12

### हरित क्षेत्रों में बहुव्यायामशालाएं

1. सरिता विहार
2. हौज़ खास
3. प्रताप नगर
4. टैगोर गार्डन
5. विकास पुरी
6. सुन्दर विहार
7. जनक पुरी 'ए' ब्लॉक
8. जनक पुरी 'बी' ब्लॉक
9. बिन्दुपुर
10. हस्तसाल
11. सुभाष नगर

12. रोहिणी सेक्टर - 3
13. हर्ष विहार
14. अवन्तिका सेक्टर-ए, रोहिणी
15. कल्याण विहार
16. गुलाबी बाग
17. लारंस रोड
18. शालीमार बाग
19. प्रसाद नगर

20. कान्ति नगर (पुरुष)
21. कान्ति नगर (महिला जिम)
22. गोकुलपुर (शाहदरा)
23. सुभाष मोहल्ला
24. मण्डावली फाजलपुर

1. कुतुब गोलफ कोर्स, लाडो सराय
2. भलस्वा गोलफ कोर्स
3. सीरी फोर्ट में मिनी गोलफ कोर्स

1. गोलफ झाइविंग रेंज
1. सीरी फोर्ट
2. लाडो सराय (क्यू. जी. सी.)
3. भलस्वा (बी. जी. सी.)

आघारिक संरचना का सार	
खेल परिसर	- 13
मिनी खेल परिसर	- 01
तरण ताल	- 14
	- 12

### उद्यान-राजधानी को हरा-भरा बनाना

श्रीद जंगल में सदा हरा-भरा रहने वाले वन का मिलना बात है। इसी सत्यता के कारण दि.वि.प्रा. को देश में श्रेष्ठ जंगल की व्यवस्था करने के लिए अपने ऊपर गर्व है। इस नगर वनों के विकास, वन क्षेत्र, हरित पट्टियों, गोलफ परिसर, सहस्त्राब्दी पार्क और आवासीय कालोनियों, औद्योगिक क्षेत्रों तथा विरासत स्मारकों के आस-पास बने पार्कों के कारण मिला है।

2004-05 के दौरान उत्तरी जोन में कार्य निष्पादन/

	वर्ष 2004-05	
	लक्ष्य	उपलब्धि
पुष्पारोपण	2,00,000	1,94,062
लॉनों का विकास	105 एकड़	78.25 एकड़
विकास/कॉर्नर विकास	15	12

न.व्यापक वृक्षारोपण अभियान चलाया गया, जिसमें स्कूल के बच्चों, नागरिकों, मंत्रियों/विधायकों और सांसदों ने भी भाग लिया। दि.वि.प्रा. के उद्यान विभाग द्वारा मार्च, 2005 में सफलतापूर्वक प्रदर्शनी का आयोजन भी किया गया।



दि.वि.प्रा. द्वारा आयोजित पुष्प प्रदर्शनी का एक दृश्य

13.2 पिछले वर्षों की तरह दि.वि.प्रा. ने वसंत ऋतु के दौरान 4 मार्च से 6 मार्च, 2005 तक उद्यान उत्सव का आयोजन करने का निर्णय किया।

अपने प्रारम्भिक काल से चार दशकों में दि.वि.प्रा. ने दिल्ली के पर्यावरण को अच्छा बनाने में सफलता पाई है और दिल्ली निवासियों को अच्छा एवं सुखी जीवन प्रदान किया है। यह माना जाना चाहिए कि दिल्ली का विकास एक निरन्तर प्रगतिशील प्रक्रिया है।

वर्ष 2004-05 के दौरान दक्षिणी जोन में कार्य निष्पादन/उपलब्धियां

क्र.सं.	मद	वर्ष 2004-05	
		लक्ष्य	उपलब्धि
1.	पुष्पारोपण	2,50,325	2,52,938
2.	नए लॉनों का विकास	209.95 एकड़	102.60 एकड़
3.	बाल उद्यान/कॉर्नर का विकास	20	14



दि.वि.प्रा. द्वारा विकसित और अनुरक्षित रोज गार्डन का एक दृश्य







है और द्वारका में आगे सेक्टर-22 तक 2.5 कि.मी. बढ़ाने के लिए दि.वि.प्रा. द्वारा वित्त प्रदान किया जाएगा। द्वारका के निवासियों को सस्ते और सुविधाजनक तरीके से यातायात करने के अभिप्रायिक इस परियोजना का उद्देश्य है। इससे ट्रैफिक गति आसान हो जाएगी और वातावरणीय प्रदूषण घट जाएगा, और परिणामतः पेट्रोल और डीजल की कम मांग के रूप में मूल्यवान विदेशी विनिमय की वचत में भी लाभ होगा। परियोजना का यह भी अर्थ होगा कि द्वारका के और उसके आस-पास दि.वि.प्रा. से जुड़ी हुई काफी मूल्य की सम्पत्तियाँ, जो दि.वि.प्रा. की निधियों के बाहर की हैं, उन्हें अलग रखा जाएगा।

डी.एम.आर.सी. (दिल्ली मेट्रो रेल कार्पोरेशन) द्वारा दि.वि.प्रा. को भेजे गए करार प्रारूप के अनुसार हमने नीचे दी गई सूची के अनुसार, डी.एम.आर.सी. को निधि देनी होगी:

i) 2003-04	80.00 करोड़ रूपए
ii) 2004-05	160.00 करोड़ रूपए
iii) 2005-06	80.00 करोड़ रूपए

ऋण संघटक और अनुदान संघटक, प्रत्येक राशि 80.00 करोड़ रु सहित यू.डी.एफ. (शहरी विकास निधि) में से डी.एम.सी. को शहरी विकास मंत्रालय के पत्र दिनांक 14.1.2004 के द्वारा 160.00 करोड़ रूपए की राशि की संस्वीकृति भेज दी गई थी जिन्होंने 80.00 करोड़ रूपए के ऋण संघटक को लेने से इंकार कर दिया। यू.डी.एफ. से अनुदान के रूप में 160.00 करोड़ रूपए की राशि को बदलने और देने के लिये मामला मंत्रालय के सामने उठाया गया। शहरी विकास मंत्रालय द्वारा उनके यह सुझाव स्वीकृत नहीं किया गया और उनके दिनांक 28.4.04 को उनके पत्र के अनुसार यह निर्णय लिया गया है कि यू.डी.एफ. में से कुल अनुदान राशि मात्र 80.00 करोड़ रूपए रहेगी और शेष 80.00 करोड़ रूपए की राशि दि.वि.प्रा. द्वारा दी जाए। यू.डी.एफ. से ऋण लेकर या उसके निजी फण्ड में से तदनुसार, दि.वि.प्रा. अपने निजी फण्ड में से 240.00 करोड़ रूपए की शेष राशि की वित्तीय व्यवस्था करेगा। शहरी विकास मंत्रालय द्वारा दिए गए निर्देशानुसार डी.एम.आर.सी. के अपने फण्ड में से 130.00 करोड़ रूपए और इस में कोई बाधा न पड़े।

शहरी विकास मंत्रालय द्वारा दिए गए निर्देशानुसार डी.एम.आर.सी. को मेट्रो लाइन के लिए भूमि निःशुल्क दी गई है। अब, डी.एम.आर.सी. ने सेक्टर-22 द्वारका तक मेट्रो लाइन

संशोधित अनुमानों को संकलित करने के परचाट्टरण से अनुमोदन प्राप्त किया जाता है। दिल्ली विकास ऋण की धारा 24 में निहित प्रावधानों के अनुसार ऋण द्वारा विधिवत रूप से अनुमोदित बजट अनुमान सरकार को अग्रोषित किया जाता है। विभिन्न सिविल एवं उद्यान विभागों की संबंधित युगतान इकाइयों द्वारा जारी करके प्रभावी बजट नियंत्रण रखा जाता है। बजट के में वास्तविक प्राप्ति एवं व्यय की आवधिक समीक्षा की है और लक्ष्यों की प्राप्ति में पाई जाने वाली कमियों को हेतु समय पर आवश्यक कदम उठाए जाते हैं।

प्रत्येक वर्ष बजट, जो विभिन्न कार्यों/योजनाओं की वास्तविक एवं प्रगति को दर्शाता है, प्रतिवर्ष क्षेत्रिय मुख्य अभियन्ताओं संकलित किया जाता है। विभिन्न योजना/परियोजनाओं को जारी की गई धनराशि और योजना की वास्तविक प्रगति, जो संबंधित मुख्य अभियन्ता द्वारा दर्शायी जाती है, का संबंध है। इससे विभिन्न योजना और परियोजनाओं पर जो निगरानी आसानी से होती है और समय और लागत पर ब्रण रखने में मदद मिलती है।

viii) औद्योगिक, सांस्थानिक और बकाया भू-भाटक का विकास

	संशोधित अनुमान 2003-04	वास्तविक आंकड़े 2003-04	संशोधित अनुमान 2004-05	2004-05
भाग-I	18.00	2.86	3.17	2.90
भाग-II	2824.81	2466.82	1912.65	2310.56
कुल	727.80	522.10	880.65	1004.24
	3570.61	2991.78	2796.47	3317.70

(आंकड़े करोड़ रु. में)

उसके अलावा बैंक ने पंचायतों को 14000 पड़धारियों को भू-भाट्टक और बकाया भू-भाटक के लिए ऋण प्रदान करने की दृष्टि से सुविधा प्रदान की है। परिणामतः यद्यो ऋण के साथ एक करार के अन्तर्गत सांस्थानिक और बकाया भू-भाटक के अधि में आउट सोर्सिंग बैंक ने पंचायतों को 14000 पड़धारियों को भू-भाट्टक और बकाया भू-भाटक के लिए ऋण प्रदान करने की दृष्टि से सुविधा प्रदान की है। ये सुविधाएं हैं: ऋण प्रदान करने की सुविधाएं, आउट सोर्सिंग बैंक द्वारा प्रदान की गई हैं।

ix) बकाया ऋण एवं अन्य ऋण

अब तक ऋण/ऋण-पत्र को कोई बकाया देयता नहीं रह गई है।

गया है जबकि वर्ष 2003-2004 के दौरान 3.92 करोड़ रूपए का भुगतान दिल्ली नगर निगम को कमी प्रभार के रूप में किया गया।

15.4 कर्मचारियों को चिकित्सा सुविधाएं:

दि.वि.प्रा. ने वित्त वर्ष 2002-2003 के दौरान स्टाफ/अधिकारियों एवं पेंशन भोगियों के संबंध में बहिरंग उपचार के लिए चिकित्सा व्यय प्रतिपूर्ति की मौद्रिक वार्षिक सीमा बढ़ा दी है। दिल्ली विकास प्रधिकरण के कर्मचारी और पेंशन भोगी बाहरी उपचार के अतिरिक्त सरकारी अस्पतालों दिल्ली सरकार में पंजीकृत अनुमोदित पैनल नर्सिंग होमों और निजी अस्पतालों में किए गए आन्तरिक उपचारों पर व्यय की प्रतिपूर्ति के भी हकदार है।

15.5 सामान्य भविष्य निधि योजना

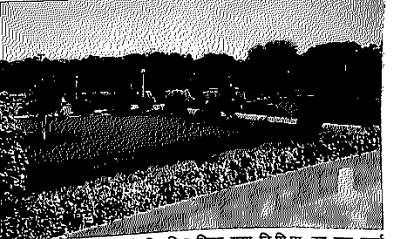
केन्द्रीय सरकार की सामान्य भविष्य निधि योजना के समान ही दि.वि.प्रा. की सामान्य भविष्य निधि योजना इसके कर्मचारियों के लिए लागू है। वर्ष 2003-2004 के दौरान किए गए 344.69 करोड़ रूपए के निवेश की तुलना में केन्द्र/राज्य सरकार प्रतिभूति/सार्वजनिक वित्तीय संस्थाओं और राज्य सरकार के गारंटी बांड में दिनांक 31.3.2005 को 475.23 करोड़ रूपए की राशि का निवेश किया गया।

15.6 पेंशन योजना

केन्द्रीय सरकार के कर्मचारियों पर यथा लागू केन्द्रीय सिविल सेवा (पेंशन) नियम 1972 दि.वि.प्रा. के कर्मचारियों पर 1973 से लागू है। दिनांक 31.3.2005 तक प्राधिकरण से 4406 पेंशन भोगी/मृत कर्मचारियों के कानूनी वारिस मासिक पेंशन/पारिवारिक पेंशन प्राप्त कर रहे हैं। वर्ष 2004-05 के दौरान पेंशन संबंधी लाभ के रूप में 10.43 करोड़ रूपए की राशि का भुगतान किया गया।

ख) बैंकों द्वारा पेंशन का संचितरण:

i) दि.वि.प्रा. के सेवा निवृत्त कर्मचारी अब भारतीय स्टेट बैंक, विकास सदन और सेन्ट्रल बैंक आफ इण्डिया, दिल्ली क्षेत्र, जिसमें हरियाणा, राजस्थान, पंजाब, उत्तरांचल और उत्तर प्रदेश शामिल हैं, में स्थित सभी शाखाओं से अपनी पेंशन ले सकते हैं। यह मामला उनके क्षेत्रों में पड़ने वाले अन्य राज्यों



रोहिणी में विकसित किया गया दि.वि.प्रा. का एक पार्क



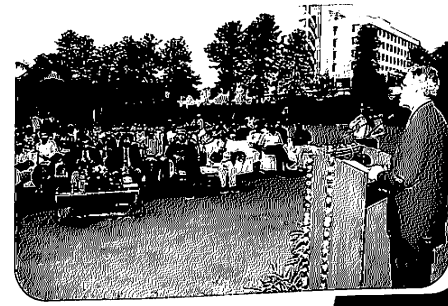


(वि) के साथ हुए उपाययत्न की वैधक में लिये गए निर्यादागुप्तार, विभिन्न संपत्तियों के विषय में विवरण नीचे दिया है।

**प्राप्तियां**

क्र. सं.	गर्वा का विवरण	वार्षिक आकड़े 2002,2004
1.	प्रारम्भिक नकद धंध	131.94
2.	वृद्धि और सहित निर्माण कार्य और विकास योजनाओं से प्राप्तियां / से प्राप्तियां	79.37
3.	भूमि निपटान से प्राप्तियां	342.04
4.	अन्य प्राप्तियां	2225.79
5.	खान करों और विभिन्न करों	112.39
6.	सा.प. निधि / सा.नि. योजना / पी.ए.आई.पी.	197.38
7.	अन्य और विभिन्न	5.72
8.	जमा और नकदीकरण	107.59
9.	अन्य प्राप्तियां	1082.67
10.	अन्य प्राप्तियां	386.32
	कुल	8486.72

क्र. सं.	विवरण	वार्षिक आकड़े 2003,2004	संचालित अनुमान 2004,2005	वार्षिक आकड़े 2004,2005
1.	स. योजनाओं मुख्य योजना को प्रारंभ और जारी रखने के लिए	185.70	218.38	149.45
2.	विकास और पर धरा आरंभ के लिए	391.70	729.81	590.08
3.	विकास और विभिन्न योजनाओं पर धरा	51.74	83.18	65.70
4.	अभियान, खर्चा पर धरा	219.35	405.32	399.76
5.	सा.प. निधि पर धरा का अनुदान और अभियान	336.62	428.32	352.90
6.	अन्य प्राप्तियां	21.36	21.13	22.87
7.	अन्य प्राप्तियां	54.93	66.34	60.81
8.	अन्य प्राप्तियां	0.47	33.09	0.59
9.	अन्य प्राप्तियां	57.77	61.12	64.32
10.	अन्य प्राप्तियां	2341.08	2568.00	5697.16
11.	अन्य प्राप्तियां	386.32	1912.65	576.91
12.	अन्य प्राप्तियां	14.31	12.01	19.86
13.	अन्य प्राप्तियां	1097.75	1210.00	1471.99
14.	अन्य प्राप्तियां	322.01	369.80	771.62
15.	अन्य प्राप्तियां	128.61	83.62	118.92
16.	अन्य प्राप्तियां	8486.72	11392.55	17282.14
17.	कुल			



आल इंडिया जूनियर लॉन टैनिस् टूर्नामेंट पुरस्कार वितरण समारोह के अवसर पर साकेत खेल परिसर में जन समूह को संबोधित करते हुए दिल्ली के उपराज्यपाल श्री बी.एल. जोशी



यमुना जैव वैविध्य पार्क के इंटरप्रिटेशन सेन्टर में मीडिया कर्मी

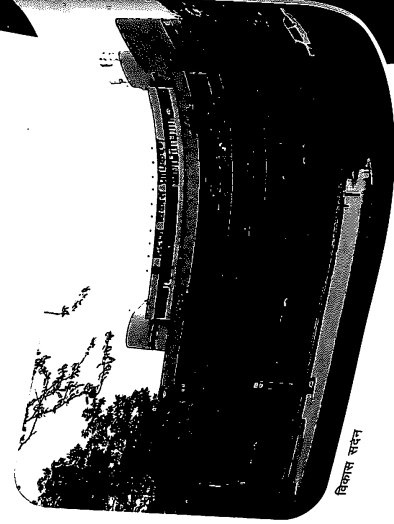
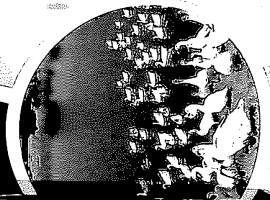
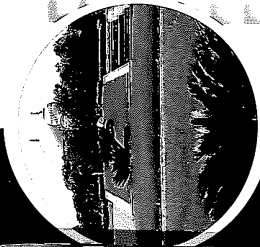
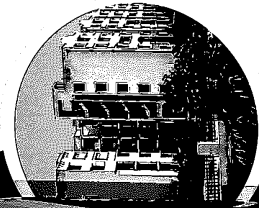


दि.पि.प्रा. के विभिन्न हरित क्षेत्रों के दौरे के दौरान जिला पार्क, होज खास में मीडिया कर्मी





**ANNUAL ADMINISTRATION REPORT  
2004-2005**



विकास परियोजना



**Delhi Development Authority**



**दिल्ली विकास प्राधिकरण**  
शहरी विकास मंत्रालय, भारत सरकार  
(2004-2005)



Sh. Gulam Nabi Azad, Minister of Urban Development, interacting with DDA senior officials during his visit to DDA Office at Vikas Sadan



Sh. B.L. Joshi, Lt. Governor Delhi, interacting with the public during his visit to DDA Office at Vikas Sadan



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## Delhi - A Historical Wonder

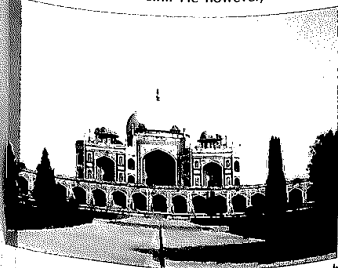
A city that is as old as civilization itself. A city of great kings and princes, men of great culture, learning and refinement. Delhi has been the capital city of a succession of mighty empires and powerful kingdoms. Looking to the history, city rose and fell seven times at different sites.

The earliest reference of Delhi is found in the famous epic 'Mahabharata' which mentions a city called Indraprastha, around 1400 BC somewhere between Purana Quila (Old Fort) and Humayun's Tomb.

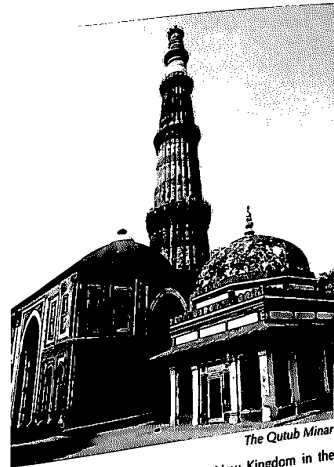
The earliest historical reference to 'Delhi' was actually made in 11th century BC when Raja Dhillu built a city near Qutab Minar and named it after him. Delhi got different names - Dhilli, Dilli and Dhilli.

The next mention of the city is during the rule of Raja Anangpal who built his fort in the Qutab area. In the 11th century AD, Raja Anangpal of Kanauj a Tomar king established Lal Kot as his capital city in the vicinity of the Qutab Minar. This was the first city of Delhi. Anangpal's successors ruled from this fort for almost a century until Visal Deva a Chauhan Rajput King from Ajmer conquered Delhi.

At the end of the 12th century Mohammed Chhorji from Afghanistan, defeated Prithvi Raj, Visal Deva's son, and occupied Delhi. He however, returned to



Humayun Tomb



The Qutub Minar

Afghanistan soon after leaving his New Kingdom in the trusted hands of Alla-ud-din Khilji. The Lal Kot continued to be the capital till 1303 when Khilji defeated the invading Rajputs at Siri and constructed Delhi's second city in the area.

The third and fourth cities of Delhi were founded during the Tughlak rule (1320-1412). Ghyas-ud-din Tughlak founded Tughlakabad, which took four years to build, but was deserted soon after due to scarcity of water. Sultan Mohammad-bin-Tughlak constructed Delhi's fourth city called Jahanpanah close to the Qutab Minar to protect his people living in the open plains from attack by invaders.

Delhi's fifth city, founded by Firoz Shah Tughlaq (1351-88) was named Ferozabad and was located in the vicinity of the present Feroz Shah Kotla.

Constructed in an area said to be the ancient city of Indraprastha, Purana Quila was erected by the Mughal Emperor Humayun between 1533-34, as Delhi's sixth city. He was forced to flee from Purana Quila by the invading Afghan warrior Sher Shah Suri (1530-39). Sher Shah Suri built a beautiful hall and mosque in the fort and ruled from there till 1555 when Humayun returned to power and recaptured the fort.





Centres and 23 Convenient Shopping Centres have been taken up for redevelopment. Of these, upgradation work in 84 Commercial Centres have been completed during 2004-05.

## 2.6 Development and Maintenance of Greens

Considerable emphasis has been laid on development of green areas which are acting as lungs of the city. DDA has developed about 4585 hac. of greens in the form of 4 Regional Parks, 111 District Parks, 25 City Forest, 605 Master Plan Green / Zonal Green / Green Belts, 255 Neighbourhood Parks, 1872 Group Housing Greens, 13 Sports Complexes and one mini Sports Complex. In a massive plantation drive launched during the year about 4.47 lakh saplings were planted. 180.85 acre of land has been developed as new lawns and 26 children park were also developed.

## 2.7 Master Plan For Delhi - 2021

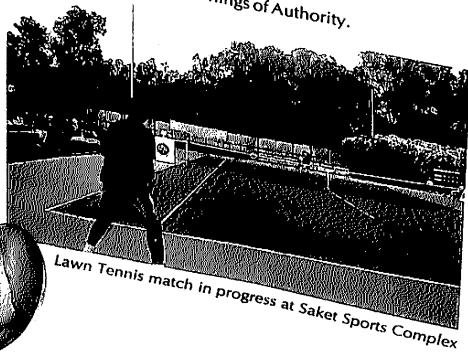
Draft Master Plan for Delhi-2021 was finalized and approved by the Authority and also by Central Government for publication of notification in Gazette of India alongwith land use plan for inviting objections and suggestions from the public. This was also put on DDA's website. A number of new policy initiatives have been taken in the plan including involvement of private sector in the development of housing sector. A mechanism for continuous review and monitoring of Master Plan has also been proposed in the plan itself.

## 2.8 Demolition

326 demolition operations were carried out in which 14937 unauthorised structures were removed and about 181 acre of land was made free of encroachment.

2.9 A number of initiatives for streamlining of financial administration were taken. These include:

1. Thrust on revenue earnings of Authority.



Lawn Tennis match in progress at Saket Sports Complex

2. Exercising control on establishment expenditure by strict financial discipline.
3. Outsourcing of ground rent and other etc. and also association of Banks etc.
4. Engaging private sector participation in houses and development of land.
5. Participation in strengthening projects like Metro, construction and flyovers.

## 2.10 Quality Control

To ensure quality in its various ongoing Control Department has carried out collected 385 random samples and performed its laboratory.

## 2.11 Training

In the fast changing technologies especially of IT, training has become essential to be updated. Training Institute of DDA has house programmes wherein 193 officials participated. Besides this, 193 officials participated in 60 external programmes.

## 2.12 Step Towards Consumer

Concerted efforts were made during the maximum dissemination of information, transactions and procedures and making the allottees in a convenient fashion. The following measures were taken:

- (i) A **Telecounselling Service** was provided general information pertaining to the is provided to the allottees on telephone.
- (ii) **Information Kiosks** were set up at Vikas Minar offices of DDA providing Technology. These kiosks provide regarding priority numbers, policies etc. and also formats of can be downloaded from the kiosks.
- (iii) The existing website of DDA was incorporating information to the including the master plan.
- (iv) The counselling services were providing training to the facilitating the Counsellors and by increasing the expanded and is likely to be made of
- (v) The reception and facilitation

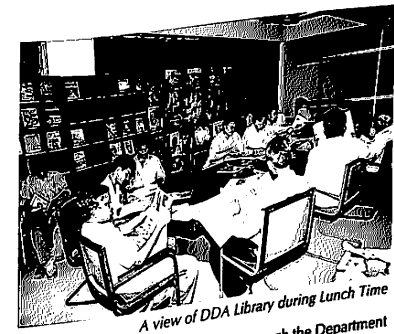
# Management of the Authority



Sh. Madhukar Gupta, Vice Chairman DDA administering pledge to the officers and officials of DDA on the occasion of Anti-Terrorism Day

to planning and development or arising out of or in connection with the administration of this Act as may be referred to it by the Authority. Composition of the Advisory Council during the year was as following.

- |   |                   |
|---|-------------------|
| 1. Sh. Vijai Kapoor, President            | 1.4.04 to 9.6.04  |
| 2. Sh. B.L. Joshi, President              | 9.6.04 to 31.3.05 |
| 3. Members of Lok Sabha                   |                   |
| i) Sh. Avtar Singh Bhadana                | 1.4.04 to 2.8.04  |
| ii) Smt. (Dr.) Anita Arya                 | 1.4.04 to 2.8.04  |
| iii) Sh. Kishan Singh Sangwan             | 2.8.04 to 31.3.05 |
| iv) Sh. Sajjan Kumar                      | 2.8.04 to 31.3.05 |
| 4. Members Rajya Sabha                    |                   |
| i) Sh. Hans Raj Bhardwaj                  | 1.4.04 to 2.8.04  |
| ii) Sh. R.K. Anand                        | 2.8.04 to 31.3.05 |
| 5. Vice Chairman                          | 1.4.04 to 31.3.05 |
| Madhukar Gupta                            |                   |
| 6. Members                                |                   |
| i) Sh. Hiren Tokas, Councillor, MCD       | 1.4.04 to 31.3.05 |
| ii) Sh. Sugreev Singh, Councillor, MCD    | 1.4.04 to 31.3.05 |
| iii) Sh. Rohit Manchanda, Councillor, MCD | 1.4.04 to 31.3.05 |
| iv) Smt. Nirmala Vats, Councillor, MCD    | 1.4.04 to 31.3.05 |
| v) Sh. J.P. Goel                          |                   |
| vi) Sh. Chatter Singh                     |                   |
| vii) Sh. Sunil Dev                        |                   |
| viii) Chairman, DTC                       |                   |
| ix) Chairman, CEA                         |                   |



A view of DDA Library during Lunch Time

- x) DG (Defence Estate), Ministry of Defence
- xi) DG (RD) & Addl. Secy. Ministry of Transport
- xii) Chief Planner, TCPO
- xiii) G.M. (PM) MTNL
- xiv) Municipal Health Officer, MCD

### 3.3 Staff Quarter Allotment Branch

During the period under report, 633 applications for allotment of staff quarters from the employees of various categories were received in this branch.

1. Type-I	
2. Type-II	112
3. Type-III	272
4. Type-IV	175
5. Type-V to VII	52
	22

During the year 2004-05, 368 flats were allotted in Type-I, Type-II, III, IV & V to VII. The details of allotment is given as under.

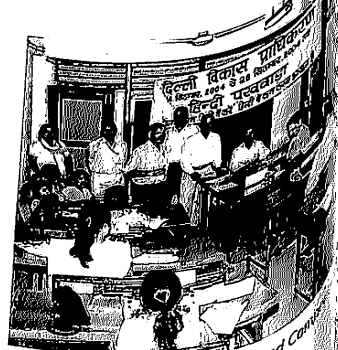
Type-I	
Type-II	34
Type-III	152
Type-IV	150
Type-V to VII	26
	6

In all, 107 cases of change were decided during 2004-05. Inspections were carried out in 6 cases on the basis of complaints and action is being taken in cases of adverse occupation.

### 3.4 Nazarat Branch

The Nazarat Branch looks after the general administration and management, house keeping, purchase of stationery items, furniture, office equipments, issue of livery items. The branch also deals with purchase and maintenance of staff cars, photocopiers, fax machines, manual/ electronic typewriters and mobile phones for the use of the officers.

In order to improve the security arrangements in Vikas Sadan, Vikas Minar and protection of DDA land, services of qualified consultant and C.I.S.F were taken and their report is under consideration. Efforts were also made for adequate security arrangement by deployment of more men power. This branch also looks after the allotment of office space. MTNL antenna at roof top of Vikas Sadan has also been installed/allotted on licence fee basis to generate the revenue. The work pertaining to procurement of consumable items for computer, air-conditioner, water cooler and desert cooler has also been assigned to Nazarat Branch.



Hindi Typing & Shorthand Course

### 3.5 Hindi Department

In order to make more effective implementation of Language Policy of Government of India, various activities were carried out by Hindi Department. Official Language Implementation Committee members were given training in Hindi. 7 Hindi workshops organized during the year. "Hindi Pratiksha Pakhwara", celebrated in Stenography, Hindi typing, Hindi competitions were held. Winners were awarded cash prizes, amounting to Rs. 16,800/-.

Under the scheme of "Hindi Pratiksha" a total of 150 students passed the M.A. (Hindi) final examination in 2004, a total of 150 students secured highest marks in Hindi in year 2004, securing highest marks in Hindi in year 2004, DDA's officials were also awarded prizes under the scheme.

Besides this, to implement Official Language Policy of Government of India, the material for annual administration report for the year 1997-98, 1998-99, 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05 were prepared in Hindi. Notification of Draft MPD-2021, Varta, brochures for Authority's meetings, questions and answers, Committee's Reports, questions and answers, Delhi Assembly, forms, etc. were translated.

### Public Relations/Public Grievances Department

Public Relations Department of DDA is entrusted with the functions relating to image building of the organization with paid and unpaid publicity and to maintain cordial relations with public using various modes of communication. Its other major functions include formulation of advertisement policy, processing of advertisement rates, empanelment of advertising agencies, publication of quarterly house journal, sports and university newsletters, publicity literature including books, souvenirs, tender documents etc. Besides this, the department is also responsible for arranging of press handouts, processing and follow-up of press handouts, processing and follow-up of grievances expressed through newspapers and other channels, receiving of delegates and issue of press handouts.

### Activities Performed During 2004-05

- 1. 201 complaints were received through the Department of Public Grievance, Cabinet Secretariat, Government of India out of which 59 were got redressed.
- 2. 140 grievances were received from MOUD and 26 were disposed of.
- 3. 318 grievances were received directly from public which were sent to concerned department for disposal. Out of these 86 were disposed of by concerned Department.
- 4. 137222 letters received and 65572 letters dispatched through computerized Receipt and Despatch Counters at Reception.
- 5. 1492 new books added to Library, 5702 press clippings pertaining to DDA extracted from daily newspapers.
- 6. One issue of Delhi Vikas Varta: House Journal comprising of 64 pages was edited print order given besides editing of Annual Administration Report of DDA.
- 7. Two issues of "Sports News Letter" comprising of 16 pages each edited published and got distributed through Sports Department, DDA.
- 8. One issue of Bio-diversity Newsletter comprising of 8 pages was published and got distributed through Landscape Department, DDA.
- 9. 115 functions were covered by photo section, 3195 photographs were taken and 3924 photographs were developed and issued for publication and record.
- 10. DDA has introduced tele-counselling services from 1<sup>st</sup> September, 2004 to provide information to general public. During September 2004 to March, 2005 as many as 37338 calls were attended through tele-counselling.





5.16 To curb the menace of pick and choose while carrying out demolition a circular was issued pertaining to Housing Enforcement. They have been advised to maintain a demolition register which would contain details of the execution of the demolition orders date wise, area wise, giving details of unauthorized construction/ encroachments. This would ensure that while executing demolition orders irregularities detected in a specific area would be dealt with uniformly and demolition programme undertaken would contain a certificate of the JE that all properties in the area were covered.

5.17 Another circular was issued to curb the adhocism that prevails in the public dealing departments of the DDA. It emphasized the need for Dealing Assistants to maintain a daily diary so that "first come first served" principle is adopted by them. These daily diaries of Dealing Assistants are to be checked by Assistant Director on Weekly basis and by Sr. Officers on fortnightly and monthly basis.

5.18 From time to time instructions were issued which were aimed at streamlining processes and bringing in transparency. One of the suggestions given which has high economic impact is not to give alternative allotments for residential purposes on 30 mt. wide roads. However, a policy decision on this issue is yet to be finalized by DDA.



Sh. Meenuka  
DDA Releasing a  
Vigilance Awareness

5.19 10 DDA officials were felicitated with trophies/certificates for their dedication.

5.20 On the occasion of Vigilance Awareness Week, three hand books, prepared by the VC, DDA on the following were released by VC, DDA on the following:

- Hand Book on Contract
- Hand Book on Conversion
- Hand Book on Free-hold by the Housing

## Law Department

Law Department takes care of the entire litigation work against the Authority. It also renders legal advice in cases referred to it by the HODs of various branches of

### Land Management Department

#### High Court Cases

- Total cases pending as on 31.3.04 2315
- Fresh cases received from 1.4.04 to 31.3.05 339
- Cases decided during 2004-05 415
- Total cases pending as on 31.3.05 other than EC Cell 2239

Cases decided / disposed of in favour of DDA

#### District Courts Cases

- Total cases upto 31.3.04 1802
- Fresh cases received from 1.4.04 to 31.3.05 350
- Decided cases 323
- Pending as on 31.3.05 1829

#### L.A.C. Cases

- Total cases pending as on 31.3.04 948
- Fresh cases received from 1.4.04 to 31.3.05 184
- Decided cases 296
- Pending as on 31.3.05 836

#### Computerization of Court Cases

##### (1) Supreme Court

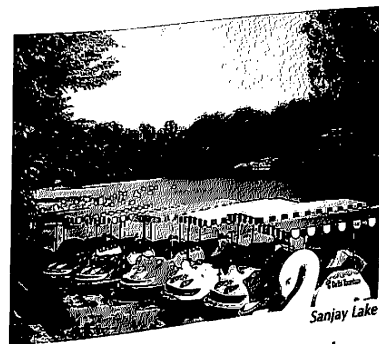
- Total cases 328
- Entered 273

##### (2) High Court

- Total cases 4277
- Entered all
- Updated 3121

##### (3) District Courts

- Total cases 1829
- Entered 1107
- Updated 1045



Sanjay Lake

### Details of cases pending in the Supreme Court

- Total cases pending as on 31.3.04 276
- Fresh cases received from 1.4.04 to 31.3.05 67
- Total cases decided during the year 2004-05 15
- Total cases pending as on 31.3.05 328

### Important cases decided during the period under reference:

#### 6.1.1 DDA Vs Bali Ram Sharma and connected matters CA No. 6767/2002

This matter pertains to enhancement of market value of the land acquired in village Kondli & Dallupura. The Hon'ble High Court enhanced the market value from Rs. 76.50 per sq. yd to Rs. 345/- per sq. yd. DDA filed SLP in the Supreme Court and engaged Sh. Mukul Rohtagi, the then ASG of India. Hon'ble Supreme Court after hearing the Sr. Counsel appearing for the parties set aside the market value fixed by the High Court vide order dated 3.8.2004. Some of the claimants filed Review petition against said Judgement dated 3.8.2004. The same were dismissed on 13.10.2004. Further a Curative petition was also filed in the Supreme Court. It was also dismissed by the bench of 4 Hon'ble Judges vide orders dated 31.3.2005. By the above orders DDA has saved a sum of about Rs. 200 crores. Connected matters were also decided accordingly.

#### 6.1.2 (i) SLP No. 21933 of 2004; Sh S.S. Bawa Vs UOI & DDA; (ii) Sh SS Bawa Vs UOI; SLP No. 22053/04

The above SLPs relate to acquisition of land in village Mehrauli (Vasant Kunj). DDA filed caveat in these matters and engaged Sh Mukul Rohtagi, former ASG to oppose the SLPs. The SLPs were listed on 1.11.2004. But due to vigorous contest by DDA the SLPs were dismissed even without issuing notice.





**6.1.3 H.L. Malhotra V/s UOI; SLP No. 3621/04**

In this case the land acquisition of village Azad Pur situated in Shalimar Bagh Residential Scheme was involved. DDA was not made a party in the High Court. However on receipt of reference from the MOUD, DDA through Sh V.B. Saharya Advocate intervened in the matter and got the SLP dismissed vide order dated 3.1.2005.

**6.1.4 Sh N.K. Nagpal V/s MCD & DDA; SLP No. 11313/03**

This relates to acquisition matter of village Lado Sarai. This land is located within the heritage zone near Qutab Minar which is monitored by a Committee in the MOUD. The DDA filed detailed Counter Affidavit in the matter. The Hon'ble Supreme Court after hearing the Counsel for the parties, dismissed the SLP vide order dated 3.1.2005.

**6.1.5 Sh. Phiray Ram V/s UOI; SLP No. 20256/03**

This is also land acquisition matter in respect of the land situated in Village Ali affecting Sarita Vihar Residential Scheme. DDA filed detailed Counter Affidavit indicating therein that the writ petition filed by the predecessors of the petitioners have already been dismissed on the same ground which was not disclosed by the petitioner. The court after hearing the counsel for the parties dismissed the writ petition vide order dated 17.1.2005.

**DISTRICT COURTS CASES**

**6.1.6 Azad Singh V/s DDA & Ors Suit no. 1494/02; Kh No. 2797/2026/1675/11 Mehrauli**

This case was decided by Sh GP Mittal, ADJ Delhi on 4.12.04. The court has dismissed the suit of plaintiff. This was a very important case of village Mehrauli in which a big chunk of land was involved.

**6.1.7 Mulk Raj Malhotra V/s DDA Suit no. 748/02/89; Kh No. 3521/1960 (21 bighas) Basai Darapur**

The plaintiff had filed a suit before the court for permanent injunctions. The land in dispute formed part of kh. No. 3521/1960 Basai Darapur. The court has dismissed the stay application of plaintiff. Thereafter the plaintiff filed an appeal against the order of Civil Judge. The same has also been dismissed. Finally the plaintiff has withdrawn the suit.

**6.1.8 Mahant Surinder Nath V/s DDA Suit No. 2239/97**

This suit was filed by plaintiff in the court of ADJ Delhi. The suit land pertains to kh no. 700,701, 702 and 703 of Bahapur. The suit has been dismissed on 25.11.04.

**6.1.9 Jagdish Chander Ahuja V/s DDA MCA No. 5/04**

The plaintiff is running a school namely Kali Charan

Saraswati Shishu Mandir at Bahapur measuring 800 sq yd land in DDA possession with cost of Rs. 200000/- on 8.10.04. The land related to Bahapur Titapur.

**6.1.10 M/s Ahuja Dhaba V/s DDA**

The appeal under Section 9 of PWD Act by the appellant against DDA. Suit no. 958/29, Lakar Mandi Qadam Sharada DDA land stands demolished.

**6.1.11 Shanker Das Pagal Baba V/s DDA**

This was important case for DDA. The suit measuring 25 bighas of land encroached by the plaintiff and the Landuse has now changed to the Industrial Road near bank of Yamuna, Delhi. Appeal of plaintiff filed against the order of court has been dismissed as the plaintiff was unauthorized encroacher.

**6.1.12 Shanker Das Pagal Baba V/s DDA 373/04**

In this matter, the plaintiff had filed the suit in the court of Civil Judge, Delhi. The suit of plaintiff with cost of Rs. 25,000/- on the land pertained to kh no. 109, 110 and 111 belongs to DDA.

**HIGH COURT CASES**

**6.1.13 Smt. Sunita Sharma V/s DDA**

The above suit was filed against DDA for permanent injunction in r/o Kh. no. 633/02. The suit stands transferred to the DDA. The court before the court and made a statement that the court has also somebody else has filed the suit. The suit has been dismissed with cost. The court has also ordered for inquiry to be conducted by Registrar, Vigilance.

**6.1.14 Raheja Hospital V/s UOI**

This writ petition was filed with Prateek and alternate allotment of piece of land to Raheja and manage its institute or to direct release the land u/s 48 of LA Act. The court on 3.3.05 with the cost of Rs. 10,000/- petitioner has not been able to show an alternate allotment.

**Sh Malook Nagar V/s UOI WPC 6967/03; Sh Chet Ram Sharma V/s UOI WPC 7679; Sh Mehant Surinder Nath V/s UOI WPC 2162/04**

The above mentioned petitions were filed in the High Court challenging the acquisition proceedings of 8 Bighas of land Bahapur village for Nehru Place District Centre for construction of multi level parking. The court earlier decided to interfere in the acquisition proceedings. However on directions of Hon'ble Supreme Court matter was referred for determination of 80% approx. value of compensation. The petitioners claimed the compensation @ Rs. 80,000/- per sq yds on the basis of auction rates of

Hon'ble Court vide judgement dated 3.3.2005 relying on the documents of sale of the petitioner, has granted the compensation @ Rs. 2684/- per sq. yd. Therefore, DDA has been able to save the amount of Rs. 177,316/- per sq. yd.

**Sh. Surjeet Singh Bawa V/s UOI CWP-1246/83; Sh Jagjit Singh Bawa V/s UOI CWP 1262/83**

These petitions were filed challenging the acquisition of land measuring 25 bighas 05 biswas in village Kishangarh on the basis of objections filed by them and the land is being acquired for the same purpose, therefore land in question should be acquired. The writ petitions were dismissed vide judgement dated 31.5.04 holding that there is no bar for acquisition of land for the same purpose for which it is being acquired by the land owner.

**Uday Singh V/s UOI CWP 5032/02; Pratap & Ors V/s UOI CWP 3381-3418/4**

These two petitions were filed claiming interest from date of acquisition as there was delay in taking the possession. Both the petitions were dismissed on the ground that the court cannot grant interest in exercise of its power under article 226 of Constitution of India and the provisions of Land Acquisition Act.

**Delhi Auto General Finance Pvt. Ltd. V/s UOI & Ors CWP No. 3879/03**

The above mentioned writ was filed by the petitioner for directions to the respondents for giving effect to the decision of the Govt. of India in December 1994 for release of land of the petitioner from acquisition proceedings measuring 51 biswas in Mehrauli. The stand of the DDA & UOI was that no decision was taken in the year 1994 as no such records were available. However, on submission of some documents by the petitioner, the records were located and the report furnished by the DDA the Govt. decided not to

release the land and proceed for acquisition. The writ has been dismissed vide orders dt 4.3.05 holding that the decision taken by the Govt. to continue with its acquisition proceedings in relation to suit land is not illegal and does not require interference.

**6.2 Housing Department**

All the cases decided and pending have been entered in the computer system and 1765 cases are pending as under:

No. of the cases pending upto March 2004	1650
Cases instituted w.e.f. 1.4.04 to 31.3.05	457
Cases disposed during 1.4.04 to 31.3.05	342
Cases pending as on 31.3.05	1765

**6.2.1 Renu Bali vs DDA; LPA No. 844/2003**

There is one very important bunch matter of 20% surcharge. DDA had earlier taken a decision to levy 20% surcharge on the SFS flats allotted in South Delhi. Allottees were agitated on this question of surcharge in the South Delhi only and approached Delhi High Court. Ultimately single Judge upheld the levy of 20% surcharge in favour of DDA. The allottees preferred LPAs against the judgement of single Judge and the Division Bench headed by Chief Justice of Delhi High Court also dismissed all these LPAs. Cross appeals were filed again by the petitioners as well as by the DDA on the various issues raised in the decision of the Delhi High Court. The Hon'ble Division Bench of Delhi High Court after hearing both the parties and on going through the heavy financial stake involved constituted Full Bench and the case has now to be taken up by the Full Bench of Delhi High Court. In this case, DDA has already engaged Shri P.P. Malhotra, Adll. Solicitor General who will be assisted by Ms. A. Salwan, Standing Counsel. DDA who has already won the case from the court of single Judge as well as from the Division Bench of Delhi High Court and all out efforts are being made to defend the matter with the help of the Adll. Solicitor General.

**6.2.2 Surinder Kumar Mehta WPe No. 19095/2004**

This is also other important bunch matter wherein 56 petitions were filed by individual allottees for claiming allotment on old cost because they had already intimated the change of address, but the DDA failed to carry on the change of address, but the DDA failed to carry on the change in their records/computer records and the demand letters were sent to the successful allottees at their old address. There was admitted fault on the part of the Department and the DDA had evaluated a policy, that, in such cases where the fault squarely lies on the part of the department, they have to be charged the old cost prevailing at the time when their priority matured.





These cases were heard by the Hon'ble Justice Pardiandrayog with the leading case of Surinder Kumar Mehta & ors vs DDA WP No. 19095/2004. The attention of the court was drawn towards the financial losses being suffered by the DDA which ran/accumulated about two crores of rupees. While going through the various writ petitions it was noticed that in spite of the facts that draws were held long back but they neither approached the DDA nor approached the Court of Law at the time when their priority matured, therefore, the allottees were found equally negligent because they chose to remain quiet for so many years despite the factum of advertisement issued from time to time indicating the priority numbers having been covered. The court appreciated the plight of the DDA and was considerate enough to allow DDA to make amendment in the earlier policy taking into consideration the new aspects. The Hon'ble Court thus finally held that it was also lapse on part of allottees who were aware of their priority list and thus were also supposed to follow up their cases with the DDA and if they have not approached DDA within span of 2 to 4 years of their priority having matured, the allottees would be responsible for contributory negligence and would be liable to reimburse DDA on that account. The court has finally decided that DDA would be at liberty to charge 12% interest on the cost of the flat prevailing at the time when their priority matured.

This decision of the Hon'ble Court in the matter of S.K. Mehta vs DDA has given financial reprieve to the department running in the crores of rupees and this is a major achievement on the part of the Housing Department with the legal guidance of Shri Anil Sapra, Standing Counsel. The Vice Chairman, DDA has already appreciated this achievement of the Housing Department.

### 6.2.3 Data Entry/Computerization of Court Cases

All the cases decided as well as pending have been entered in the computer and as on date about 1765 cases have been entered in the computer. The data entry is made on regular basis and the decisions of the important cases are also saved for future reference.

### 6.4 Personnel / Vigilance / Building Departments Cases

S. NO.	Department	Cases Pending			Total	Cases Decided	
		Supreme Court	High Court	District Court		in favour of DDA	Against DDA
1.	Personnel	-	132	18	152	-	19
2.	Vigilance	-	116	1	117	12	-
3.	Building	-	37	34	71	7	2

### 6.3 Engineering Department

Total Court Cases pending on 31-03-2005  
Cases decided during 1-4-2004 to 31-03-2005  
New Cases received  
Total Cases pending as on 31-03-2005

#### 6.3.1 M/s UEE Electricals Engineers

CWP No. 11739/2004 decided on Bench of Delhi High Court.  
In this writ petition, the petitioner's propriety of order dated 3-7-2004 Contractor Registration Board, DDA in the writ petition, debarring any work on papers and from awarding his wages for a period of five years for his services of the Asstt. Engineer of DDA on duty all the Directors of the petitioner were debarred from participating in the work.

The Hon'ble High Court after hearing the parties held that the decision of Registration Board, DDA, to black the petitioner can not be faulted on the ground of violative of principle of natural justice. The Court further said that the conduct of petitioner company in misbehaving with DDA could not be ignored or considered as provocation may have been there.

The judgement given by the Hon'ble Court justified the stand of DDA and by that of employees of DDA shall be high standard of people dealing with Govt. officials in a good manner and DDA's officers shall be dignified manner.

#### 6.3.2 Computerization of Court Cases

As regards computerization of court cases, Department about 700 cases have been computerized. Out of which 450 court cases All performas supplied so far have been provided has been updated. The cases are day to day basis.

Decided	in favour of DDA	Against DDA	Achievements
	10	1	CW 353/04 : US State Employees Confederations V/s Principal Secretary, Lucknow UP. 1. The case titled UP Estate employees V/s Chief Secretary of UP & Ors. (Popularly known as Akshardham Temple on the Yamuna Riverbed was won by DDA. The construction of Akshardham Temple for the Yamuna Riverbed will obstruct the smooth flow of water, DDA has violated the provisions of Master Plan, Zonal Plan, since DDA has taken the work after approval of the Central Government. This was decided in favour of DDA.
			CW 4677/85 2. 28.00 acres of land was taken over by DDA from DCM & Swatantra Bharat Mills, in view of M C Mehta's cases which says for shifting of polluting industries. 3. The Master Plan 2021 has been sent to Govt. of India for its approval for which the Ministry of Urban Development has also invited the objections from the public. 4. The Rohtak Road Project on an area measuring 556 Hectares has also been sent to the Govt. of India for its approval.
Charge	16	14	
Complaints Under Section 14 read with 29(2) of DD Act.			
Cases launched during the year 2004-05			449
Decided			443
Convicted			390
Acquitted			38
Consigned to Record			15
Cases pending as on 1-4-2005. 355 + 266 cases which stand adjourned sine-die due to Stay in the upper Courts.			
Total fine imposed in favour of DDA			Rs. 17,30,895/-

### Land Disposal Department Cases

CWP No. 1408/1985 titled as Ganga Singh Vs Union of India & others (Date of Decision : 15.4.2004) by the Delhi High Court

In this case the petitioner who had received compensation acquisition of his land in the year 1982 did not choose to acquire developed residential land within the stipulated Deptt. for allotment of an alternative plot. The DDA rejected his application as time barred. The petitioner filed a petition being CWP No. 1705/82 and the Court gave a direction to Delhi Administration to reconsider his application. However, the L&BO Deptt. rejected the application of the petitioner vide order dated 31st May, 1979, therefore, the petitioner filed a fresh petition. In the meantime on the basis of letter dated 9th February, 1979, the

petitioner secured allotment of plot at Malviya Nagar and was put into the possession, when DDA came to know that was secured on the basis of forged letter, DDA cancelled the allotment. The petitioner sought direction against DDA not to interfere in his lawful possession of Plot No. 278, Block-J, Malviya Nagar Extension, New Delhi. The DDA & L&BO Deptt. strongly contested the case on the ground that allotment was secured on the basis of a forged letter, which at the time of allotment was considered by DDA as genuine. On request of DDA, the matter was referred to the Crime Branch, Delhi Police. The DCP in his inquiry confirmed that the said recommendation letter was a bogus and a forged document. The Court accordingly dismissed the petition of the petitioner with a cost of Rs. 20,000/- vide its order dated 15th April, 2004 and give liberty to DDA to take possession of the plot forthwith.





**6.5.2 M/S. Aggarwal Associates Promoters V/s. DDA CWP No. 2314/98 (Date of Decision : 28-07-2004) by the Supreme Court**

In this case the appellant had filed appeal against dismissal of petition by the Delhi High Court. The appellant had participated in auction of a commercial plot in Nand Nagri. The appellant was the highest bidder and as per the terms of the auction, the petitioner was required to deposit 25% of the total bid amount of Rs. 30 lacs. The petitioner deposited 25% of the bid amount, however, he did not deposit the remaining amount of Rs. 22,50,000/- on the ground that there is a tube-well and the drain which ran through out the plot, further the plot is under encroachment of MCD. The appeal was strongly contested on the ground that the plot was auctioned on "As is where is basis". As per the terms and conditions of the auction, the intending purchaser was under an obligation to inspect and familiarize himself with the prevailing site conditions before giving the bid. The appellant did not pay the balance 75% amount and on the contrary erected its Board at the site. The appellant had no right to enter the premises unless he made the full payment. Since the appellant failed to comply the terms and conditions of the auction notice, his earnest money was rightly forfeited. The Court vide its order dated 28th July, 2004 dismissed the appeal of the petitioner.

**6.5.3 CWP No. 5179 of 99 titled as Sandeep Arvind Vs DDA (Date of Decision : 23-8-2004) by the Delhi High Court**

In this case the father of the petitioner who was working as Correspondent with All India Radio was allotted a shop for the gas agency. The shop was allotted at a premium of Rs. 2 lacs vide letter dated 19th December, 1986, however, the petitioner did not make the payment. Subsequently, on representation of petitioner, it was decided to allot the shop at reserved price of Rs. 77,000/-. The petitioner paid Rs. 38,500/- and agreed to pay the balance reserve price, however, petitioner instead of making the payment vide his letter dated 27-12-87 again represented the L.G. Thereafter DDA raised the demand of Rs. 3,44,000/-. The petitioner did not make the payment, therefore, on 5.4.1990 the allotment was cancelled, the petitioner thereafter represented to the Hon'ble Minister. Accordingly, demand letter indicating total dues of Rs. 10,69,959/- was raised. The petitioner did not pay the amount and filed petition before the Delhi High Court, however, DDA highlighted fault of petitioner in making timely payment and the petition was dismissed vide order dated 23-8-2004 with cost of Rs. 10,000/-.



Media Photo

**6.5.4 CWP No. 174/92 Daya Bhat V/s DDA & Ors. (Date of Decision : 12-10-04) by the Delhi High Court**

In this case, the petitioner claimed that the claim in the petition was that DDA should carry out the allotment of residential plots. As per the terms and conditions of the Will executed by original lessee was got allotment of residential plots. The petitioner relied upon the judgement of S.C. in DDA V/s Vijaya C. Gursawhney Vol. VII SCC 301 and held that since petitioner are not related to the original lessee, therefore, it is not possible for DDA to determine whether money had been paid by the Government whereas the allotment of land is governed by the Government (Management and Disposal of Land in Developed Nazul Land) Rules 1968. Regulation - 6 provides that price would be determined by the Government and flows from actual resolution and not by the Government Resolution. The Court upheld the order dated 13th September, 2004.

**6.5.5 CWP No. 5826/04 Ms. Lipa Bhat V/s DDA & Ors. (Date of Decision : 16-9-2004) by the Delhi High Court**

This case pertains to C-50 Niti Bhat who purchased a plot measuring 580 square yards plot No. 247, which was a part of Khasra No. 427/328 situated in Village of Mayapuri, Tehsil Mehrauli, New Delhi. On the basis of a registered sale deed, the name of the petitioner's mother was entered in the revenue records on the strength of her claim in the petition was that the mother of the petitioner purchased a plot measuring 580 square yards plot No. 247, which was a part of Khasra No. 427/328 situated in Village of Mayapuri, Tehsil Mehrauli, New Delhi. On the basis of a registered sale deed, the name of the petitioner's mother was entered in the revenue records on the strength of her

claim in the petition was that the mother of the petitioner purchased a plot measuring 580 square yards plot No. 247, which was a part of Khasra No. 427/328 situated in Village of Mayapuri, Tehsil Mehrauli, New Delhi. On the basis of a registered sale deed, the name of the petitioner's mother was entered in the revenue records on the strength of her

**CWP No. 5545/2004 Shri V.K. Bhatnagar V/s DDA (Date of Decision : 8-10-2004) by the Delhi High Court**

In this case, the petitioner had applied for 90 sq. mt. of MIG and deposited a sum of Rs. 5,000/- on account of registration money. In July, 1996 the petitioner withdrew from the scheme. However, the amount could not be refunded to the petitioner on account of some administrative irregularities. In the meantime, the name of the petitioner was erroneously included in the draw of lots. In his writ petition, the petitioner claimed allotment of plot on the basis of non-payment of his registration money and inclusion of his name in the draw of lots. The petition was opposed on the ground that the petitioner had opted to withdraw from the scheme, the petitioner had not sought allotment of plot. The Court up-held the plea of the petitioner and dismissed the petition and directed refund of Rs. 5,000/- to the petitioner with agreed rate of interest.

**CWP-2003/1992 Smt. Kanakawari Nahata & Anr. V/s DDA & Ors. (Date of Decision : 12-10-04) by the Delhi High Court**

In this case, the petitioner claimed that the claim in the petition was that DDA should carry out the allotment of residential plots. As per the terms and conditions of the Will executed by original lessee was got allotment of residential plots. The petitioner relied upon the judgement of S.C. in DDA V/s Vijaya C. Gursawhney Vol. VII SCC 301 and held that since petitioner are not related to the original lessee, therefore, it is not possible for DDA to determine whether money had been paid by the Government whereas the allotment of land is governed by the Government (Management and Disposal of Land in Developed Nazul Land) Rules 1968. Regulation - 6 provides that price would be determined by the Government and flows from actual resolution and not by the Government Resolution. The Court upheld the order dated 13th September, 2004.

**CWP - 16528-03/04 Sh. Charanjit Singh & Ors. V/s DDA & Ors. (Date of Decision : 12-10-2004) by the Delhi High Court**

In this case, the petitioner claimed that the claim in the petition was that the mother of the petitioner purchased a plot measuring 580 square yards plot No. 247, which was a part of Khasra No. 427/328 situated in Village of Mayapuri, Tehsil Mehrauli, New Delhi. On the basis of a registered sale deed, the name of the petitioner's mother was entered in the revenue records on the strength of her



physical possession as well as the sale deed. She was forcibly evicted after demolishing the super structure standing thereon under the large scale demolition drive during Emergency in the year 1975. The petitioner's claim that they are required to be settled at their original plots vide policy known as Rehabilitation of Arjun Nagar Plot Holders dated 25th May, 1978. It was also claimed in the petition that petitioner has been requesting Dy. Dir. (Residential Lands) for allotment of plot as per the policy in terms of the judgement of Delhi High Court reported in 72 1998/ DLT 56. The petitioner's mother was offered an alternative plot at Dwarka, however, that offer was not availed and the petitioner seeks allotment of either plot no. 113-A or 111-B (Corner) in Safderjung Development Area which as per the advertisement in Hindustan Times dated 12th September, 2004 was to be auctioned on 18th October, 2004. In the writ petition, petitioner prayed direction against DDA for production of record regarding auction of these two plots and further direction to allot one of the said plot to the petitioner. In the C.M. filed with writ petition as an interim measure, petitioner prayed stay against the auction dated 18th October, 2004. However, the case was argued by our Sr. Standing Counsel Shri Jagmohan Sabharwal and the Court dismissed the writ petition finding no merits in the case.

**6.5.9 CWP No. 1075-06/2004 titled as Anil Kumar Sharma V/s DDA (Date of Decision : 2-11-2004) by the Delhi High Court**

This case was of OSB Branch and pertains to Plot No. 19, Site No. 4, Block No. 5, Geeta Colony. Our Panel Lawyer was Ms. Sujata Kashyap. In this case the petitioner claimed that he purchased the aforesaid plot in auction for Rs. 10,70,045/- The plot was auctioned on "as is where is basis". Possession of the plot was handed over on 19th December, 1997. Petitioner claimed that D.J.B. was constructing a sewer plant on the Western Side of the plot and it had stored sewer pipes and angles in the said plot. Petitioner claimed re-location of the plot. On request of the petitioner the plot of the petitioner was re-located on 24th October, 2002. The petitioner in his petition claimed payment of interest from 9th December, 1996 (when he had deposited the payment) to 24th October, 2002 (when the re-location was done) on the amount deposited with DDA. The matter was strongly contested by our counsel on the ground that the plot was auctioned on "as is where is basis" and the petitioner



willingly took over the physical possession of the plot and having taken the physical possession, it was the duty of the petitioner to protect his property, which he failed. However, on humanitarian ground, the plot was re-located on 24th October, 2004, therefore, no interest can be granted to the petitioner. In support of the contention, the judgment of Aggarwal Associates Promotes V/s DDA by the Hon'ble Supreme Court was relied upon by our counsel. After hearing the submissions, the Hon'ble Court on 2nd November, 2004 dismissed the petition and held that DDA has acted fairly in this case. On humanitarian ground the plot of the petitioner was re-located, therefore, no interest can be granted to the petitioner.

**6.5.10 CWP No. 103/1986 D.R. Parashar & Ors. V/s Office of Regional Settlement Commissioner & Ors. (Date of Decision : 19-11-04) by the Delhi High Court**

The petitioners who are the children of late Shri Bali Ram, a migrant from Pakistan filed a writ petition before the Delhi High Court alleging that late Shri Bali Ram had purchased plot No. 27 Shakti Nagar after making deficient payment of Rs. 20,000/-. However, before execution of the conveyance deed he died as such, the physical possession of the plot was not given to him nor any title deed was executed. The petitioner's claim relief against the respondent wherein DDA was also one of the respondents. DDA filed its Counter Affidavit and took the stand that the property in question was transferred in the name of late Shri Bali Ram and possession of the property was to be given by the office of the Regional Settlement Commissioner. It was also stated that the property in question of late was in possession of MCD and the same might have been included in Hiloep park. MCD admitted that the property might have been included in Hiloep park. Accordingly, the Court directed DDA to pay Rs. 70 lacs as cost of the land on today's market rate and Rs. 3,000/- as cost. The petition was disposed off on 19-11-04 and no relief was granted against DDA.

**6.5.11 CWP-13591/04 Ram Vihar RWA V/s DDA & Ors. (Date of Decision : 24-11-2004) by the Delhi High Court**

In this writ petition the petitioner - association challenged construction of commercial complex consisting of 92 shops and offices on a plot adjacent to the park in their locality. Directions were sought against DDA to change land use either to residential or green area from C.S.C. The petition was opposed on the ground that lay-out plan of the area with

the land user as CSC was approved in the Master Plan. The land use as such was not in accordance with the Master Plan. The land user as CSC was approved in the Master Plan. The land use as such was not in accordance with the Master Plan. The land user as CSC was approved in the Master Plan. The land use as such was not in accordance with the Master Plan.

**6.5.12 Mohan Memorial Educational Institutions DDA & Others (Date of Decision : 13-03-04) by the Delhi High Court**

On 15-9-1989 petitioner was allotted a plot of 1.25 acre. The petitioner was required to pay a premium of Rs. 25,495/- for the period of 1-8-94 to 21-12-1996 on the government undertaking. On 13-03-04 petitioner and up-held the demand of interest of DDA. The court agreed with DDA's contention and dismissed the writ petition.

**6.5.13 CWP-11696/04 Sheo Ram V/s UP & CWP - 17335/04 Sheo Ram V/s UP & Ors. (Date of Decision : 3-12-04) by the Delhi High Court**

In these three petitions, petitioners challenged allotment of plots to them. The main payment of full premium of their plots was not handing over possession of their plots to DDA in its Counter Affidavit pleaded that the plots which were meant for alternative allotment after change in the land use. Construction was permitted after obtaining the approval of the Screening Committee and National Environmental Engineering Research Institute (NEERI) on the 38 plots, therefore, possession was taken by the petitioner. These plots were meant for alternative allotment. Screening Committee was taken by the petitioner (Planning) before changing the lay-out plan. After considering the note of the

upheld the plea of DDA and directed that alternative be allotted to petitioners within four weeks in lieu of allotted to them.

**6.5.14 CWP No. 5509/98 titled as M/s. Good Health Accessories (India) Pvt. Ltd. V/s. DDA (Date of Decision - 3-12-04) by the Delhi High Court**

The case the property No. B-61, Okhla Industrial Area was allotted to M/s. Om Engineering Works and Shri Tilak Raj on 1st of July, 1994. DDA issued a demand of Rs. 54,40,922.60, however, the demand was not paid in time. DDA raised demand of interest @18% pa. for the period of 1-8-94 to 21-12-1996 on the principal amount. The demand of interest was challenged on the ground that there were disputes among the partners of the firm, therefore this demand was not paid. The case was referred to the Hon'ble Court and the Hon'ble Court dismissed the case of the petitioner and up-held the demand of interest of DDA.

**6.5.15 RCA-31/04 Vinod Kr. V/s DDA (Date of Decision : 7-12-2004) by the District Court**

An appeal was filed against the judgement and decree dated 13-5-04 whereby the suit of the plaintiff was dismissed. The suit was dismissed on account of non-alotment of flat at Nehru Place and conveyed that due to technical reason, he was allocated site at Bhikaji Cama Place Laxmi Nagar. He sought a decree of Mandatory Injunction against DDA. The suit was dismissed. On 7-12-04, the appeal was also dismissed.

**6.5.16 WP (C) No. 358/04 titled as UP State Employees Co-Federation & Anrs. V/s Principal Secretary Lucknow UP & Ors. (Date of Decision 12-01-05) by the Delhi High Court**

In the aforesaid petition, allotment in favour of Akshardham was challenged on various grounds. The main ground was the land belongs to U.P. & it is situated on the bank of Yamuna. DDA opposed the petition and submitted that the land allotted by DDA is 1700 meter away from the river bank and there is no violation of terms of the allotment. Construction was permitted after obtaining the approval of Central Water Commission and National Environmental Engineering Research Institute (NEERI) on the basis of above submissions, the Hon'ble Supreme Court vide order dated 12-1-2005 dismissed the above petition.

**6.5.17 CWP No. 6830/04 titled as Shri Chaturbhuj Aggarwal V/s DDA. (Date of Decision : 1-3-2005) by the Delhi High Court**

In this case, the condition empowering VC, DDA to accept or reject any bid was challenged before the Court. The case was contested and the reliance was placed upon the S.C.'s judgement in the case of Tata Cellular V/s UOI 1994(6) SCC 651 wherein the Hon'ble Supreme Court had ruled that under Article 226, the Court is concerned only with the decision making process rather than decision itself. It was argued with the help of this judgement that if the process of taking decision is not mala fide such decision is not open for review by the Court under Article 226 of the Constitution. The Court up-held the contention of DDA and dismissed the petition.

**6.5.18 Computerization of Court Cases**

In the year under evaluation, special attention was given to the computerization of the court cases of the different courts. On the basis of the computerization of court cases a monthly cause list in advance for the forthcoming cases of the next month is being generated from the legal software on regular basis. This list is being supplied on 25th day of each succeeding English Calendar month to the different branches of Land disposal department for follow-up with the Panel Lawyers and necessary action, if any, pending with the branches. Similarly, an advance list of contempt cases is generated from the legal software for compliance/appeal of the directions of the court by the different branches. The junior officers and Legal Assistants monitoring the court cases have been advised to update the court cases on daily basis and to ensure this, a daily cause list is generated from the legal software. The officers going to the court for monitoring of court cases have been advised to ensure that in addition to the cases appearing in the cause-list they should also try to find out if any other case comes to their notice which is not included in the list should be entered in data base so as to complete the data. One JLO and LA have been trained to operate legal software to monitor the data-entry and updating work in the absence of the Data-Entry operator. In addition to that updation work is being monitored at the highest level of the legal department. A total number of 4324 cases have been entered in the legal software and out of these only 397 cases are those where the date of hearing is nil.





# 7 Systems & Training Department

## 7.1 Systems Department

The Systems Department looks after the automation requirements of various wings of the Authority. In continuation of the automation initiatives for DDA, the Systems Wing has further worked towards development and improvements in the following automation projects.

### 7.1.1. Housing

The AWAAS Housing Management and Accounting package is smoothly functioning and various activities like registration, allotment, cancellation, mutation/transfer, change of address, change of mode of payment and accounting of receipts are being done by this package.

The software has been made user friendly to facilitate generation of demand letters, change of address, change of mode of payment, carry out mutation or transfer etc. by dealing assistants in the housing themselves. The officers and staff of Housing branch have been trained to carry out the process on computer and large number of them have started using the system by themselves. During the year 14193 flats have been allotted and the demand letters in respect of 18903 allottees generated.

### 7.1.2. Land Record Automation

The Land Management Information System software has been developed for automation of land records. The application is GIS based and web enabled. The application will facilitate building of records of acquired land as well as monitor the payment of enhanced compensation. The special information contents and the attributes for acquisition have been integrated. The scanned and digitized masabis in respect of 149 villages out of 233 villages where land is acquired have been validated and integrated with validated data base of corresponding land records giving status of land.

The masabi maps in respect of only 134 villages where land has been acquired were in good shape. With special efforts, the masabi's of 15 villages could be prepared from the field books. Efforts are now being made to reconstruct the

masabi's for the villages where condition from the field books could be initiated and this will facilitate Delhi.

### 7.1.3. Land Disposal

BHOOMI is the application for automation of Land Disposal management of the land and is in use. During the current year, the system also provide the statements as well as take care of the verification has already been connected with Vikas Sadan as well as in Rohini. In the year 2004-05, the result, public can interact with Vikas Sadan as well as in Rohini. In the year 2004-05, the result, public can interact with Vikas Sadan as well as in Rohini.

### 7.1.4. Legal Cases Monitoring System

The Software has already been installed in the system maintenance environment. The system maintenance environment. The system maintenance environment. The system maintenance environment.

### 7.1.5 Payroll

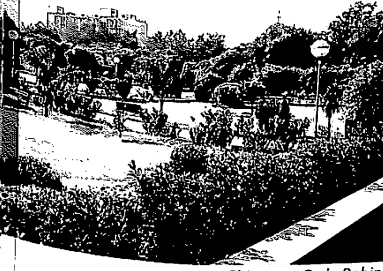
The new payroll software has been installed in the system maintenance environment. The software is used for calculations and generation of Form 16.

### 7.1.6 Receipt and Dispatch System

A computerized Receipts and Dispatch System of Vikas Sadan has been implemented. Computerized receipt are issued for all the counter.

### 7.1.7 Personnel Management Information System

A file Tracking System has also been implemented after structured LAN. Adequate hardware is procured. An on line multi-user computerized Personnel Management Information System has been developed.



Chitragupt Park, Rohini

Personnel Department namely maintenance of service records, confidential reports, loans & cases, retirement and death cases, policy matters and grievances etc. The system will be implemented after software and structured LAN is put in place.

### CADD Cell at Vikas Minar

CADD Cell is functioning at Vikas Minar and provides facility to the architects in Architectural Wing to draft architectural plans on computer. Users from Planning Wing, modifying and printing of maps. Users from Central Organization and other Engineering offices also avail facility of CADD Cell for drawing, viewing, modifying, structural analysis and printing of drawings.

### DDA's Web Site

Web site of DDA is fully operational and provides the facility to disseminate information of various activities of DDA. The web site also displays all the advertisement, notices etc. All allotment results of draws are promptly displayed on web site and it facilitates the display of new housing scheme's brochure as well as application in down loadable form. The Hindi version of website is ready and will be hosted soon.

### Information Kiosks

Software for display of information from AWAAS and BHOOMI Data base has been developed and implemented in the year 2003-2004. Six Information Kiosks have been installed in Vikas Sadan and two in Rohini Project office. More Information Kiosks are being procured and shall be installed at various DDA offices, DDA's Sports

Complexes and Residential Welfare Associations. The Information Kiosk software also provides the facility of visiting DDA Website.

### 7.1.11 Integrated Management System

DDA has assigned to STPI the development of Integrated Management System. STPI, an IT society under MIT, has been engaged as technical consultant for the assignment and the work has been initiated in Feb. 2005. The project is expected to take 15 months to execute. The Integrated Management System is aimed to improve working, re-engineer the working processes to improve efficiency & transparency, seamlessly integrate the existing stand alone applications as well as development of additional software modules.

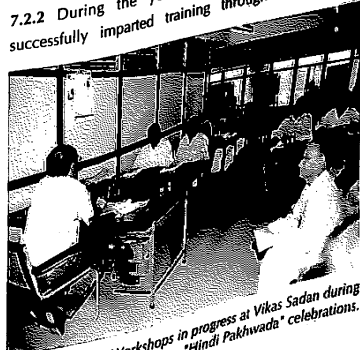
### 7.1.12 Document Management System

Document Management System has been developed for scanning, indexing and storing the images of files with retrieval mechanism. In the year 2004-05, about 21000 files and 2 lac challans have been scanned and loaded in the Document Management System.

## 7.2 Training Institute

7.2.1 Training Institute of Delhi Development Authority has been organising the training programmes for the staff and also identifying the need to upgrade their professional knowledge in various fields. It also nominates officials/officers to participate in various external training programmes organised by other professional institutions in Delhi and other parts of the country.

7.2.2 During the year 2004-05, Training Institute successfully imparted training through useful training



Hindi Workshops in progress at Vikas Sadan during "Hindi Pakhwada" celebrations.



programmes benefitting a large number of DDA employees at various levels. Employees are nominated to participate in training, workshops, seminars, conferences etc. organised by other professional institutions as per detail given below:

Sl. No.	Description	Year	No. of training prgm.	No. of Participants
1.	Training conducted by Training Institute, DDA	2003-04	120	1460
2.	Training conducted by outside institutes/ Agencies.	2003-04	61	2513
		2004-05	65	211
		2004-05	60	193

7.2.3 In-house programmes included orientation programmes like for LDC, Steno and accounts personnel.

Special emphasis was given to various modules for categories like Assistant Engineers on the syllabus for departmental promotion next grade.

7.2.4 The Training Institute also assists the Personnel Department in conducting the departmental test for the post of Assistant Engineers. The Institute also successfully conducted the departmental test for the post of Sectional Officers (Hort.).

7.2.5 Regular training programmes are conducted to improve computer literacy, computer accounts and other areas. This has resulted in computerization in the department.

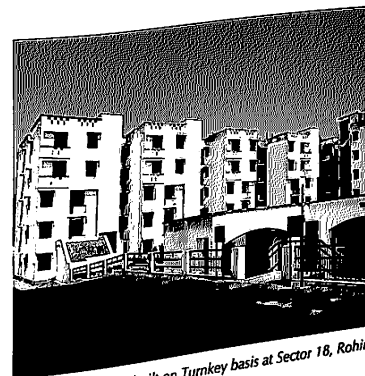
## Engineering & Construction Activities

Development of acquired land, development of infrastructure (roads, drains, water supply, sewerage & other facilities), development / construction of commercial centres and construction of dwelling units are the main activities of the Engineering Wing.

Services like roads, storm water drains, sewerage, water supply etc., forming part of internal/peripheral services are frequently handed over to the MCD, DJB & DVB for their maintenance. Common passage and utilities within built up areas are the responsibilities of the respective societies of housing / commercial pockets.

Activities of the Engineering Wing can be classified under the following heads.

- Construction of residential buildings.
- Development and construction of commercial centres.
- Development of land for residential, institutional, industrial, recreational and commercial purposes.
- Special projects / Sports complexes.
- Development and maintenance of green areas viz.



LIG Flats built on Turnkey basis at Sector 18, Rohini

Master Plan Greens, District Parks, Neighborhood Parks, Recreational centres, Play Fields and Children Parks etc.

The achievements under above referred heads during the year 2004-2005 are detailed below.

### 8.2 Construction of Residential Buildings

DDA constructs houses of various categories viz. HIG/MIG/LIG/Janta/EWS etc. for a large number of registrants/non-registrants. The brief details of houses in progress as on 1-4-04, new houses started during 2004-2005 and completed by DDA during the year 2004-2005 are given as under:

No.	Description	HIG	MIG	LIG	Janta	Total
	Houses in progress as on 1-4-04.	4695	2861	14980	480	23016
	New Houses targeted to be taken up during 2004-05.	1095	1816	4640	392	7943
	New Houses taken up during the year 2004-05.	16	Nil	170	Nil	186
	Houses targeted to be completed during 2004-05.	1848	1664	8670	480	12662
	Houses completed during the year 2004-05.	926	584	7906	0	9896
	Houses which could not progress further due to various reasons*	1424	795	1121	Nil	9966
	Houses in progress as on 1-4-05	2361	1482	6123	Nil	

\* No. 6 shows the no. of houses which could not be taken up due to rescission of the contracts, peculiar site condition, land constraints.

### Development of Commercial Centres

In view of ever-increasing demand for shopping facilities and commercial space for the residents of various residential / commercial complexes developed and disposed off by DDA, a large number of commercial centres of various sizes have been planned and constructed by DDA. The position of various shopping / commercial complexes in progress as on 1-4-2004 and completed during the year 2004-2005 is given in table on next page.



Sl. No.	Description	DC	CC	LSC	CSC
1.	Commercial centres in progress as on 1-4-2004	5	8	1	1
2.	New commercial complexes targeted to be taken up in 2004-05	2	2	1	1
3.	New commercial complexes taken up during 2004-05	1	7	1	1
4.	Commercial centres targeted to be completed during 2004-05	4	4	2	2
5.	Commercial centres completed during 2004-05	1	4	2	2
6.	Commercial centres in progress as on 1-4-2005	5	6	2	2

Note: DC-District Centre, CC-Community Centre, LSC-Local Shopping Centre, CSC-Convenient Shopping Centre

### 8.3.1 Upgradation of Commercial Centres

DDA till date has constructed / developed about 630 Commercial Complexes of various categories. To create efficient/proper circulation and healthy environment in the Commercial Centres constructed by DDA, it has been decided to upgrade old Commercial Centres after taking over the same back from MCD.

In phase-I, 93 Commercial Complexes (1 District Centre, 15 Community Centres, 54 Local Shopping Centres and 23 Convenient Shopping Centres) have been taken up for redevelopment and 84 Commercial Complexes have been completed during the year 2004-05, rest will be completed by 1st quarter of financial year 2005-06.

### 8.4 Major Development of Land Schemes

DDA is relentlessly continuing its development activities and expanding the city limits as per Master Plan by developing new Sub-Cities and creating the physical infrastructure such as roads, sewerage, drainage, water supply, power lines and recreational facilities etc. for such Urban Extensions.

#### 8.4.1 Dwarka Phase-I & II

Dwarka sub-city situated in the south-west Delhi covers an area of 5648 Ha of land and has been planned for a population of one million. It will be a self-contained city with multiple connectivity approaches with the mother city. The approaches have been planned in such a fashion that commuting to the sub-city is possible from all directions.

For speedy development of the infrastructure, DDA for the first time has taken up construction of Master Plan roads to its full cross-section including street lighting. This street lighting works were earlier being done by the then DVB. The street lighting system adopted in Dwarka has been designed through Philips India with back up from their Corporate Office at Holland. DISCOMS are also now adopting this design. It may be mentioned that this design is economical and will result in 20% financial savings both in the initial capital investment as well as in the subsequent recurring expenditure on its operation & maintenance.

Other services like sewerage, water supply, power supply etc. are primarily laid except some basic services which are in progress. There is provision of 6 nos. command tanks have been completed and likely to be completed by October '05 and the fourth one is in progress. For the sixth command tank to be floated. For the sixth command tank to Sector 23 to 27, the land has been earmarked under the scheme for Sector 23 to 27 would be completed by DJB for approval.

#### I Access to Dwarka Sub-city

Dwarka Sub-city is planned in a mother-city at three points i.e.:

- Najafgarh Road:**  
60 mtr ROW road connecting Najafgarh Road has since been completed.
- Pankha Road:**  
Entry from the Pankha road is not feasible because of the unavailability of land in its corridor and a proposal was worked out by the Drain for an approximate length of 45 mtr wide road in progress and one carriage way road completed by June, 2006.
- NH-8 and South Delhi**

i) Construction of approach road connecting Delhi with Dwarka through NH-8. The connectivity from the NH-8 which is passing through Palam Station to Dwarka through a length of underpass near the Palam Station is in progress. The work is in progress since completed by August, 2005.

#### ii) Construction of Link Road connecting NH-8 with Dwarka along Southern Boundary of IGI Airport:

The total length of approach road is 4.6 kms with 50 mtrs long RUB under Palam/Rewari Railway line. RUB work has been completed by Railways as a deposit work of DDA. The work of construction of link road is also in progress. Both the carriage ways completed and opened to traffic and the over all work will be completed by July 2005.

#### Street Lighting

Street lighting in Dwarka on the Master Plan road, was the primary responsibility of the then DVB (now DISCOMS), but it was decided to be taken up by DDA itself. An innovative design for providing street lighting had been developed and adopted in consultation with Philips India Ltd. The work of street lighting has been completed on all Master Plan roads i.e., out of 75 kms, the street lighting has been completed in 65 kms and in remaining 10 kms stretch, poles have been erected, as and when it would be necessary, the fittings shall be provided. This work is being appreciated by one and all.

#### Sports Complex in Sec-11, Dwarka

A Sports Complex has been developed in Sec-11, where lawn tennis court, volley ball court, basket ball court, badminton court, football ground, hockey field, boundary wall, skating pitch, multi-gym, swimming pool and parking etc. has been completed. The Sports Complex has been opened to public.

#### Acquisition of Land in Phase-II, Dwarka

Dwarka Ph-I and part of Dwarka Ph-II comprising 2876 Ha (1862 + 1014) of land has already been acquired and is under various stages of development. Recently, DDA has acquired 620 Ha of land in Ph-II [Sec-23(b), 24, 25 & 26] and another 284 Ha of land in Ph-II [Sec-27, 28 & 29] is under acquisition for which notification has been issued by the Land & Building Department. The detailed planning and development of this area will be taken up as soon as it is transferred to the DDA.

#### Narela

Narela Sub-city has been planned to cater to a population of 1.2 million over an area of 7365 Ha with additional provision of 2501 Ha as green buffer along the National Capital Territory Boundary north of the Union Territory. The boundaries are Western Yamuna Canal in the West, Grand Extension Road-I to link with Rohini in Narela Project and about 3.2 kms length of road from GT-Karnal road to



Parliamentary Standing Committee on Urban Development Members visit to DDA Projects North West Delhi

the South and National Capital Territory boundary in the North. The total water requirement projected for the extent of is 100 MGD, Sewerage would be generated to the extent of 80 MGD and total Storm Water discharge from the project will be 7000 Cusecs. The total power requirement for the project will be to the tune of 400 MW.

The development activities for the Narela Project were initially taken up in the year 1990 over an area of 450 Ha. The requirement of infrastructure services was projected to be made available over a period of 20 years i.e., by 2010. However, the project could not take off with the speed at which it was envisaged due to low acceptability level by the prospective users.

At macro level, a water treatment plant has been planned by DJB over an area of 55 Ha at Iradat Nagar. The raw water for the treatment plant is likely to come primarily from Western Yamuna canal and partly by boring of tube wells. For sewerage treatment, DJB has already constructed a Sewerage Treatment Plant of a capacity of 10 MGD with provision for further expansion upto 20 MGD. Another Sewerage Treatment Plant of 60 MGD capacity is proposed to be developed near village Nangli Poona across GT Road.

So far, DDA has constructed 8335 houses of various categories. Another 170 MIG and 2420 LIG houses are under construction. In addition, 833 alternative plots of various sizes have been planned in Sec. B-4 and various plots have recently been planned in Sec. B-4 and development works are in progress. Out of 14 CSCs to be provided in the scheme, 4 CSCs have been constructed. Two shopping centres are functioning as on date. There are large numbers of parks and green areas already developed, which are also open to the public. Sports complex along with club has been approved. Conceptual plan for this scheme is under process. The alignment of 80Mtr wide road (Urban Extension Road-I) to link with Rohini in Narela Project and about 3.2 kms length of road from GT-Karnal road to



Alipur-Narela road has since been constructed. This will give better connectivity to Narela Project.

Narela Sub-City is well connected with the main city through GT road and Delhi-Ambala Railway Line. Three main corridors have been proposed from GT Road to NH-10 through Narela Project. Two such roads have already been planned and third is under planning.

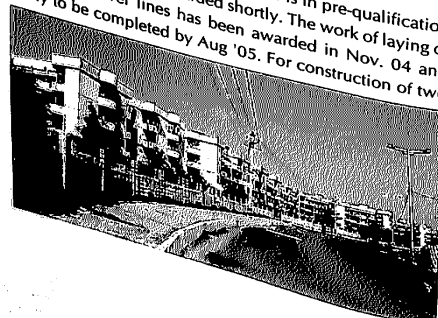
### 8.4.3 Dheerpur

The total project area is 990 Ha. Area under Ph-I is 194.50 Ha which has been proposed to be developed in the first phase of Dheerpur Project. The area is bounded by Outer Ring Road in the North-East, Shah Alam Bandh, Mukherjee coronation pillar in the west. The land is low lying. The plan of the Dheerpur Ph-I has been approved by DUAC. The scheme consists of multi-storied houses, Co-Op. Group Housing Societies and plotted residential houses. There is also provision of commercial centers, public and semi-public facilities and recreational area i.e., Master Plan Green.

There is total length of about 7.70 km of peripheral road, out of which 5.80 Km has been constructed. The designing of various schemes i.e., sewerage, SW drain and water supply were got done through "Tata Consultancy" and the same has since been approved by DJB.

The works of these services has been taken up as the land in Dheerpur is being allotted to Group Housing Societies and societies. IIT is in the process of handing over the land to the supporting structure for laying services like water supply, sewerage and S.W. drain as the subsoil conditions are prone to liquefaction during seismic disturbances. As far as power is concerned, the land for construction of 66 KV grid sub-station has been handed over to DVB.

The work of laying water supply lines is in pre-qualification stage and likely to be awarded shortly. The work of laying of peripheral sewer lines has been awarded in Nov. '04 and likely to be completed by Aug '05. For construction of two



SFS Flats

bridges on Jahangirpuri drain near Narela. The work is in progress. The work of roads, sewerage and rising main, internal drains, water supply has been completed. The work of external drains is in progress and likely to be completed by Sept '05 and the work of UG Tank is standstill and is being rescinded. The work will be taken up at the risk and cost of original Agency completing the codal formalities.

### 8.4.4 Rohini

The total area of this Phase IV & V (Sector 26 to 32) is 1500 Acres of which about 1500 Acres falls under the Master Plan. This land falls under the Master Plan Roads has been approved by DDA. As per the approved plans of Sec. 27 & 28 have been approved by June, 2005. The work of Sec. 29 & 30 have been approved by June, 2005. The work of Sec. 29 & 30 have been approved by June, 2005. The work of Sec. 29 & 30 have been approved by June, 2005. The work of Sec. 29 & 30 have been approved by June, 2005.

The work of Command Tank in Sec. 26 has been completed and targeted to be completed by Dec '05. This area is under litigation in Sec 26 has been awarded by Dec '05. This area is under litigation for liquidating pending list of Rohini. The work of Sec. 26 has been completed by Dec '05. This area is under litigation for liquidating pending list of Rohini. The work of Sec. 26 has been completed by Dec '05. This area is under litigation for liquidating pending list of Rohini.

**Construction of Master Plan Roads**  
To open up the area only two lanes have been constructed in Ph-III. Now, the design of roads to full width have been taken up.

### 8.4.5 Vasant Kunj

The Vasant Kunj Project is located in the South West of Delhi. The project is being developed in two phases.

**Vasant Kunj Ph-I**  
Vasant Kunj Ph-I is bounded by the North, Link Road and village Narela. The area of 381.45 Ha and is projected to have a population of 1,15,000. Phase I has been developed. 13600 houses have been allotted/under allotment.

**Vasant Kunj Ph-II**  
Vasant Kunj Ph-II which is spread over an area of 223 Ha has now been decided to be a part of the International Hotel Complex in 223 Ha. The area of 223 Ha of land has now been decided to be a part of the International Hotel Complex in 223 Ha. The area of 223 Ha of land has now been decided to be a part of the International Hotel Complex in 223 Ha.

area of 223 Ha of land has now been decided to be a part of the International Hotel Complex in 223 Ha. The area of 223 Ha of land has now been decided to be a part of the International Hotel Complex in 223 Ha.

present, the construction of physical infrastructure in the area of land is in progress. The work of roads, sewerage and rising main, internal drains, water supply has been completed. The work of external drains is in progress and likely to be completed by Sept '05 and the work of UG Tank is standstill and is being rescinded. The work will be taken up at the risk and cost of original Agency completing the codal formalities.

### Shopping Mall Complex

Shopping Mall Complex is situated on the Nelson Mandela Road adjacent to Grand Hotel. This is part of the scheme of Vasant Kunj Ph-II which is planned over an area of 92 Ha. 6 plots have already been auctioned on 15-12-2004 and for remaining 3 plots action is being taken by Land Service Wing of DDA. The work of roads, sewerage system and rising main, internal drains, water supply have been completed. The work of external drains is in progress and likely to be completed by Sept '05.

### 8.4.6 Jasola

This Project is located in South Delhi near Sarita Vihar, over an area of 160.21 Ha of land and is planned for a population of 40,000 (approx.). The salient features of this project are:

- i) Gross Residential area 100.77 Ha
- ii) Commercial Centre 19.44 Ha
- iii) Facility Centre 12.00 Ha
- iv) Master Plan green 28.00 Ha

### Break up of Gross Residential Area

- Existing Village 6.00 Ha
- Group Housing Pockets 28.85 Ha
- Plotted Clusters 26.92 Ha
- Park and Facilities 22.20 Ha
- Roads 16.80 Ha
- Total 100.77 Ha

The development works have been completed except in those stretches of land where either land is under litigation or encroachment.

### Progress of the above detailed major development schemes

Name of Schemes	Area of the Scheme in Ha	-	Roads in Km.	Sewerage in Km	Water Supply in Km	Storm Water Drain in Km	Total length of the service to be laid in the scheme.	
							Services laid up to 31-3-2004	Services laid up to 31-3-2005
Narela Ph-I	1862	A	101.35	59.30	79.925	150.00	150.00	-
		B	101.35	59.30	79.925	-	-	111.80
		C	-	-	-	59.82	49.36	52.30
Narela Ph-II	2098/1014	A	73.948	57.762	59.82	79.00	79.00	-
		B	44.00	25.08	27.32	60.00	60.00	-
		C	44.00	26.10	27.32	60.00	60.00	-
Narela	7282/750	A	90.90	33.00	33.00	10.00	-	-
		B	74.26	32.00	28.00	-	-	-
		C	74.26	32.00	28.00	-	-	-
Dheerpur	194.50	A	7.70	6.00	6.00	83.00	83.00	-
		B	5.80	-	-	-	-	-
		C	5.80	-	-	-	-	-
Rohini Ph-III	1000/700	A	168.00	26.60	55.00	-	-	-
		B	165.60	26.60	55.00	-	-	-
		C	165.60	-	-	-	-	-
Rohini Ph-IV & V	1620/575	A	28.65	9.827	12.60	4.30	4.30	-
		B	18.50	3.80	11.50	2.15	2.15	-
		C	18.50	3.80	11.50	3.50	3.50	-
Vasant Kunj Ph-II	315/92	A	5.75	3.90	7.76	-	-	-
		B	5.75	3.90	7.76	-	-	-
		C	-	-	-	-	-	-





### 8.5 Special Major Projects / Sports Complexes

DDA has been taking up a number of special projects as a part of its development programme and for providing facilities at city level. During the year 2004-05, DDA completed / started following special/major projects.

#### Special Major Projects completed during 2004-05

- i) Vice-Regal Lodge at Delhi University
- ii) Upgradation & rejuvenation of District Centre Bhikhaji Cama Place Ph-I.
- iii) Upgradation of 84 commercial complexes under lot-I
- iv) Upgradation & rejuvenation of Community Centre at Jamrudpur Ph-I.
- v) Clover leaf at NH-24 & Noida more.
- vi) Half flyover at intersection of GT Road - Road No. 66 i/c Sub-way (Seelampur).
- vii) Flyover on NH-24 at Gazipur Freight Complex.
- viii) Flyover at the intersection of Josip Broz Tito Marg - Lala Lajpat Rai Marg
- ix) Development of Hanuman Mandir at Bela Road (Ph-I & II)

#### Special Major Projects in progress

- i) Integrated Freight Complex at Narela.
- ii) Yamuna River Front Development (Yamuna Pustha Park).
- iii) Integrated Freight Complex at Gazipur, Pkt. C.
- iv) Anglo-Arabic School at Ajmeri Gate.
- v) District Centre at Jasola.
- vi) Upgradation & rejuvenation of District Centre Bhikhaji Cama Place Ph-II.
- vii) Upgradation & rejuvenation of Community Centre at Jamrudpur Ph-I.
- viii) Link road connecting NH-8 with Dwarka Sub-city along Southern boundary of IGI Airport.
- ix) Approach road connecting South Delhi with Dwarka Sub-city through Cantonment Area.
- x) D/o green around Tughlakabad Fort.
- xi) D/o Astha Kunj near District Centre, Nehru Place.
- xii) Upgradation of District Centre, Nehru Place.
- xiii) D/o Approach road between Central Library and Arts Faculty in Delhi University Area.
- xiv) D/o Yamuna Bio-Diversity Park at Jharoda Mazra & Wazirabad.
- xv) D/o Aravali Bio-diversity Park, North of Vasant Vihar.

- xvi) Link Road along Mathura Road to Narela
- xvii) Millennium Park near Vasant Vihar
- xviii) Convention Centre near Vasant Vihar
- xiv) D/o 46 Ha of land at Chokri
- xx) Upgradation/Improvement of Aravali Bio-Diversity Park
- xxi) Covering of Palam Drain
- xxii) Upgradation of 9 Commercial Complexes
- xxiii) D/o Sultangarhi Tomb
- xxiv) D/o Lala Lajpat Rai Memorial Sports Complex

#### Sports Activities Completed during 2004-05

- i) Two hard courts converted into synthetic surface at Saket Sports Complex.
- ii) Up-gradation of concrete surface into synthetic surface at Saket Sports Complex.
- iii) Development of 18th hole at Multi-gym at Mansarovar Park.
- iv) Multi-gym at Mansarovar Park.
- v) Multi-gym at Paschim Park.
- vi) Squash courts at Lawns Complex, Pratap Nagar.
- vii) Swimming Pool & Lawn Tennis Courts at Vasant Vihar.
- viii) Lawn Tennis Courts at Vasant Vihar.
- ix) Conversion of concrete surface into synthetic surface at Saket Sports Complex.
- x) Up-gradation of Swimming Pool at Saket Sports Complex.

#### Sports Activities in Progress

- i) Re-laying of surface of Major Dhyan Chand Sports Complex.
- ii) Laying of synthetic turf in Major Dhyan Chand Sports Complex.
- iii) Bhalswa Golf Course (7, 8 & 9 holes).
- iv) Toddler Swimming Pool at Roshni Park.
- v) Swimming Pool at Roshni Park.
- vi) Covered Badminton Hall at Saket Sports Complex.
- vii) Conversion of existing open Skating Rink at Saket Sports Complex.
- viii) Up-gradation of basket ball court at Saket Sports Complex.

### Development / Maintenance of Horticulture Works

Emphasis has been to develop green areas which are lungs of the city. DDA can proudly claim to have built up one of the largest parks / green areas in the country. DDA has developed approximately 16000 Acres of green which includes city forests, belts, district parks, zonal parks, neighborhood parks and tot-lots in the residential colonies.

Year	Tree Plantation (In lacs)		D/o New Lawns (in acres)		Do Children Parks (in nos.)	
	Target	Achievement	Target	Achievement	Target	Achievement
2004-05	4.50	4.47	314.95	180.85	35	26

#### Aravali Bio-Diversity Park, North of Vasant Vihar

The Aravali Bio-Diversity Park is planned to develop the second Bio-diversity Park in the remnants of Ridge Area and rocky outcrop seen in Delhi. Large area near Vasant Vihar popularly called Muradabad Pahari and Kusumpur Pahari has been chosen for developing an Aravali Bio-diversity Park in consultation with Delhi University. The mission of the Biodiversity Park is to conserve as a repository and heritage of biodiversity of the Aravali mountain system with ecological, cultural & educational benefits to the urban society and having cultural & scientific value. The park will help in imparting education, in conserving ecological balance and would directly augment the life support system.

#### Location and site conditions

The Aravali Bio-diversity Park is presently spread over an area of around 690 acres (277 Ha) between Vasant Vihar & Vasant Kunj. There is vast rocky outcrop extending from the core of the site towards the southern end of the site. The total area, including area of Muradabad Pahari and Kusumpur Pahari, is a notified protected forest as per notification of GNCTD. The site is undulating and uneven, full of kikar plantation and scrub vegetation of the Ridge. Within this area, an old Mosque is existing. It is



DDA Sports Complex at Rohini

popularly called as Muradabad Pahari Fort.

#### b) Approach

The site is approachable from the Outer Ring Road in the North & from Poorvi Marg in Vasant Vihar in the Eastern side. The Cantonment area forms the Western boundary of the site.

#### c) Present status of development works

- 1) C/O boundary wall with MS railing - Completed
- 2) Tube Wells (5 nos.) - Completed
- 3) Sealing of three pits - Completed
- 4) GI pipe network of tube wells - Completed
- 5) Poly houses (2 nos.) - Completed
- 6) One Net house - Completed
- 7) Nurseries (2 nos.)
- 8) Scindia Pottery Heritage Building restored.
- 9) Camping facilities provided inside.
- 10) Electricity provided.
- 11) 1985 plants of different varieties have been raised in the Nursery (Poly house and open house).
- 12) 19247 plants of 75 plant species have been collected from Delhi, Uttaranchal, UP & Rajasthan.
- 13) Weed eradication has been performed in 6 Ha of land for community plantation.
- 14) 94 plants of different varieties planted around Nursery area.
- 15) 382 plants planted in valley. - Completed
- 16) Ditches meant for harvesting (Stom Water drainage system of Vasant Kunj i/c Masoodpur Dairy connected to these ditches for rain water harvesting)

#### 8.6.2 Amusement Park

Just adjoining to Swam Jayanti Park, a chunk of land measuring about 25 Ha has been planned and entrusted to





M/S Unitech Limited for developing it as an Amusement Park of international standards which shall be a point of major attraction in the city of Delhi. The developer has planned for the complete development of this park in a period of five years with the target to start functioning of the park in two years, which is expected by the year 2006.

### 8.6.3 Development of Indraprastha (Millennium) Park from ISBT, Sarai Kale Khan to Bhairon Mandir Marg

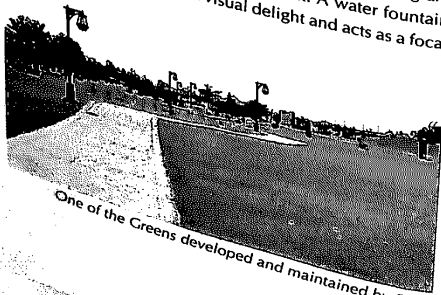
In order to beautify Delhi, it has been decided to properly landscape and develop as green the entire strip of land between Railway Line leading to Mathura and Ring Road, starting from ISBT Sarai Kale Khan to Bhairon Mandir Marg, which at one time used to be a sanitary landfill site. Special features of this park having an area of 63 acres will be that the total length of the park along Ring road will be 2000 mtrs besides, total length of the walkways measuring about 5 Kms.

For greening of the park, the treated effluent from Okhla Treatment Plant will be utilized. The proposal has been sent to DJB for tapping of the effluent from rising main running parallel to Ring Road. For this purpose, DJB has already agreed to make available 0.15 MGD of treated effluent to DDA.

It has five designed zones, each having a theme of its own, namely : Smriti Van, Fragrant Garden, Bougainvillea Garden, Topiary Garden and Foliage Garden. The status of their development is as follows :

**Smriti Van**  
This is the first zone of the park & was developed much before the other areas. It is dedicated to the theme - Cherish a Memory - plant a tree.

**Fragrant Garden**  
As a foreground to the Humayun's Tomb, the Fragrant Garden bridges the past with the present. A water fountain with a seating Plaza offers a visual delight and acts as a focal



One of the Greens developed and maintained by DDA

### Bougainville Garden

Presents a riot of colours and water in the garden. The central water feature is a children play environment. A children play area is provided in the garden, play equipments are provided for the excitement of all age groups. The garden is mostly maintained by the Archeological Survey of India.

### Topiary Garden

This area is visually important, the garden is in the backdrop. The garden is kept as manicured area in order to appreciate the art of Topiary.

### Foliage Garden

This zone lies at the junction of Ring Road and Ring Road. The garden is in the backdrop. The garden is kept as manicured area in order to appreciate the art of Topiary.

### 8.6.4. Redevelopment of Land near Bhala Road

The work of re-development of Land near Bhala Road "Mandir" was taken up in hand by DDA. The site earmarked for the development of MCD and cement concrete road is the same. The cement concrete road has been cleared for development. The work of re-development of Land near Bhala Road "Mandir" was taken up in hand by DDA. The site earmarked for the development of MCD and cement concrete road is the same. The cement concrete road has been cleared for development.

### Phase-I (Completed) :

The Katha Maidan has been developed in the second phase, the boundary wall, the path in the back, the railing around the stage has been completed.

### Phase-II (Completed)

In the second phase, the boundary wall, the path in the back, the railing around the stage has been completed.

### 8.6.5. Development of D/o Sultangarhi Tomb, Conservation Complex on Mehrauli Mahipalpur Road Near Vasant Kunj

Sultangarhi Tomb, the Mazar of Sultan Nasiruddin Mahmud S/o Sultan Iltutmish was built in the year 1236 AD. The tomb is situated on Mehrauli Mahipalpur road. It has been decided by the Hon'ble Minister to develop the above mentioned area and its surroundings over an approx. 25 Ha (62 acres) of area. The Sultangarhi Tomb comes under the Heritage Zone and it is mostly maintained by the Archeological Survey of India.

The Architect has worked out the development plan for the area. Boundary wall, paths, and entrance gate has been completed. The Heritage Complex will have the following features :

1. Actus & Succulents Park;
2. Children Park;
3. Open Air Theatre;
4. Rose Garden;
5. Orchard and Principal Plants Park;
6. Conservation Centre;
7. Heritage centre.

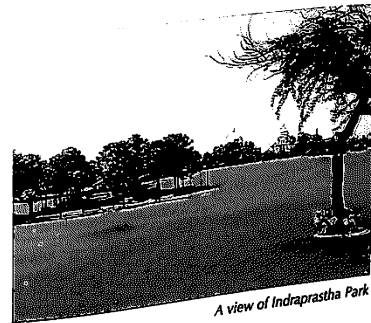
Shri. Ravinder Punde has been appointed as Landscape Architect for 25 acres area. The approval has been received from ASI. Detailed working drawings are being worked out by the Consultant. Approximate cost of the project is Rs. 50 crores. Likely date of completion is Dec. '2005.

### 8.6.6. Development of Bhalswa Golf Course

The Bhalswa Lake Complex is proposed to be developed over an area of 92.00 Ha of land. 58 Ha of land on eastern side belongs to DDA and 34 Ha of land is with DTDC. The site has been cleared for development. The work of re-development of Land near Bhala Road "Mandir" was taken up in hand by DDA. The site earmarked for the development of MCD and cement concrete road is the same. The cement concrete road has been cleared for development.

When the lake, there is an area of 46 Ha which is marked for development of 18 hole golf course. Lt. Governor Delhi held a meeting at site on 8-6-2001, when he desired that the development of Golf Course should be taken up and directed to take up the work of 3 hole Golf Course in Ph-I which has since been developed by DDA and subsequently inaugurated by Lt. Governor Delhi on 13-01-2002.

Work of hole number 4, 5 & 6 has since been completed. Work for construction of 7, 8 & 9 holes has been started. Automation system for irrigation is also under development. Work held up due to permission not granted for cutting of the trees. Tube well and GI pipe line work for 6 holes, boundary wall with railing of driving and club building have been completed. The irrigation system along with sump, Boundary wall with railing around holes is likely to be completed by Aug '05.



A view of Indraprastha Park

### 8.6.7 Development of Yamuna Bio-Diversity Park at Jharoda Mazra and Wazirabad

For environmental improvement, DDA is developing a Bio-Diversity Park along the Yamuna river basin near Jharoda Mazra and Wazirabad. This Bio-Diversity Park will be the first of its kind in India. It is being developed at the behest of Lt. Governor Delhi. It is easily approachable from Outer Ring Road towards Jharoda Mazra and Wazirabad. The development of park will be carried out in different phases. At present, DDA is developing Bio-Diversity Park on 157 Acres of land in Ph-I. Another 300 acres will be added in the second phase.

The mission of the Bio-diversity Park is to serve as a repository and heritage of Bio-diversity of Yamuna River Basin with ecological, cultural and educational benefits to the urban society. Around 16,400 plants belonging to 250 species have already been planted. The grasses and aquatic vegetation in wetlands have been planted over an area of approx. 76,500 Sqm. The park is being developed in consultation with the Department of Botany, Delhi University.

According to Prof. C.R. Babu, Head of Department of Botany, Delhi University, who is associated with the development of this project, the park will have high conservation value because various ecosystems will be available in this park. It will ensure conservation of many plants and animal species which are under threat. It will also have high educational value and will promote ecotourism. The development of this park will be carried out in 5 phases as below :

- |          |   |         |
|----------|---|---------|
| Phase-I  | Site Development  | 2002-05 |
| Phase-II | Establishment of terrestrial eco-systems and recruitment of the staff | 2002-07 |



Phase-III	Development of wetlands	2002-05
Phase-IV	Establishment of conservatories	2003-07
Phase- V	Establishment of nature interpretation centres	2004-07

The following works have been completed :

- Providing and fixing 3 Poly Houses.
- Providing and fixing 1 Net House.
- Providing and fixing 3 Bamboo clad Food Kiosks.
- Boring of 3 Shallow Tube Wells & C/o 2 Pump Houses.
- Laying of GI pipe lines for unfiltered water supply in the visitors area in Orchard No. 1
- C/o Footpath (Main trail)
- C/o Office Complex / Interpretation Centre
- C/o Random Rubble Masonry boundary wall with MS grill
- C/o Water Body and Mounds
- C/o Path (Loop trail)
- C/o Water Body (Additional) and Mounds
- Cafeteria
- Construction of approach road for the project and car parking
- Plantation of about 18000 trees and bamboo along boundary
- Construction of STD booth, drinking water facility and main entry gate.
- Construction of Security Hut

The works in hand which are likely to be completed by June'05.

- C/o Parking for Buses
- C/o RCC Box type rain and road for parking
- C/o RCC Box type drain from entrance gate to end of scheme
- C/o Steel Bridges
- Plantation
- Visitors area
- Raising the height of existing R/R Masonry wall along the built up residential area.

**8.6.8 Astha Kunj at Nehru Place**

To enhance the cityscape of Delhi, DDA has planned to develop a massive green of national importance named as "Astha Kunj" in its District Park abutting Nehru Place and between Bahai's Temple, Kalkaji and Hare Rama Hare Krishna Temple.

**Salient features of the project**

Total area of the park	
i)	Outer Ring Road
ii)	Raja Dhir Sen Marg
iii)	Captain Gaur Marg

**Main features of the park:**

**Urban Park Facilities:** This includes healthy organic cuisines, street food stalls, yoga classes, exhibitions and displays. Amongst these plazas, street food stalls and other features are under development.

**Neighbourhood Facilities:** These include areas, senior citizen corners, fitness facilities, which are under development.

**Festival Congregation Zones:** These include religious land marks, the congregation areas, natural trees, yoga classes, exhibitions and displays. The final stage of detailing after completion of an amphitheatre, water play, fountain performance, there by enhancing the body and pathways are under development.

**Socio-cultural Zone:** This area is an

amphitheatre, water play, fountain performance, there by enhancing the body and pathways are under development.

**Ecological Corridor:** There is an

transition zone between the nature park. An arboretum will emphasize on nature's diversity, seasonal gardens & herb garden. The entrance plaza is under development.

**Likely cost of the project**

**Present status of work**

- i) B/Wall grill fencing (7 rows) to be completed by July, 2005.
- ii) C/o Entrance plazas : 6 completed. No. 4 & 5 completed by Apr '05. District Park plazas No. 3 & 5 received clearance by Jul y'05.
- iii) D/o walkways and filling work in progress and to be completed by Jul y'05.
- iv) Conveyance of treated effluent from Okhla treatment plant to the site. Tenders shall be invited for clearance from DJB.

P/L sprinkler system with UG Tank, Pump house and ancillary works : Work will be started / completed in next financial year.

**Yamuna River Front Development (Yamuna Pushta Park)**

of 83 Ha, which was cleared by eviction of jhuggies, developed under the scheme in the first phase at the banks of River Yamuna behind Samadhi area, near the Old Railway Bridge & ITO. The proposal was presented to Lt. Governor, where it was appreciated & approved in principle. The scheme has been approved by the Greening Committee of DDA and by the Yamuna Development Committee under the aegis of Central Water Authority. The landscape scheme has incorporated Active and Passive recreational zones with activities like theatre, arrival plazas, information centre, exhibition areas, food courts, children's play area, maintained greens, fitness walkways, cycling tracks etc. forming a part of the 'Active Zone'. The Passive area has been designed to

provide a serene and calm environment as compared to event oriented Active area. A water body has been created on existing rivulet in Active area.

The development works in progress include : Raising of Mughal Bundh as per levels required by I & F Department; Development of water body in Active area; Plantation along Mughal Bundh etc; A nursery for saplings of plants to be used on the project is being established.

**8.7 New Thrust Area:**

**8.7.1 Fly-Over**

With the increase in population (local as well floating) and increase in use of personal vehicles as well as public transport, the traffic on the roads of Delhi has increased many-folds. The traffic congestion at crossings on busy roads like inner Ring Road causes great inconvenience to the users. Besides, it raises pollution levels and wasteful fuel consumption. Lt. Governor, Delhi had entrusted DDA with the responsibility to take up the construction of fly-overs to mitigate traffic problems.

Following fly-overs had been allocated to DDA for construction and the recent status is as under :

No.	Location	Present Position
	NH-2 & Road No. 13 A, Sarita Vihar	Completed (Feb '2001)
	Intersection of Nelson Mandela Marg, Mehrauli Mahipalpur Road	Completed (Jun '2005)
	Intersection of Jail Road-Mayapuri Road	Completed (Jul '2001)
	Intersection of Ring Road-Road No. 41 at Wazirpur Depot	Completed (Feb '2002)
	Vikas Marg-Road No. 57	Completed (Mar '2002)
	Wazirabad Road - Road No. 57	Completed (Jul '2002)
	NH-24 & Noida More	Completed (May '03)
	Ring Road-Road entry to Sarai Kale Khan	Completed (Nov '03)
	Intersection of Ring Road-NH-24	Completed (Dec '04)
	ROB on Delhi - Rewari line level crossing at Pankha Road	Completed (Nov '03)
	Half Fly-over at intersection of GT Road - Road No. 66 i/c Sub-way	Completed (Sept '03)
	NH 24 - Bye Pass near Gazipur Freight Complex	Completed (Apr '05)
	Josip Broz Tito Marg-lala Lajpat Rai Marg i/c subway	Completed (Dec '04)
	Approach road connecting South Delhi with Dwarka through Cantonment Area (61%)	Completed (Feb '05)
	Link road connecting NH-8 with Dwarka along Southern Boundary of IGI Airport	Completed (Mar '05)
	Covering of Palam Drain	15-8-2005
		Both the carriage ways opened to Public. Over all work will be completed 31-7-2005.
		Completed (Mar '05)
		30-6-2006





### 8.7.2 D/o Cricket & Football Stadium complex at Yamuna River Bank

85 Ha of land West of Noida Toll Bridge is to be developed for which principle approval has been received from Yamuna Action Committee for development by DDA. The total scheme consists of 85 Ha of land out of which 12 Ha is for Cricket Stadium, 10 Ha for Football stadium and 5 Ha for Children Centre. The remaining 58 Ha of land is for parking and recreational use. The scheme is at conceptual stage. CWPRS, Pune has been engaged for carrying out the mathematical model study and also to advise DDA on flood protection measures. The scheme as a whole is slated to be completed before the forth coming Common Wealth Games.

### 8.7.3 Introduction of Third Party Quality Assurance

It has been DDA's endeavor to improve quality of works along with their timely completion. With this objective in view, it has been decided to associate reputed institutions like IIT-Delhi, CBRI-Roorkee and CRRI-Delhi for 3rd Party Quality Assurance for major on-going Housing and Infrastructure Projects. These reputed organisations would independently inspect the works assigned to them, conduct various tests deemed necessary by them and certify about the quality of works.

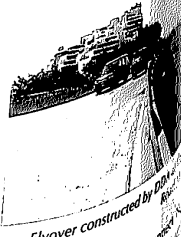
The initiative to engage these institutions for 3rd Party Quality Assurance is over and above the regular supervision and testing of materials undertaken by the field Engineers-in-charge of the work as well as the inspections of works by the Quality Control Wing of DDA.

In this context, CRRI-Delhi has been entrusted with following two major on-going road projects for 3rd Party Quality Assurance:

- Approach road linking NH-8 to Sec-22 Dwarka through Defence Land
  - Approach road linking NH-8 to Sec-22 Dwarka through AAI land
- CBRI-Roorkee has been entrusted with 19 on-going major Housing Projects in Dwarka, Bakkarwala, Rohini, Vasat Kunj & Narela.
- Similarly, IIT-Delhi has been entrusted with two major road projects in Rohini and four fly-over projects at Gazipur, Seelampur, J.B. Tito Marg and Pankha Road.

### 8.7.4 Urban Extension Roads

- C/o Urban Extension Road No. 1**  
This road will pass through Narela & Rohini



Flyover constructed by DDA at Ring Road - Road entry to Sarai Kale Khan ISBT

**Projects and completion with NH-10 (Rohtak Road)**  
Total length  
Narela Project  
Rohini Project  
Technical Committee alignment of road from GT-Karnal road has since been completed.

- C/o 100 Mtr ROW**  
This road will pass through Dwarka Projects and connect NH-10 (Rohtak Road), Gurgaon Road. The approved the alignment of road.

Total length  
Narela Project  
Rohini Project  
Dwarka Project  
C/o Urban Extension Road No. 1  
This road will pass through Narela & Rohini (Rohtak Road).  
Total length  
Narela Project  
Rohini Project  
The alignment of this road has been approved by Technical Committee. 5 Kms of the road has been completed in Rohini Project.

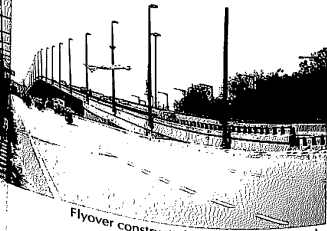
### Use of Treated Sewerage

"Use of treated sewage water for Horticulture works" is being given utmost importance. By using treated sewage, tube wells in the area are likely to be de-commissioned. DDA has already made schemes to utilize treated sewage as per details given below:

Zone	Location of STP	Parks	Area to be irrigated (in Acres)	Qty. of effluent required (in MGD)	T/w to be de-commissioned
SEZ	Okhla	Indraprashta	58	0.15	11
		Astha Kunj	140	0.35	-
		DP Jasola & Sarita Vihar	47	0.14	-
Rohini	Rithala	Swarn Jayanti Park	127	0.36	-
		Distict Park 20 to 25	205	0.97	6
EZ	Kondli	DP at Kondli Smriti Van, Chilla Dallupura Sports Complex, NHP Vasundhra Enclave in E-21	87	0.26	13
SWZ	Keshopur	AC-1 Park, M&F Blk, Vikas Puri & Keshopur Green	73	0.40	10
		Vasant Kunj, Sec. B, Pkt. 5 & 6	62	0.34	3
	Nilothi	DP at Paschim Vihar & B-3, Sunder Vihar, Janmashami Park, Mango Orchards	222	0.67	17
Dwarka	Papankalan	Sec. 5, 6, 11 & 19 Ph-I	148	1.00	14

### Rain Water Harvesting

Development of any type of habitation, demands development of water both for potable and other uses. In the absence of a perennial source or when the source is unable to meet the growing demands, invariably the alternative has been to tap the existing ground water reserves. Reserves of ground water are therefore required to be maintained by a delicate natural balance of "recharge" through Rain Water Harvesting.



Flyover constructed by DDA at Ring Road - Road entry to Sarai Kale Khan ISBT

Rain water harvesting is an easy and effective method of replenishing the ever depleting water table in order to ensure a reliable source of water in the near and distant future. The importance of this has been fully realized by DDA and over the last few years, the DDA has been proactive and had associated other agencies such as the Central Ground Water Board, INTACH etc., to carry out detailed studies in the various areas under development and suggest methods of water harvesting schemes completed / in progress / in planning are as under:

Sl. No.	Zone	Green areas/ Parks (In Nos.)	Built up area (Housing) (In Nos.)
		5	6
1.	South West	8	1
2.	South East	2	19
3.	Rohini	Nil	Nil
4.	Dwarka	Nil	Nil
5.	East	2	4
6.	North	Nil	32
7.	Flyovers	17	
	<b>Total</b>		



### Schemes in Progress

Sl. No.	Zone	Green areas/ Parks (In Nos.)	Built up area (Housing) (In Nos.)
1.	South West	Nil	Nil
2.	South East	Nil	2
3.	Rohini	Nil	14
4.	Dwarka	Nil	Nil
5.	East	Nil	Nil
6.	North	Nil	1
7.	Flyovers	Nil	Nil
	<b>Total</b>	<b>Nil</b>	<b>17</b>

### Schemes in Planning

Sl. No.	Zone	Green areas/ Parks (In Nos.)	Built up area (Housing) (In Nos.)
1.	South West	2	2
2.	South East	Nil	6
3.	Rohini	Nil	Nil
4.	Dwarka	Nil	6
5.	East	Nil	Nil
6.	North	Nil	Nil
7.	Flyovers	Nil	Nil
	<b>Total</b>	<b>2</b>	<b>14</b>

#### Purpose of Artificial Recharge

To stem the decline of water levels  
To supplement existing supplies  
To remove suspended solids by filtration through soil  
To store cyclic water surpluses for use in dry periods

#### Advantages of Rain Water Harvesting

Ground water table level will be raised and maintained  
Water quality is improved  
Salinity in water is reduced  
Developments will tend to become self sustaining

#### 8.7.7 Dual Water Supply System

In dual water supply system, two separate water supply lines are provided to each unit. One is a "Potable Water" supply line which is to be led to the kitchens and pantries and is to be used only for drinking and cooking purposes etc. The other is a "Domestic Water" supply which is led to the toilets, baths etc. where lesser treated water is supplied.

This way the demand for scarce treated potable water gets minimised and hence the more extensive treatment that may be required for potable water will be reduced to a smaller quantity of water.

This arrangement has been made in about 10,000 houses taken up by the DDA.

**8.7.8 Public Conveniences**  
So far 74 sites have been identified for construction of Public Conveniences. Zone wise details are as under

- a) **Dwarka Zone**  
Work at three CP locations completed in June, 2005 to be started.
- b) **Rohini Zone**  
Work awarded for 30 locations completed by July, 2005. Locations re-invited for construction.
- c) **South East Zone**  
Tender bids received for 10 locations re-invited for construction by July, 2005. Toilet blocks on BGDA land constructed.
- d) **South West Zone**  
Tenders are being floated for financial year 2005-06.
- e) **North Zone**  
Work awarded for one location under preparation of NIT under preparation to be re-invited for construction. Locations already constructed.
- f) **East Zone**  
Technical bid for one location under preparation of NIT under preparation to be re-invited for construction. Locations already constructed.

**8.7.9 Transfer of services from DDA to the development agencies**  
DDA being the development agency in their areas and handling services in their areas and handling being the Civic Bodies for maintenance of services of various Colonies has been the past.

Presently, handing over of services of the 1st lot of 382 colonies, and lot of 146 colonies are under process.

**8.8 Estimates**  
During the year 2004-05, the approved preliminary estimate of Crores towards BGDA and Nazul A/C-II.

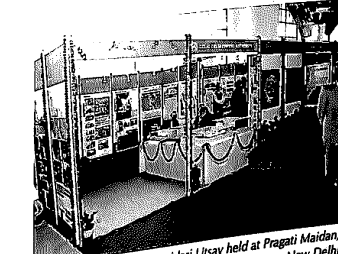
	RBE for 2004-05 (In Crores)
NA-I	12.51
NA-II	707.19
BGDA	411.57
OTHERS	61.20
<b>Total</b>	<b>1192.47</b>

## Planning & Architecture

### Master Plan for Delhi-2021

- i) Preparation of the Draft Master Plan for Delhi - 2021 covering the following aspects based on the studies of the sub-groups
  - (i) Regional and Sub-Regional aspects.
  - (ii) Population projections and Demographic Profile.
  - (iii) Shelter
  - (iv) Trade and Commerce
  - (v) Industries
  - (vi) Social Infrastructure
  - (vii) Physical Infrastructure
  - (viii) Conservation and Urban Renewal
  - (ix) Environment and Pollution
  - (x) Traffic and Transportation
  - (xi) Development Control Norms
  - (xii) Mixed Land use

- k) Inputs for Preparation of Draft Authority Agenda on alternative modes of assembly and development of Land and Housing.
- l) Draft report of the working group constituted by VC, DDA to evolve policy framework for reconstruction/redevelopment for the special area of walled city of Shahajahanabad, Pahar Ganj, Karol Bagh & Old Sabzi Mandi, Delhi.
- m) Planning inputs related to the water bodies in Delhi with reference to the civil writ petition in the High Court of Delhi.



DDA Stall at Bhagidari Utsav held at Pragati Maidan, New Delhi

### 9.2 Area Planning Unit-I

Area Planning Unit-I has been entrusted the work related with zones A, B, F and G. All these zones are fully developed and the following work has been completed during the year.

- Zonal plans**
- Zone 'A' (1159 ha., Old city) : References pertaining to Urban renewal/conservation and other aspects dealt.
  - Zone 'B' (2304 ha., City Extension)
    - Redevelopment scheme of Anand Parbat area, survey and follow up action of the decisions of the court.
    - Finalization of use and Layout Plan of DDA land at Naraina.
  - Zone 'F' (11950 ha., South Delhi-I)
    - Scheme for residential plots at Green Park.
    - Sub division plans for various PSP facilities.
    - Layout plan for development of DDA land at Mahipalpur including approval of the Authority for change of Land use.
    - Change of land use and planning of various areas like Lado Sarai, CRR I Campus, Mahipalpur, Kalkaji Transit camp etc.





### Zone 'G' (11865 Ha., West Delhi-I)

- Planning of DDA land for PSP / Community facilities etc at Jankpuri, Vikaspuri, Paschim Vihar etc.

**Court Cases** More than 50 court cases examined some of which are the following :

- Central Empowered Committee of Supreme Court regarding Bio-diversity Park (Vasant Kunj).
- Kalkaji transit camp.
- Anand Parbat Light and service industrial area.
- Masjid Moth village.
- Shopping Mall, Vasant Kunj.
- Bawa Potteries, Vasant Kunj.
- Master Plan Implementation Support Group Vs DDA reg. informal sector of trade and other issues.
- Permissibility of petrol pump in Green land use.
- Jwalaheri PVC market (Zone G-17).
- Parking problem in Paharganj area.

### Change of land use cases

- Change of land use case in Lado Sarai was considered by Authority in its meeting in April 2005.
- Change of land use of CRRI Campus from Recreational to Residential (approved by Authority in March 2005).
- Change of land use of Govt. land (Use undetermined) to Commercial in Mahipalpur.

**Other Projects** : Integrated Freight Complex at Madanpur Khadar - conceptual scheme prepared for taking up transfer of land.

### Miscellaneous

- Examination of references for Development area.
- Preparation of land inventory for land bank of DDA.
- Examination and reply to MOUD / LG / VIP references.
- Representing DDA in Layout Scrutiny committee meeting of MCD.
- Representing DDA in Slum and JJ court of MCD.
- Coordinating of Planning Survey unit and Research unit.
- Examination of more than 200 files of the Land deptt.

### 9.3 Area Planning - II

- **Zone 'C' (3959 ha., Civil Lines)**
- Preparation of Plans/possession
- Identification of sites for

- Preparing Change of Land Use from "Public" to "Residential" for DMRC Project.
- Examining of Land use from "Public" to "Commercial" for the proposed District Hospital developed on part of land.
- Examining of change of land use from "Public & Semi-Public" to "Public" for the proposed District Hospital.
- Other references: Development of mixed land use court cases, etc.

### Zone 'H' (5677 ha., North West)

- Planning, Examination and transmission etc.
- Change of land use of T. Station.
- Sub-Division Plan for N. Area Bagh & Pitampura.
- Part modification in Mangolpuri Industrial Area.
- Preparation of draft sketch plan.
- Preparation of public notice.
- Work under progress:
  - Planning of public notice sewerage pumping station Pitampura, graveyards and Girls Hostel.
  - Survey and analysis of hall, religious and schools.
  - Planning of service centre.
  - Processing of surrenders per Supreme Court order.

### 9.4 Traffic & Transportation

- Processing of Petrol Pump Monitoring.
- Examination and processing of proposals at South Extension DTC terminal.

- Road for left turning traffic & around ISBT Sarai Kale Khan & change of land use to Motor Driving School.
- Planning of Metro route Ph.II & examination of the proposal of property development for commercial complex at Khyber Pass Depot of MRTS.
- Processing of following Traffic & Transportation proposals for the meetings of Sub-committees:
  - 8 cases pertaining to NH-8 & Dwarka link.
  - ROB/RUB at Railway crossing at Sarai Kale Khan
  - Evolution of Mool Chand Flyover and underpass
  - Construction of under pass at Shastri park etc.
- Processing of 13 nos. grade separator & corridor improvement plans for TC.
- Common Wealth Games - Planning for Transport infrastructure.
- Road Beautification schemes, Delhi University Plaza, etc.
- Miscellaneous - Court cases etc.

### Trans Yamuna Area Unit

- **F.C. Gazipur** : The modification in layout plan & change of land use for Slaughter House processed & approved by Technical Committee & sent to MOUD & PA for public notice. The permission by MOUD & PA for public notice has been received & same was issued for objections/suggestions in 30 days period. The stipulated period is over & matter about final notification is in process.
- **Layout Plan for 300 Bigha of DDA land at Karkardooma** : Layout Plan for 300 bigha of land at Karkardooma finalized and sent for Screening Committee consideration.
- Modification in the Layout Plan for Service-cum-Commercial Centre at Chand Cinema.
- Modification in the layout Plan of Service Centre at NH-24, Mayur Vihar Phase-I.
- Layout Plan of vacant land adjoining village Khichripur.
- Layout Plan of Shyam Enclave CHBS Ltd.
- Layout Plan of F.C.-26 at Dhalluprua area.
- Modification in part layout plan of F.C.-13 near sub-CBD Shahdara : CBD Shahdara.
- Resettlement scheme at
  - Kondli Gharoli
  - Sundernagri



Sh. Madhukar Gupta, Vice-Chairman, DDA addressing the Media Personnel after approval of Draft MPD-2021 by Authority

- Policy for Development Area denotification & other references : Number of meetings were held for denotification of development area during the year.

### 9.6 Development Control & River Yamuna Project

- **9.6.1 Master Plan Unit**
  - Organized 6 Technical Committee meetings.
  - Issued 14 Public Notices under Section 11A of DD Act.
  - Coordination in relation to the change of Land Use cases, issue of Public Notices, follow-up of Authority's resolutions relating to planning.
  - Development Control Norms for health facilities in Delhi.
- **9.6.2 Development Control Unit**
  - Policy regarding Banquet Halls.
  - Development Control Norms for Recreational Club in Delhi.
  - Preparation of Report on Slum Free Delhi.
  - Policy for Property Development by DMRC.
  - Development Control Norms for Budget Hotels in Delhi.
  - Preparation of Task Force report on Rehabilitation Colonies.
  - Norms for Educational Facilities.
  - Policy for Mixed landuse.
  - Planning and Development of Urban villages.
- **9.6.3 Monitoring Unit, Zone 'D' (6855 ha., New Delhi)**
  - 111 nos. Parliament references replied.
  - De-notification of Development Area No. 162 referred to GNCTD.



- Objections/suggestions for Change of Landuse of IDTR near ISBT Sarai Kale Khan. After approval by the Authority referred to MOUD.
- Processing of cases of MOR land at Nizamuddin and Lajpat Nagar.
- Replies to Parliamentary Committee on urban-rural development.
- Examination of various references received from L&DO, NDMC, MOUD etc. on various aspects.

#### 9.6.4 River Yamuna Project Unit

- Draft Zonal Plan of zone 'O' : Presentation made before NCRPB.
- Processing of Draft final report of NEERI on 'Environmental Management Plan for Rejuvenation of River Yamuna' taken up for consideration of Expert Committee.
- Change of landuse of 6.0 Ha of land for 'Agriculture and water body to Commercial (IT Park) at Shastri Park.
- Pursuance of change of landuse of 37.0 Ha. land from 'Agriculture and water body to 'Residential' at Madanpur Khadar with NCRPB
- Planning of Commonwealth Games village Complex, near ILFS Toll Bridge, clearance from Yamuna Standing Committee, CWC.
- Proposals of Cremation / Graveyards, Burial grounds at Madanpur Khadar and other areas.

#### 9.7 Dwarka Project :

- 9.7.1 **Development plan** : Plans for DDA land (about 680 ha.) of Dwarka Ph-II approved by the Screening Committee. Detailed feasibility, demarcation and development works are under progress.
- 9.7.2 **Village Development Plans** : Based on the details terms of reference finalized, three outside agencies have been selected for preparation of integrated village development plans for Bharthal, Pochanpur & Dhul Siras at Dwarka.
- 9.7.3 **Hotel-cum-International Convention Centre** : The location for proposed Hotel-cum-International Convention Centre in Sector-24, Dwarka has been finalized. IDFC has been requested to take up the detailed feasibility together with Golf Course adjacent to it.
- 9.7.4 **I.T. Park** : A 10 ha. site for an Information technology Park as part of IFC Dwarka has been finalized. The project terms of references have been sent for competitive bidding to

be processed by Lands Disposal Branch.

#### 9.7.5 Other Projects : Dwarka

- i) DDA zonal office, in Dwarka
- Vandana Park in Sector-20
- along metro corridor, iv) Dwarka
- Pedestrial Plaza in Sector-20
- vacant DDA Pocket at Nasirpur

#### 9.7.6 Metro Station in Dwarka

- seven locations for Metro Station finalized through DDA Technical
- stations are under implementation for extension of metro line from
- provided for approval of Competent Authority.

#### 9.7.7 Lok Nayak Puram Scheme

- For improved connectivity Puram Scheme (Bakkarwala) wide road from Nangalpur and referred for acquisition by
- Detailed alignment of the Najafgarh drain upto Najafgarh
- help of DDA Technical Committee cross section was also approved the road alignment in
- development.
- Modification in the Lok Nayak Puram project, Electricity route clearance cases and DDA Screening Committee as per request of BSES, Competent Authority.

#### 9.7.8 Planning of approach road

- 60 mtr road from NH-8 to up-grade it with 100 mtr. R.W., was approved by Technical Committee and L.G., Delhi. The alignment plan has been prepared and the same is referred to the Lands Branch for acquisition.
- The observations of Dwarka Planning Office on the proposed grade separator scheme of MCD at Dabri More on Pankha Road were sent for consideration of Transport Sub-Committee.
- Coordination with Railways, Airport Authority, NHAI, DUAC and South-East Zone DDA for construction of 45 mtr. link road and a flyover near Palam Station, as well as 60 mtr. link road between NH-8 & Dwarka with a rail under pass.

#### 9.7.9 Physical Survey

- Un-acquired lands in Sector-27, 28 & 29 referred for acquisition of DDA Lands Department.
- Acquisition proceedings initiated for Rohtak Road Scheme (about 556 ha.), Dwarka Treatment Plant (about 5 ha.) and the approach roads to Dwarka & Lok Nayak Puram (Bakkarwala).
- Utilization plans of Gaon Sabha land transferred to DDA.
- Land Disposal Branch in preparing the inventory of institutional plots.
- Plain Table Survey of large number of Pockets comprising of CGHS, Institutional, Residential, Commercial & roads etc.
- A joint Survey with BSF was undertaken at Chhawla for about 180 Acres of land.

#### 9.7.10 Miscellaneous

- Coordinated with Engg. Wing for Flyover/ under pass project, Electricity route clearance cases and allocation of land for utility/services etc. in Dwarka Sub-City, and the remaining area of planning zone 'K' & 'L'.
- Coordinated with Lands Branch for fresh acquisition, clarification about land ownership status, land utilization plans for isolated DDA pockets and Gaon Sabha land falling in planning zone 'K' & 'L'.
- Other routine work e.g. court cases, draft reply to Parliament/Assembly question, MOUD and L.G./VIP references etc.
- 91 Possession Plans prepared

#### Rohini Project

- Preparation of Zonal Plan of Planning Zone - 'N' initiated.
- upto NH-8 and to up-grade it with 100 mtr. R.W., was approved by Technical Committee and L.G., Delhi. The alignment plan has been prepared and the same is referred to the Lands Branch for acquisition.
- The observations of Dwarka Planning Office on the proposed grade separator scheme of MCD at Dabri More on Pankha Road were sent for consideration of Transport Sub-Committee.
- Coordination with Railways, Airport Authority, NHAI, DUAC and South-East Zone DDA for construction of 45 mtr. link road and a flyover near Palam Station, as well as 60 mtr. link road between NH-8 & Dwarka with a rail under pass.



- Proposal for inclusion of Community Centre (Sultanpuri) in Zonal Plan of Zone-'M' placed before T.C.
- Proposal for declaration of 1325 ha. (approx) in Rohini Sub-City as Development Area.
- Change of Landuse for 3000 ha. of notified area in Ph.IV and V Rohini.
- Change of Landuse of 252.4 acres of land at Savada-Ghewra for relocation of Slum/J squatters approved by Authority.
- Change of Landuse for 2700 sqm. of area for lawyer's chambers from "P.S.P" to Govt. uses approved by Authority.
- Preparation of sector layout plans of land being acquired in PH. IV & V Rohini initiated.
- Preparation of sub-division plans of facilities pockets indicated in the approved sector layout plan of Ph. IV Rohini (acquired land).
- Layout Plan for residential plotted clusters in Pkt.-II, Block-A. Sector-30, Rohini approved by Screening Committee
- Modifications in layout plan for PSP-II (in between Sector-21 & 23) for an area of 20 ha. approved.
- Modifications in layout plan of Sector-20, Rohini (w.r.t. interchange of facility sites) approved.
- Modification in the LOP of PSP and Res. Complex, Sector-26, Rohini (w.r.t. reduction of supplementary drain) approved by Screening Committee.
- Modification in layout plan for Pkt.-II Bl. H, Sector-18, Rohini (relocation of ESS site).
- Layout plan of residential plotted clusters in Pkt.-I, Bl.-C, Sector-32, Rohini.
- Layout Plan of residential plots in Pkt.-II, Bl.-C, Sector-32, Rohini prepared.
- Proposal for integration of existing villages with surrounding planned development through village redevelopment plan initiated.
- Preparation of modification alignment of UER-III (i.e. 80/M RO.W) as well as change of cross-section undertaken.
- Alignment plan of UER-II (i.e. 100 m.R.O.W) linking Rohini Sub-Sity with NH-1 & NH-10 prepared and approved by Technical Committee.

#### Miscellaneous

- References on possession related matters for residential plots dealt with.
- Court cases attended/replies prepared.



- TBR references attended / replied
- Land Allotment cases dealt.

### 9.9 Narela Project

#### A. Zonal Plan and Change of Land Use cases

- Change of land use of 1506 ha. of land in Narela-Bawana industrial area phase-II, notified by the Ministry of Urban Development on 1-3-05.
- Proposed modifications in the Zonal Plan of Narela Project for referring the plan to Ministry for final notification - under process.
- Processing of change of land use of 70.62 ha. of land in the East of GT Karnal road for DAMB. Approved by TC and referred to Authority.

#### B. Structure Plan / layout plan / HT Route Alignment cases

- Draft layout plan of Sector A-9, pocket I for group housing prepared and sent for feasibility.
- Processing of modifications in the scheme of truck terminal IFC - Approved by the Screening Committee.
- Shifting of 66 KV tower line in Sector A-7 - approved by Technical Committee.
- Processing of declaration of development area of two pockets in Narela sub-city - Approved by Technical Committee - submitted to Authority.
- Approval of Structure Plan of Sector A1 to A4

### 9.10 Building Section

S.No.	Name of Unit	Sanction	B-1	Provisional occupancy certificate
1.	Residential	369	197	Nil
2.	Resid. Rohini	466	54	Nil
3.	Commercial	96	64	Nil
4.	Industrial	25	01	Nil
5.	Institutional	61	23	30
6.	Layout	22	30	30
	<b>Total</b>	<b>1039</b>	<b>369</b>	

### 9.11 Unauthorized Colonies Cell

- Zone-'J' (15178 ha., South Delhi-II)
- Change of Land Use of 56 Hac. in Block 'D'.
- Revenue boundaries of 30 revenue villages.
- Compilation on status of land and 'Change of Land Use'

- Part Plan showing the M.P.S. in the layout plan of Narela Project.
- Modifications in the layout plan of Narela Project.
- the evictees of Narela Project.
- Rangpuri.
- Identification of pockets for Narela Project.
- Preliminary Plan for 100 Narela Project.

### C.

- (320 ha.) - Approved Modifications in the layout plan of Narela Project.
- Facility centre.

#### Planning Coordination

- Coordination work for industrial use - about area identified in the area of Rohini and Dwarka.
- Technical Committee.
- Preparation of guidelines for Facilities sites - about Intimation supplied to RAW UER-I, II & III.
- Monitoring of the implementation of the detailed TOR for preparation of layout plan for preparation of layout plan.
- Monitoring of Narela Project and extension layout plan.
- Proposal of allotment behind 400 KV substation.
- Identification of chemical traders godowns.

### D.

- Miscellaneous
- Court Cases
- Rejuvenation and development

the traffic from Mehrauli Badarpur road connecting NH-8 with NH-2 along with various feeder roads prepared.

Village development Plan for Jaunapur, Zone 'J' (in progress)

Power point presentation of the Conceptual Road network.

#### Unauthorized Colonies Cell

Follow up action on revised guidelines for regularisation of unauthorized colonies issued by MOUD.

Coordination with the GNCTD to finalize the list in consultation with all the concerned departments.

On the basis of guidelines issued by MOUD & PA on 10.2.04 Working Group setup under Commissioner (P.G.) on 16.2.2004 for working out the modalities for the guidelines issued by the Ministry. A report prepared and submitted to the Ministry & other concerned for further action.

Procurement of a set of aerial photographs from GNCTD.

Identification of unauthorized colonies falling in the Development Area of DDA.

Reconnaissance survey of 45 unauthorized colonies falling in Development Area of DDA on the basis of layout plans procured from MCD and GNCTD.

Various court cases attended and monitored.

Technical Library of Planning Department.

#### Housing & Urban Projects Wing

Housing & Urban Projects Wing is responsible for planning and design of all building activities of DDA as well as housing, commercial & other miscellaneous activities such as cinema, sports complex, community halls & putting up of recreation at different places. Most of the housing projects are done in house. Sometimes, private consultants. All the schemes are first got approved by the Screening Committee/Delhi Urban Art Commission (DUAC).

power hierarchy of commercial projects upto the level of community centres are mostly done in house. Sometimes, private consultants. All the schemes are first got approved by the Screening Committee/Delhi Urban Art Commission (DUAC).

community centres and district centres are assigned to private consultants. All the schemes are first got approved by the Screening Committee/Delhi Urban Art Commission (DUAC).

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community centres and district centres are assigned to private consultants. All the schemes are first got approved by the Screening Committee/Delhi Urban Art Commission (DUAC).

2. 2100 DUs (approx) - Two room lounge Housing : Vasant Kunj, Lado Sarai, Molarbund & Jasola - Revised layout plan has been approved by the Screening Committee and drawings issued to the Engineering Department.

3. 305 LIG, 350 MIG & 140 HIG Housing on Turnkey basis near Sultangarhi - Drawings submitted by Engineering Department were checked and observations & suggestions were sent to Engineering Department.

4. 160 SFS Housing at Vasant Kunj sent to Engineering Department for execution.

5. 116 HIG, 72 MIG, 315 LIG Housing at Tehkhand and 268 MIG, 94 LIG at Sultangarhi, Vasant Kunj - Approved by Screening Committee and submitted to DUAC; Drawings sent to Engineering Department.

6. 144 DUs Multi Storied flats at Motia Khan - Revised Scheme approved by Screening Committee and submitted to DUAC & CFO

7. Multi storied flats at Mukherjee Nagar - Revised plan approved by Screening Committee; Submitted to DUAC & CFO.

8. 7260 LIG, 830 MIG, Housing at Rohini - Detail Architectural Working Drawings issued to Engineering Department and are under construction.

9. 608 Multistoried Houses at Rohini - Detailed Architectural Working Drawings issued to Engineering Wing.

10. 1811 HIG, MIG, LIG & MLU Plots Mega Housing at Dwarka designed by M/s Developments Consultants - Architectural Drawings submitted by the Consultants.

11. MIG Housing Pockets submitted by the Consultants have been approved and sent to Engineering Wing.

12. 750 LIG Housing at Dwaraka on Turnkey Basis - Architectural Drawings / details approved and sent to Engineering Wing.

13. 6000 DUs (approx) in five pockets of Bakkanwala on Turnkey basis - Architectural Drawings / details & Colour Scheme approved and sent to Engineering Wing.

14. 80 LIG Housing at Vasandhura Enclave - Standard Design and cluster detail (five storeyed) have been approved by the Screening Committee and drawings sent to Engineering Wing.

3050 LIG Houses (Turnkey) at Rohini & Narela were checked, approved & sent to Engineering Wing.

Following Houses of different categories are in progress and at various stages of construction :





1. 560 SFS Housing at Shalimar Bagh
2. 144 SFS & EWS at Kalyan Vihar
3. MIG Housing Jehangir Puri
4. MS Housing near TV Tower Pitampura
5. Revised Scheme at Dheerpur
6. 568 LIG, MIG & MS Housing; 638 MS HIG; 620 LIG Housing in MLU at Dwaraka.

### 9.12.2 Community Centres

1. Alaknanda Kalkaji - Conceptual Layout Plan approved by the 236th Screening Committee.
2. Okhla Phase I - Conceptual Layout Plan approved by the 236th Screening Committee.
3. Three nos Community Centres at Road No. 44, Road No. 42 & Motia Khan - Under construction - coordination & Monitoring of the project.
4. Three nos Community Centres at Rohini
  - Sector 7 - Sent to DUAC for 2nd stage approval
  - Sector 15 - Sent to DUAC for final Approval
  - Sector 16 - Control drawings under preparation for 2nd stage DUAC approval
5. Dwarka Sector 4 - Drawings sent to CFO for approval; being modified as per the observations of the CFO. Drawings for Stage II approval from DUAC are complete for forwarding to DUAC.
6. Dwarka Sector 6 - Designing of CC under process (in House)
7. Karkardooma - Four Commercial plots set for Auction
8. Mandawali Fazalpur - Got revised as per Screening Committee
9. Kondli Gharoli Sector A - Coordination work
10. Yamuna Vihar - Control drawings of plots under Scrutiny.
11. Community Centres at Janak Puri, Maya Puri, Narayana & Preet Vihar - Development Plan & details for upgradation of community Centre; Coordination & Monitoring of the projects.
12. Anand Vihar CC - Conceptual Layout plan prepared
13. Vivek Vihar CC - report/drawings prepared for submission to DUAC (in house)
14. CC Mandawali Fazalpur near Technology Park Scheme got prepared (in house)

### 9.12.3 Commercial

#### A. District Centres

1. Twin District Centres DUAC and scheme for disposal.
2. Mangalam Place, for per Screening Committee for executing upgradation.
3. Wazirpur District Centre monitoring of progress.
4. a) Nehru Place DUAC & observation sent to Engineering Wing.
- b) Upgradation of Block sent to Engineering Wing.
5. Upgradation of Block work is complete. cum cultural, Public Screening Committee.
6. Saket District Centre sent for Auction in CC Wing.
7. Non hierarchical Scheme approved by Engineering Wing & CC plots have been disposed been approved by the Screening Committee.
8. Shopping Mall Vasant Station approved by Screening Committee.
9. Dwarka District Centre Scheme being prepared by Screening Committee.
10. Janak Place - Revised Parking approved by Development Committee.
11. Paschim Vihar District Centre Approval of Services consultant.
12. CBD Shahdara - One for Auction.
13. Mayur Place - One for Auction.
14. Shastri Place - Two nos Service Centre sent for Auction.

#### Local Shopping Centres / Convenient Shopping Centres

1. Dwarka - Architectural Control of 13 Plots sent for Disposal.
2. Three Nos. of LSC sites in Dwarka sent for disposal as single unit alongwith Development control norms.
3. LSC at Kondli Gharoli Sector "C" - five nos. plots sent to DD (CL) for auction.
4. LSC Sector 8 Dwarka - Design of Auto Service shops approved by the Screening Committee.
5. LSC at BG 2, Paschim Vihar - Development control norms and layout plan being prepared for disposal as single unit.
6. LSC at Block GU Pitampura - Coordination and monitoring of the project.
7. LSC Janak Puri, Vivek Vihar and Preet Vihar - Development Plan for upgradation of LSC Development Plan & details for upgradation of LSC; Coordination & Monitoring of the projects.
8. Four plots in LSC Kondli Gharoli, four plots in Trilokpur and two plots in Mandawali sent for auction.
9. CSC Ram Vihar, Ashoka Niketan and Dwarka sent for disposal as single unit alongwith development control norms.
10. CSC at Sector 18 B Dwarka being revised as per directions of the Screening Committee.

#### Heritage & Miscellaneous

1. Archaeological park, Mehrauli - Detail drawings of boundary, gate & landscape plan for Quli Khan Tomb prepared; proposals for the park sent to ASI for NOC; Drawings for pathways, signages issued to Engg wing for PE; Proposals for Jharna prepared by consultants received.
2. Integrated conservation / Urban Design plan of Sultangarhi and its precincts - Landscape consultant appointed for detail landscape around the protected monument; INTACH - Delhi Chapter's proposal for restoration of five ruins around the tomb approved.
3. Conservation of Old Stephens College building, Kashmere Gate - Conservation / working drawings issued to CPWD & the same was put up by CPWD in the Heritage Conservation committee for approval

4. Conservation of Anglo Arabic School, Ajmere Gate - Work in the internal courtyard in progress; part completion of work of arches & openings, stone railing placed in position; All drawings pertaining to the above have been issued.

### 9.12.4 Sports Complex

1. Sports Complex, Vasant Kunj sector D Pkt 2 - Revised layout plan with facility block sent to Director Sports for approval.
2. Sports Complex, Pitampura - Revised drawing of cricket stadium sent to Secretary for approval.
3. Ashok Vihar Sports Complex - Designing under progress.
4. Swimming pools at Dwarka sector 11, Pratap Nagar & Chilla Sports complexes - Development plan & details prepared and issued.
5. Badminton cum squash court & out door stadium at Siri Fort Complex - scheme got prepared.
6. Sports complex and club at Narela - Approved by the Screening Committee, drawings sent to Engineering Wing for necessary action.
7. Outdoor stadium at Yamuna Sports Complex - Sketches under preparation.
8. Layout Plan Commonwealth Games Village - Sketches prepared.
9. Layout Plan Camping Site at Akshardham prepared.
10. Power point presentation of Commonwealth Games Vilalge - got prepared.

### 9.12.5 Miscellaneous projects

1. 07 Nos. community halls in SEZ & SWZ, 01 no. in Rohini and 03 nos. in Narela, 01 no. in East of Loni Road, 01 no. at Kondli Gharoli Sector C - Layout plan and detail design approved by Screening Committee issued to Engineering Wing.
2. Multi level Parking at Bahai Temple & parking lot near ISKON temple (Astha Kunj) - Layout plan approved by Screening Committee. Detailed layout plan of Bahai Temple issued to Engineering Wing.
3. 07 Nos. BOT toilets in existing Commercial Centres in the SEZ & SWZ - Location & detail design of toilets approved by the Screening Committee issued to Engineering Wing
4. 02 Nos. Sulabh Sauchalay at Narela - Approved by Screening Committee and sent to Engineering Wing.
5. Redevelopment of Parking & Green area in Saleemgarh



6. Nigambodh Ghat Phase - II Architectural drawings prepared; Monitoring & coordination of the project under construction.
7. DDA office building at Madhuban Chowk - Working Drawings prepared and work is under construction.
8. Automobile centres in Sector 22 Rohini and Sector 21 in Narela - Approved in the Screening Committee.
9. Pedestrian Plaza Sector 12 and 21, Dwarka - Working drawings prepared and issued.
10. Upgradation of Vikas Minar and its surroundings being taken up.

### 9.13 Landscape & Environmental Planning Unit

9.13.1 Most of the Metropolitan cities all over the world have turned into stifling concrete jungles & the congestion leaves little scope for meaningful breathing spaces. Delhi, the Capital City of India, is fortunately one of the greenest Metros in the country. DDA, is the first Urban Development Authority in India, which has prepared a Master Plan for developing this city in accordance to the guidelines in the 1st Master Plan. Alongwith various other facilities it provides a good circulation system and lung spaces in the form of natural greens and city forests. DDA has conserved the various features like River and Ridge and developed open spaces in the form of Green Belts, District Parks, Neighbourhood Greens, etc. to cater to the growing urban populace of this city. First Master Plan approved by Government of India in 1962 stressed on planned development. As per the MPD-2001, which includes Recreational chapter and requirement of open spaces, sports needs were assessed in detail. As per policy the land under recreational activities i.e. green areas at Master Plan level remains under possession, maintenance and care of DDA although rest of the services are transferred to civic agencies. The information on the chapter of Environment and Pollution in MPD-2021 is being provided by the Landscape Unit, with Director (Landscape) as the Co-Chairperson of the subgroup.

DDA not only builds the city but also ensures quality life to its citizens. In this endeavor DDA had been promoting the development of green belts, theme parks, urban-woodlands, bio-diversity parks etc., which are being designed in house by the Landscape Unit in DDA.

- a) Projects include designing and policy decisions related to Regional parks as per norms laid down in the Master Plan.
- b) Designing of all the District parks under the jurisdiction of DDA.



- c) Sports facilities proposed providing healthy quality of life.
- d) Special projects like reclaiming sanitary land, River Front Development projects like Tughlaqabad Landscape Unit.
- e) In the Landscape Unit, neighbourhood parks and other small parks in various areas.

### 9.13.2 Projects Undertaken by Major Projects

- I. **Aastha Kunj**  
Foundation laying ceremony by Prime Minister Shri Atal Bihari Vajpayee on 03. The site spreading over 100 acres adjacent to Nehru Park, surrounded by Centras Temple, Kalkaji Temple on the Southern side. Raja Dhillon, Captain Gaur Marg from the following works are completed:
  - The boundary wall and Plaza are complete under construction.
  - Road alignment has been completed.
  - Boundary plantation is in progress.
  - Shaping of water body and Pathways is in progress.

All the various zones of the park are under development:

**Urban Park Facilities :** These include plazas, food courts with healthy organic cuisines, sitting areas & lake side facilities. Amongst these, Plazas, sitting areas and water body have been developed and other features are under development.

**Neighbourhood Facilities :** These cater for children play areas, senior citizen corners, fitness zones and other related facilities which are under development

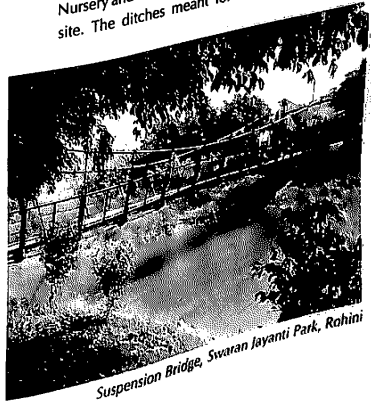
**Festival Congregation Zone :** Being situated amongst religious landmarks the design includes festival congregation areas, nature trails, mediation spaces, areas for Yoga classes, exhibitions and discourse areas. All these are at final stage of space detailing.

**Socio-cultural Zone :** This area is a hub of activities, providing an amphitheatre, for cultural performance, water play facilities and there by enhancing the cultural ethos. Water body and pathways are under construction in this zone.

**Ecological corridor :** There is an Ecological Corridor which is the transition zone between the Urban Park facilities and the Nature park. An arboretum with wealth of flora emphasizes on nature's diversity. The work of plantation & Entrance Plaza is under progress in this area.

**Yamuna Biodiversity Park**  
The noble idea for developing Biodiversity Park in Delhi was floated by the then Hon'ble L.G. It is being developed in collaboration with the Delhi University. It is located near Wazirabad (Outer Ring Road) over an area of 156 acres in the first phase. Another 300 acres will be added in the second phase. The Mission of the Biodiversity Park is to serve as a repository and heritage of Biodiversity of Yamuna river Basin with ecological, cultural and educational benefits to the urban society.

**Following works are complete at site :**  
A nature interpretation centre highlighting the cultural and Ecological history of Yamuna has been developed.  
Poly houses, Net house & Pump house are constructed at site.  
A visitors area is under development.  
The infrastructure in visitors area like Food kiosks, parking are under development.



Suspension Bridge, Swarn Jayanti Park, Rohini

- The lost ecosystems are being recreated in this area.
- The meandering water body and wetlands have been created.
- Approx. 16,400 tree saplings have been planted.
- The grasses and aquatic vegetation in wetlands have been planted over an area of approx. 76,500 sq. mt.
- There is an increase in avifauna in this wetland and even migratory birds have been spotted.

### III. Aravali Biodiversity Park

The Aravali Biodiversity Park was initiated in the year 2003 in collaboration with Delhi University. The site is located between Vasant Kunj & Vasant Vihar over an area of 690 acres. The site is a spur of Aravali hills, which is also facing a large number of threats that has disturbed its natural ecology. The mission of the Biodiversity Park is to serve as a repository and heritage of biodiversity of the Aravali mountain system with ecological cultural & educational benefits to the urban society and having cultural restoring ecological balance and directly augment Delhi's life support system.

The area, which is absolutely free from encroachments, is being taken as first phase and is being developed with hill top communities, shallow valley communities, mixed dry deciduous etc. The second phase will have Butterfly Park, Rock Garden, Cactus House, Eco-tourism zone, Safari etc. Nursery and its infrastructure have been completed at site. The ditches meant for water harvesting have





been completed. Around 2800 saplings have been planted. A mini medicinal garden has also been developed.

#### IV. Yamuna River Front Development

An area of 83 Ha which was cleared by eviction of Jhugis is to be developed under the scheme in the first phase at the western banks of River Yamuna behind Samadhi area, between the Old Railway Bridge and ITO. The proposal was presented to Hon'ble Lt. Governor where it was appreciated & approved in principle. The scheme has been approved by the Screening Committee of DDA and by the Yamuna Action Committee under the aegis of Central Water Commission. The landscape scheme incorporates Active and Passive recreational zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, childrens play area, maintained greens, pedestrian walkways, cycling tracks etc forming a part of 'Active zone'. The Passive zone has a number of water bodies with pedestrian trails and cycle tracks meandering through the site. The Passive area has been designed to provide a serene and calm environment as compared to event oriented Active area. A water body has been created on existing rivulet in Active area.

- Work on site has progressed regarding.
- Raising of Mughal Bundh as per levels required by I & F Department
  - Development of Water Body in Active area
  - Plantation along Mughal Bundh etc.
  - A nursery for saplings of plants to be used on the project is being established.

#### V. Indraprastha Park (Millennium Park)

Indraprastha Park sprawls over 34 Hac. long stretch. It is situated along the ring road, punctuated by the railway line in the rear & lies between ISBT Sarai Kale Khan & Bhairon road. It has Five designed zones, each having a theme of its own, namely: Smriti Van, Fragrant Garden, Bougainvillea Garden, Topiary Garden, Foliage Garden.

**Smriti Van:** This is the first zone of the park & was developed much before the other areas. It is dedicated to the theme - Cherish a Memory - Plant a tree.

**Fragrant Garden:** As a foreground to the Humayun's Tomb, the Fragrant Garden bridges the past with the

present. A terrace garden along its axis presents a view which bridges the past with a seating Plaza which is a focal point for NH-27 amongst the visitors.

**Bougainvillea Garden:** This cascade adds vigour to the play area in this zone with equipments, Sand play area for children of all age groups, FoodCourt with small cafe area.

**Topiary Garden:** This garden is under development highlighting the manicured area in such a way that people appreciate the art of topiary.

**Foliage Garden:** This area along road & Bhairon road, the part of the park will be developed.

#### VI.

**Development of City Parks:** The green areas in Delhi are local bodies and owned by the public in terms of some of the parks are designed and under development.

- Vijay Mandal at Begunpur
  - Sport complex in Sector-14
  - Sport Complex at Sector-14
  - MDSC at Ashok Vihar
  - Therapy Park near Sarai Kale Khan
  - Distt. park at Sector-14, Ashok Vihar
  - Maharaja Surajmal Stadium at Ashok Vihar
  - Command Tank No. 3 at Ashok Vihar
  - Play Ground in Sector-14
- Some of the Landscaping Upgradation in 2004-2005
- Green area at Mehrauli
  - Park at Village Naharpur
  - Park adjacent overhauling



A View of Indraprastha Park

#### Multigym

In addition to the already existing multigyms, 1 more has been proposed at, Mela ground at Nangloi and one has been inaugurated opposite Prasad nagar lake in the west zone.

#### Proposal of BOT Public conveniences

The BOT Public conveniences have been provided in the recreational area/green area near the entrance of the park along major roads. The sites in the various zones of Delhi earmarked are listed below:

#### North Zone

- Ashoka Garden in Ashok Vihar
- Pitam Pura Distt. Park

#### South East Zone

- Tughlakabad Recreational Complex
- Green area near Sirifort on Marshal Tito Marg.
- Sarita Vihar Distt. Park.
- Indraprastha Park.
- Lala Lajpat Rai Memorial Park at Vinobha Puri

#### South West Zone

- Paschim Vihar Distt. Park.
- Vasant Vatika, Vasant Kunj

#### Rohini

- District Park, Rohini Sector-14
- Swam Jayanti Park, Rohini
- District Park, Avantika, Sector-1, Rohini

#### Dwarka

- Green area at Sector-6
- During the year 2004 - 2005 total 25 landscape plans were got approved, 20 by Screening Committee and 5 cases got approved on file by Competent Authority of different zones.

- South East Zone	3
- South West Zone	10
- North Zone	4
- East Zone	-
- Dwarka	3
- Rohini	3
- Narela	1

#### 9.13.3 Other Activities

Flower show/Garden festival was organised by DDA where in participants from all over Delhi and private nursery had taken part. Garden festival is held in different zones of Horticulture Divisions with public participation, culminated with a Flower Show (on 4th to 6th March) and a Prize distribution ceremony. Landscape unit plays a vital role in organising the flower show and judging various entries of the competition. A brochure, schedule and the invitation cards were designed by the Landscape Unit. A Newsletter of Delhi Biodiversity Foundation is also published quarterly the DDA in which inputs from the landscape unit have been given to the Chief Editor Prof. C.R. Babu.



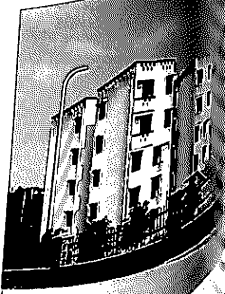
# Housing

**10.1 Housing activity** has been taken up by Delhi Development Authority since 1967-68 and from time to time, it has been announcing schemes for various categories of flats. The first registrations scheme was opened in the year 1969. Thereafter 40 more schemes have been launched till date. Out of the total 41 schemes launched so far, only 5 schemes are live. So far DDA has made 3,51,934 allotments as on 31-3-2005 under various schemes. Details of the same are given as under:

Name of the Scheme	Total Allotments made
Housing General Scheme	65,590
New Pattern Registration Scheme - 1979	1,60,047
Self Financing Scheme/VVAY	53,938
Ambedkar Awas yojna - 1989	15,045
Expandable Housing Scheme 1995-96/ NHS/Sharmik Awas Yojna, etc.	22,352
Janta Housing Registration Scheme 1996/ Punjab & Kashmir Migrant/ Motia Khan	18,423
Retiring Govt. Servants/JK Mig.(RPS)	1,015
Miscellaneous	440
HIG	3,337
Government organizations	4,670
Jasola Janta Tenements - 2003	2,215
TBHS (MIG) 2004	2,356
Festival Housing Scheme-2004 (HIC-1287 + MIG 862 + EHS 357)	2,506
<b>Total</b>	<b>3,51,934</b>

## 10.2 Latest position of the Housing schemes is given as under

**10.2.1 New Pattern Registration Schemes - 1979**  
The NPRS, 1979 was launched in the year, 1979 for allotments of flats of MIG, LIG & JANTA categories. This scheme was on All India basis under which total 1,71,272 (MIG 47521, LIG 67502) persons were registered. Details of the allotments made under these schemes are as under:



position of the allotment is as under

Category	Allotments made	Backlog
MIG	16,204	3,190

**Vijay Veer Awas Yojna 1999**  
The Vijay Veer Awas Yojna was launched in the year 1999 and the scheme was initially opened on 10-9-1999 to 30-6-2000 for widows/next of the kin/dependent of the soldiers or those permanently disabled in "Operation Vijay". The scheme was extended till 30th Sept. 2003. Flats are constructed under the scheme. Out of which, 102 are two bed room flats (type-A) and 102 are three bed room flats (Type-B) Presently 419 applicants have come for the scheme. Total 410 flats were allotted till date.

**Housing scheme for rehabilitation of Punjab Migrants**  
The Housing Scheme for rehabilitation of 3661 Punjab Migrants, who were staying in the following Camps, was launched on 02-07-2001.

Category	Allotments made
MIG	59,854
LIG	58,204
Janta	1,60,047
<b>Total</b>	<b>2,78,105</b>

Camp Site	Family	Camp site owning agency
Peera Garhi Camp	2560	DDA
Mangolpuri Camp	226	DSIDC
Govindpuri Camp	347	DSIDC
Jahangirpuri Camp	385*	DDA
Jawalapuri Camp	42	S&JJ
Palika Hostel Camp	36	NDMC
Youth Hostel, Mori Gate	65	Delhi Administration
<b>Total</b>	<b>3661</b>	

**10.2.2 Ambedkar Awas yojna** is a scheme for the deficiency of 25% of SC/ST registrants. Under this scheme, 25% of the flats registered for allotment of MIG, LIG & JANTA are reserved for SC/ST registrants.

Category	No. of Registrants
MIG	7,000
LIG	10,000
Janta	3,000
<b>Total</b>	<b>20,000</b>

Following reservations were made for SC/ST registrants:

- 1% P.H.
- 1% Ex-Servicemen.
- 1% War Widows

**10.2.3 Janta Housing Registration Schemes**  
This scheme was launched in the year 1969 for allotment of 20,000 persons of weaker sections. Reservations were made under this scheme as follows:

1. 25% SC/ST
2. 1% Ex-servicemen
3. 1% P.H. Widows - with children

Following reservations were made for SC/ST registrants:

1. 1% P.H.
- 1% Ex-Servicemen.
- 1% War Widows

## 10.2.6 Housing Scheme for Rehabilitation of Kashmiri Migrants

There are 14 Refugee Camps, where 237 Kashmiri Migrants are currently staying. The details are as under. Flats offered in Dwarka and Rohini.

Sl. No.	Camp Site	Family	Camp site owning agency
1.	Hauz Rani	16	M.C.D.
2.	Bapu Dham	24	N.D.M.C.
3.	New Moti Nagar	23	M.C.D.
4.	Palika Dham	13	N.D.M.C.
5.	Baljit Nagar	49	Slum & J.J.
6.	Mangol Puri, D-Block	34	Slum & J.J.
7.	Mangol Puri, N-Block	16	M.C.D.
8.	Sultan Puri P-2	09	Slum & J.J.
9.	Begum Pur	06	M.C.D.
10.	South Extn., Pt. II	06	M.C.D.
11.	Krishna Park	10	M.C.D.
12.	Kailash Colony	02	M.C.D.
13.	Ali Ganj	12	M.C.D.
14.	Nand Nagri	18	Slum & J.J.
	<b>Total Migrants</b>	<b>228</b>	
	<b>Applied for Allotment</b>	<b>228</b>	
	<b>Allotments Made</b>	<b>228</b>	

## 10.2.7 Housing Scheme for Retiring Government Servants

Housing Scheme for Government Servants was launched on 02-07-2001. Total 2,074 applications received.

S.No.	Category	Application received	Allotments made
1.	M.I.G.	1,464	400 + 10 = 410
2.	L.I.G.	550	544 + 2 = 546
3.	Janta	60	59
	<b>Total</b>	<b>2,074</b>	<b>1,015</b>

Note: No backlog as amount of deposit refunded to the registrants.

## 10.2.8 Housing Scheme for Rehabilitation of Motia Khan Jhuggi Cluster

DDA vide its Resolution No. 88/2002 dated 26-12-2000 approved the scheme for allotment of one room EWS tenements in Sector-4, Rohini to eligible Jhuggi dwellers of Motia Khan. There were 2,068 squatters at Motia Khan as per

the new Survey Report. The scheme was launched with effect from 26-09-2001 and continued till 30-06-2002. Till date 1288 eligible squatter families have been allotted flats at Rohini. Scheme closed.

**10.2.9 HIG Housing scheme Dwarka 2003**  
Allotment made to 416 and scheme closed by keeping waitlist.

**10.2.10 Jasola Janta Tenements Scheme - 2003**  
Allotment made to 2215 and scheme closed by keeping waitlist.

**10.2.11 Narela Janta Tenements Scheme - 2003**  
Scheme was opened upto 15-4-2004

**10.2.12 Two Bed Room Housing Scheme - 2004**  
Scheme was launched from 7-6-2004 to 7-7-2004. Approx. 90,000 application forms were received. 2356 flats have been allotted through draw of lots held on 12-8-2004 and scheme has been closed.

**10.2.13 Festival Housing Scheme - 2004**  
Scheme was launched from 20-10-2004 to 24-11-2004 for 2500 ready built up flats. 2306 (HIG - 1287 + MIG-862 + EHS-357) have been allotted in the draw held on 28-11-2005 and scheme has been closed.

**10.2.14 Action Plan for Liquidating-waiting registrants of MIG, LIC and Janta Flats**

S.No.	Scheme	Total Backlog
1.	NPRS	8668
2.	AAV-89	2883
3.	JHS-96	3190
	<b>Total</b>	<b>14,741</b>

**10.3. Main activities during the year 2004-05.**  
The main list of MIG registrants under NPRS-1979 has been exhausted. DDA has planned to complete construction of 4980 MIG flats, 12319 LIC flats and 544 Janta flats by December-2006. In addition to some one room tenement are available for disposal.

**10.3.1** Migration of waiting registrants of MIG, LIC and Janta Flats  
The main list of MIG registrants under NPRS-1979 has been exhausted. DDA has planned to complete construction of 4980 MIG flats, 12319 LIC flats and 544 Janta flats by December-2006. In addition to some one room tenement are available for disposal.

**10.3.2** Maintenance of flats and recovery of arrears  
Maintenance of flats and recovery of arrears is being carried out by the concerned wing. Demand letters in respect of 7073 successful applicants and 253361 refund cheques amounting to Rs. 2036 crores were issued before the date committed in all the schemes.

**10.3.3** Other achievements during the year 2004-05.  
Under its drive to effect the completion of the construction of flats, the wing has been successful in building up 7073 flats. The cost of these flats is Rs. 2036 crores. The effective registration of these flats is Rs. 1213.45 lacs. The firm and time bound view to build round 7073 flats is being maintained. Five Penalty Relief Schemes for financial year also. Demand letters in respect of 7073 successful AO's have been approved for Accounts Wing during the year.

**10.3.4** Steps taken for the year 2004-05.  
Under its drive to effect the completion of the construction of flats, the wing has been successful in building up 7073 flats. The cost of these flats is Rs. 2036 crores. The effective registration of these flats is Rs. 1213.45 lacs. The firm and time bound view to build round 7073 flats is being maintained. Five Penalty Relief Schemes for financial year also. Demand letters in respect of 7073 successful AO's have been approved for Accounts Wing during the year.

**10.161** conversion cases from lease hold to free hold have been decided.  
In 3569 cases 'No Objection Certificate' have been issued to Management Wing for issuance of possession letter.  
Refund in 1824 cases where registrants were not interested in allotment have been made.  
DDA received 260434 applications for three housing schemes closed during the year for 7073 flats. Demand letters in respect of 7073 successful applicants and 253361 refund cheques amounting to Rs. 2036 crores were issued before the date committed in all the schemes.

In October, 2001 Penalty Relief Scheme was announced and under this scheme 2434 nos. of applications have been received and 2187 nos. cases have been settled and Rs. 1213.45 lacs have been recovered under this scheme during this year making of total applications 10265 settled cases. 9769 and recovery of Rs. 4629.00 lacs till 31-3-05.  
In addition public grievances cases were also settled during public hearing on every Monday and Thursday.



# Land Management & Disposal Departments

## 11.1 Land Management Department

11.1.1 Delhi Development Authority has vast area of land of different categories under its jurisdiction. Besides, looking after Nazul-I land, which came to DDA from the erstwhile Delhi Improvement Trust, it also manages and takes care of Nazul-II land acquired by the DDA after 1957. DDA also has some land, which was taken over from the erstwhile Ministry of Rehabilitation under a package deal. In addition some land of Land & Development Office, Ministry of Urban Affairs is also with DDA for care and Maintenance. This land is utilized and allotted by the Land & Development Office.

### 11.1.2 Main functions of the Land Management Department are:

- i) Acquisition of land
- ii) Management of land
- iii) Protection of land till it is handed over to the user departments.
- iv) Assisting the land user departments.
- v) Coordination with various departments and outside agencies for land management matters.
- vi) Planning and execution of demolition programme for encroachment removal.
- vii) Action against unauthorised construction in the Development Area.

11.1.3 There is a Branch which deals with Nazul-I Land which came to the DDA from the erstwhile Delhi Improvement Trust and Nazul-II land which was acquired under the policy of Large Scale Acquisition Development and Disposal of land in Delhi. 1765.60 acres land was handed over by LAC to DDA during the period 1-4-2004 to 31-3-2005.

11.1.4 The most important area of functioning of the Land Management Department is to protect DDA land from encroachments before being transferred to user agency. DDA has set up a zonal working system for land protection. There are six zones in East, West, North, South East, South West and Rohini.

11.1.5 Each Zone is headed by a senior officer of Deputy Director level who is supported by Secretarial and field staff. Regular watch and ward is kept on DDA land by guards who are deployed and -



One of the Regular demolition operations with the help of police to remove encroachment.

11.1.6 From April 2004 to 31-3-2005, 326 demolition operations were made free of kucha, pucca and structures of land management removed. Land Management major demolition operations out in Sarita Vihar, Yamuna Shahpur Garhi (Narela), Peergarhi Camp (Paschim Vihar), Darya Ganj, Sangam Vihar, Naseerpur Village, Village Nagar, Lado Sarai, Katwaria Sarai), Basti Masoodpur, Uttam Nagar, Palam Village Rithala, Jhimranpur Khichripur, Azadpur, Kishangarh (Mehrauli), Narela, Sarai Kalan Nandnagri and Vill. Ambarnath helped DDA's image as effectively.

Sometimes demolition operations of litigations involved and non-account of their engagements for this period DDA has also won involving large chunk of prime land. 11.1.7 The Damages Branch is eviction and assessment of Damages to regular occupants squatting under

authorised occupants on Govt. Land. There are 2 Estate officers who have been delegated powers under the Act to discharge their duties for assessment of damages and compensation. During 1-4-2004 to 31-3-2005, Estate Officers did following work.

Recovery of damages - Rs. 1,57,72,830.00  
Number of cases of damages - decided - 321  
Enforcement cases decided upto 31-3-2005 - 31 Nos.

Enforcement Branch has been entrusted with the ensure that Land & Building are not mis-used against terms envisaged in the master plan, as provided in section 29(ii) of the D.D. Act which reads as follows:

"A person who uses land in contravention of the provision of section 14 in contravention of any terms and conditions prescribed in by regulation under the provisions to that effect shall be punishable to Rs. 5000/- (Rupees five thousand only) and in the case of continuing offence with a fine which may extend to Rs. 250/- for every day which such offenders continue after conviction for such commission of the offence."

Position of prosecution cases launched during 1-4-2004 to 31-3-2005 and fine imposed by the court is as under:  
No. of prosecution launched - 390  
Fine imposed by the court - Rs. 17,30,895/-

### Major achievement of the year 2002-03, 2003-04 & 2004-2005 are given below:

Function	2002-03	2003-04	2004-05
Land handed over to DDA by LAC	2129.78 Acres	770.697 Acres	1781.92 Acres
Demolition operations carried out (Nos.)	472	354	326
Land reclaimed by removing JI clusters	374.54 Acres	259.44 Acres	181 Acres
Structures/Building removed	14567	13077	14937
Recovery of damages made	Rs. 1.15 crore (Approx.)	Rs. 1.37 crore	Rs. 1.57 crore
No. of damage cases decided	835	887	321
Prosecution cases launched	599	183	390
Fine imposed by the court	Rs. 4.21 lacs	Rs. 13.69 lacs	Rs. 17.30 lacs

### 11.1.10 Achievements During the year 2004-05

a) Achievements

1. Land Notified u/s 4	719.64 acres
2. Land Notified u/s 6	19.95 acres
3. Land Notified u/s 17 (i)	53.213 acres
4. Physical possession taken over from LAC/L&B/BDO office	1781.92 acres

Total and upto 2003-2004 = 68125.58 acres  
Physical Possession taken = +1781.92 acres  
Grand Total upto 31 March, 05 = 69907.50 acres

b) Break up of the area mentioned above

1. Residential Scheme	31,695.97 acres
2. Industrial & IFC Narela	4551.46 acres
3. Hort. Deptt.	8932.38 acres
4. Govt./Semi Govt./others	10521.31 acres
5. Slum & JJ Deptt., MCD	6583.31 acres
6. Co-operative Society, CHBS	5806.15 acres
7. Co-operative Society, Narela Project	385.29 acres
8. 100 mtr. Wide road Narela Project	214.38 acres
9. 80 mtrs. wide road Narela Bridge	87.50 acres
10. Utilized in Delhi Noida Bridge	1129.75 acres
11. Balance land	69,907.50 acres
Grand Total	

### 11.2 Land Disposal Department

11.2.1 The Land Disposal Deptt. manages land in 24 Revenue Estates entrusted by the Government of India to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 as well as and the land placed at the disposal of DDA under the scheme of Large Scale Acquisition, Development and Disposal of land. In addition to this the Land Disposal Department is also administering the land transferred by the Ministry of Rehabilitation under the package deal. The performance and achievements of the various branches under the control of Lands Disposal Department are given as under.

11.2.2 LSB/LAB (Residential) Lease Administration branch deals with the disposal of residential plots by way of auction and allotment of alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of land in Delhi. Besides this the branch deals with other connected activities relating to the Admn. of lease such as mutation, transfer, grant of mortgage permission and conversion of lease hold rights into free hold. During the period, the following achievements have been made.



S.No.	Item	Achievements
1.	Allotment of Plots a) By auction b) By allotment	98 Nos.
2.	Amount received as premium	78 Nos.
3.	Amount received as composition fee	Rs. 1,26,28,87,448/-
4.	Conveyance deed (free hold)	Rs. 6,40,92,987/-
5.	Possession letter	1727 Nos.
6.	Lease deed executed	416 Nos.
7.	Mutation decided	579 Nos.
8.	Extension of time	257 Nos.
9.	Mortgage permission	106 Nos.
10.	Show cause notice	134 Nos.
11.	Cancellation	316 Nos.
12.	Restoration	006 Nos.
		003 Nos.

### 11.2.3 Co-Operative House Building Society Cell.

Co-Operative House Building Society Cell deals with the cases of Cooperative Societies to whom land has been allotted for the development of plots. During the period under report the following achievements were made

- Allotment of plots
- Amount received as premium 01
- Amount received as composition fee Rs. 2,02,19,500/-
- Conversion cases finalized Rs. 52,04,600/-
- Possession letters issued 2205 Nos.
- Lease deed 5 Nos.
- Mutation/transfer 16 Nos.
- NOC for construction 216 Nos.
- Mortgage permission 10 Nos.
- Show cause notice 26 Nos.
- Conveyance deed executed 02 Nos.

### 11.2.4 Land Sales Branch (Rohini)

Land Sales Branch (Rohini) deals with the allotment of plots of various categories like MIG, LIG & Janta to the registrants of Rohini Residential Scheme-1981 and the disposal of plot in Rohini by auction. During the period under report, the following achievements were made:

- Allotment of plots (By allotment)
- Demand fetched 4291 Nos.
- Possession letter issued Rs.161.12 Crores
- Mutation decided 4872 Nos.
- Extension of time 3245 Nos.
- Mortgage permission 554 Nos.
- Restoration 38 Nos.

- Show cause notice
- Cancellation order made
- Change of address composition fee in computer

### 11.2.5 Lease Admn. Branch

This branch mainly deals with lease deed in /to plots allotted under Residential Scheme besides free hold. During the period under report the following achievements were made.

- Conversion cases
- Mutation allowed
- Lease deed executed
- Show cause notice issued
- Extn. of time granted
- Amount received
- Mortgage permission granted

### 11.2.6 Land Sales Branch (Industrial)

The Industrial Branch deals with plots by way of auction/allotment. This branch is responsible for execution of various Resolutions for which reservation has been made. During the period under report the following achievements were made.

- Amount received on A/c-behalf payment of Ground rent/ Sub-letting etc.
- Sub-letting allowed
- Lease deed cancelled
- Possession letter issued
- Lease deed executed
- Mutation/conversion allowed
- Mortgage permission granted
- Time Extn. allowed
- SCN issued
- Free hold cases allowed

### 11.2.7 Old Scheme Branch

Old Scheme Branch deals with the scheme of Re-development of various transfer under package deal and Gadgil Assurance Scheme. During the period under report the following achievements were made:

- Conversion cases allowed
- Perpetual lease deed executed
- Mortgage cases allowed

### Commercial Land Branch

Commercial Land Branch deals with the disposal of commercial plots, mixed land use plots developed by the Authority in its various commercial centre. The commercial plots are disposed of by way of auction/tender/allotment. During the period under report, the following achievements were made:

- |                                   |                    |
|-----------------------------------|--------------------|
| Allotment of plot through Auction | 116 Plots.         |
| Allotment                         | 19 Plots.          |
| Amount received                   |                    |
| Premium                           |                    |
| Ground rent/Misc.                 | Rs. 1987.00 Crores |
| Extn. of time granted             | Rs. 23.15 Crores   |
| Possession letter issued          | 33 Nos.            |
| Mutation / transfer               | 34 Nos.            |
| Lease deed executed               | 38 Nos.            |
| Mortgage permission granted       | 90 Nos.            |
| SCN issued                        | 61 Nos.            |
| Restoration of allotment          | 146 Nos.           |
|                                   | 10 Nos.            |

### Commercial Estate Branch

Commercial Estate Branch deals with the disposal of built up commercial properties through auction, allotment & tender in reserved categories i.e. SC/ST, Physically handicapped persons, land acquired category, freedom fighters, Ex-serviceman and allotment to Govt. Deptt./Public Undertakings for which reservation has been made. Various Resolutions of the Authority. Parking sites are disposed of by this branch through tenders on license basis. This branch has done the following work by achieving 100% target.

**Disposal of shop through draw of lots :** Application for allotment of shop through draw of lots to the reserved categories persons like SC/ST, PH, Ex-serviceman, Freedom fighters etc. were invited by the DDA in the month of July, 2004. About 10,000 applications were received and against Rs. 2.17 crores as earnest money was received. Draw of lots was held on 30-9-2004 and 133 shops were allotted to the reserved category persons. Demand letters were issued and Rs. 1.132 Crores was received. The earnest money of unsuccessful candidates were refunded.

**Disposal of shop through tender :** The Authority has invited tenders for disposal of 850 built up shops in the month of Feb/March, 2005 and about 1200 tender forms were received. 243 shops were disposed and Rs. 28.32 Crores as earnest money was realized with Rs. 7.80 crores as earnest money. In all cases demand letters were issued on 2005.

- Mini draw was also held from time to time and number of shops were allotted to the evictees of different area/location.
- Demand letters were issued to the allottees of C.R. Park well in time.
- In 292 cases the allotment has been made and amount on account of cost of shop has been received and possession letter issued.

**Conversion from Lease Hold to Free Hold :** During 2004-05 about 500 applications for conversion from lease hold to free hold have been received and in about 300 cases, conveyance deed papers were issued and execution is done in 100 cases.

- After receipt of inspection report in 275 cases, show cause Notices have been issued for violation of lease/allotment terms.
- In 20 cases lease of the shops have been cancelled for violation.
- In 45 cases mutation/transfer have been allowed.
- Mortgage / NOC : In 10 cases mortgage / NOC allowed.

### 11.2.10 Institutional Branch

The Institutional Branch deals with the allotment of land to the various Institutionals like social, Cultural, Govt. & semi Govt., Post & Telegraphs, MTNL, DVB, MCD, Religious, Pvt. and Govt. schools. During the period under report, the following achievements have been made.

- |                            |                  |
|----------------------------|------------------|
| Allotment letter issued    | 52 Nos.          |
| Possession letter issued   | 24 Nos.          |
| Amount received            | Rs. 30.65 Crores |
| Mortgage permission        | 36 Nos.          |
| E.O.T. allowed             | 158 Nos.         |
| Show cause notice issued   | 210 Nos.         |
| NOC for constn. issued     | 30 Nos.          |
| Lease deed executed        | 131 Nos.         |
| Cancellation letter issued | 8 Nos.           |

### 11.2.11 Cooperative Society Cell

- |  |               |
|--|---------------|
| Amount Recovered as composition            | Rs. 39,60,908 |
| Conversion cases finalized                 | 965 Nos.      |
| Sublease Deed                              | 08 Nos.       |
| Mutations / Transfers                      | 41 Nos.       |
| Extension of time                          | 64 Nos.       |
| Mortgage permission                        | 06 Nos.       |
| Show cause Notices                         | 07 Nos.       |
| Cancellation Distribution of Sublease deed | 08 Nos.       |
| Restoration                                | 01 Nos.       |



# 12

## Sports

**12.1 Master Plan of Delhi-2001**, after the Asian Games, laid emphasis on setting up of network of sports infrastructure for all age groups within the reach of the common man. This dream of the Delhi planners has been realized to a great extent by the Sports Wing of the DDA by developing and promoting sports in a big way in Delhi. These efforts besides checking pollution by creating sports complexes in green areas dovetail an attitudinal change in their health and fitness.

**12.1.1** During the year the sports complexes, multigyms and the play fields received large volume of Delhiites, both members & non members to undertake workouts matching their age and preferences, thus benefiting from the sporting facilities created by the DDA. The competitions organized at the National, State and the Complex levels prepared a ladder for potential sports persons to exhibit their skills and upgrade their performances to match at higher levels. The coaching conducted by the complexes besides helping novices to learn their basics helped in preparing sports persons to participate in Inter national meets / tournaments and earn laurels for the Country. The 'DDA Athletics Promotion Scheme' and the 'DDA Football Promotion Scheme' fulfilled this role successfully during the year.

**12.1.2** Several prize money tournaments organized during the year have created a platform where teams / sports persons all over India have realized the worth of DDA's sporting vision and the benefits that can accrue from this venture. The Sports Gala, the Summer Coaching Camps organized by the sports complexes have provided encouragement and spirit of competitiveness among participants. It was heartening to see that facilities of multigyms, jogging, aerobics, yoga etc are also being utilized by ladies in great number all over Delhi. The sports complexes have become centres of sports sending a clear message to one and all about the importance of good health.

**12.1.3** The game of golf which was considered to be a delight of elites has been made affordable to the common man with the creation of the two public golf courses by the DDA; the Qutab Golf Course, a full fledged 18 hole course, and the Bhalaswa Golf Course providing six hole play presently. The construction of facilities in the eight play fields identified for adoption by the Sports Wing is in progress. The adoption of these n



A new vision of better facilities to those who are members of DDA in the vision of the DDA. The contribution of DDA in the Games-2010 has added another chapter to the DDA.

### 12.2 Sports Infrastructure

**Sports Complexes - Present Status of development of Sports Complexes**  
 Complex (VKSC) located at Saket was made functional on 25th May, 2004. Development of Bhawani Kunj area is still in progress. A club size swimming pool is under construction in Part-II of the VKSC.

- Multigym at Vasant Kunj - 1989
- Multigym at Subhas Nagar - 1990
- Multigym at Prashant Nagar - 1991
- Multigym at Paschim Vihar - 1993
- Multigym at Saket - 1994
- Multigym at Dwarka - 1999
- Multigym at Bhalaswa - 2000
- Multigym at Vasant Kunj - 2001
- Multigym at Saket - 2002
- Multigym at Dwarka - 2003
- Multigym at Bhalaswa - 2004

**Swimming Pools - Overall Status\***  
 made operational during the year:  
 • Vasant Kunj Sports Complex (Club size) in July 2004  
 • Dwarka Sports Complex (Olympic size) on 11th Jan. 2005  
 • Toddlers' pool at Saket Sports Complex

### Golf Courses

**Qutab Golf Course** - Two new fairways and holes were added on the Course to make it a Par 70 course where a professional tournament can be organized. Now the course is a full 18 hole course with no repeat holes as was the case in the previous years of its development.

**Bhalaswa Golf Course** - Three more holes were developed at the Bhalaswa Golf Course. These were inaugurated on 14th Jan. '2005. The course is now a 6 hole course which will soon be developed into a 9 hole course. The Golf Driving Range already functional for the last two years is slowly becoming popular. More and more people from North Delhi have started using this facility.

**Mini Golf Course** - at Siri Fort is fully functional and used extensively by Senior Citizens and young budding players. It is now planned to license the course out to a professional who will run it alongwith the Golf Driving Range at Siri Fort. This will, it is hoped help increase its utilization.

**Present Status of development of Sports Complexes and other facilities**  
 Sports Complexes - Development of sports complexes has continued to take place regularly from the first sports complex at Siri Fort was inaugurated in 1989. The development over the years has been as given

### Development of Sports Complexes

- 1989 Siri Fort
- 1990 Saket & Rohini
- 1993 Ashok Vihar, Hari Nagar & Paschim Vihar
- 1994 Poorv Delhi Khel Parisar, Dilshad Garden
- 1999 Yamuna Sports Complex
- 2000 Pitampura (Rashtriya Swabhiman Khel Parisar)
- 2001 Qutab Golf Course
- 2002 Jasola, Chilla, Dwarka
- 2003 Baba Gang Nath Sports Complex, Munirka
- 2004 Bhalaswa Golf Course
- Vasant Kunj (Part-I)

### Sports Facilities - Overall Status\*

- 13 (3 in each zone i.e. North, East, West and 4 in South zone)

Mini Sports Complex	- 1 (Munirka called Baba Gang Nath Sports Complex)
Multigyms In Sports Complexes	- 13
In Green Areas	- 24
Swimming Pools	- 12
*Location	- details are given at Annexure 'A'.

### 12.2.4 Upgradation of Major Sports Facilities

A number of facilities in the sports complexes have been upgraded. Major works completed during the year under review are:

- Four new synthetic tennis courts laid in Siri Fort, besides four clay courts renovated. The Complex, now has eight synthetic courts and four clay courts beside a small synthetic court for young children between the age group of 5 to 10 years. These courts include one full size tournament synthetic tennis court. Renovation of seating and change rooms / toilets in the tennis arena is under progress.
- Two synthetic tennis courts each have been added in Saket and Ashok Vihar Sports Complexes and 3 synthetic tennis courts have been developed in Vasant Kunj Sports Complex.
- Indoor Badminton Hall in Saket Sports Complex is in an advanced stage of development.
- A volleyball court was developed in Poorv Delhi Khel Parisar.

### 12.2.5 Maintenance of Sports facilities

The upkeep and maintenance of sports complexes in general, maintenance of facilities / equipment installed, etc is an essential activity and is handled on a daily basis. Sports staff like the Manager, Asstt. Managers, Games supervisors and other ground staff, recently selected based on new Recruitment Regulations, work towards this goal to improve the image of the Sports Complexes and in turn that of the Sports Wing. Managers / Asstt. Managers of the complexes interact with the members on a daily basis. Feed back / complaints and suggestions of members are brought to the notice of the Secretary of the complexes and are attended to expeditiously.

### 12.3 Sports Activities

- **12.3.1 Notable Sporting Events**  
 DDA's Sports Wing was involved in coordinating the Athens 2004 Olympics Torch Relay which passed through Delhi on 10th June 2004. Ever since the





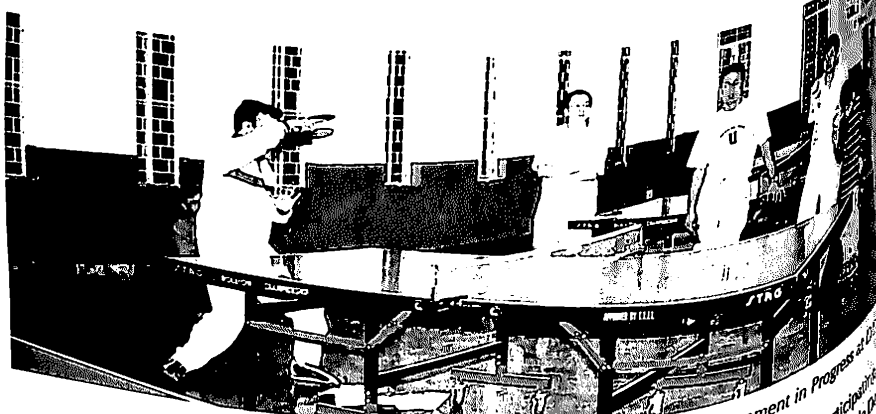


Table Tennis Gala Tournament in Progress at Siri Fort Sports Complex

Sports Wing is involved in coordination of the development of projects assigned to DDA for the Commonwealth Games-2010.

- DDA & Jawaharlal Nehru Sports Trust organized the Commonwealth U-16 Cricket Series in association with the Commonwealth Youth Development Council in DDA Sports Complexes at Siri Fort, Jasola, Yamuna and Rashtriya Swabhiman Khel Parisar Pitampura during September-October '2004.
- A sports meet comprising of three games, Table Tennis, Badminton and Shooting (Air Rifle) was organized for Parliamentarians on 30th Nov. '2004 at the Siri Fort Sports Complex.
- The Siri Fort Sports Complex also had the privilege of organizing a Parliamentarian's Annual Cricket Match on 27th Feb. '2005.
- Robin Bisht undergoing cricket coaching at DDA Poorv Delhi Khel Parisar was adjudged the Best Player of the Under 16 Commonwealth Cricket Series in September-October 2004. For this achievement the young cricketer received an Appreciation Letter and a Bat signed by him as "Ricky Ponting Young Indian Cricketer Award". The award was presented to South Wales, Australia, on 2nd November 2004 at the office of SMEC International (Australia) Pvt. Ltd., at Chirag Enclave, New Delhi.

**12.3.2 Sponsoring State / National Prize Money Tournaments**

DDA is sponsoring nearly half a crore as prize money towards upcoming tournaments.

**12.3.3 Sports Gala**

Annual Sports Gala was organized at Siri Fort Sports Complex in December 2004 over a period of 10 days in which individual sports were conducted. These sports were Table Tennis, Badminton, Shooting, Table Tennis, etc.

opportunities of participating in tournaments thus providing a platform for competition or long drawn prize money tournaments were as follows:

- 1st All India DDA Open Junior Tennis Championship - Super Series (AITA Ranking) organized from 15th to 20th November 2004. 256 players participated.
- 11th DDA Open Squash Championship from 24th to 25th February 2005 at Siri Fort Sports Complex.
- 4th DDA Open Junior Tennis Championship - Super Series (AITA Ranking) from 15th to 20th November 2004 at Saket Sports Complex.
- Lt Governor's Cup for Badminton '2004 at Saket Sports Complex, New Delhi, in which 200 students participated.
- 3rd DDA Cup Football Tournament organized from 3rd to 10th October 2004 at Siri Fort Sports Complex.
- 4th DDA Invitational Badminton Tournament organized from 3rd to 10th October 2004 at Siri Fort Sports Complex.

They were also organized by the complexes during the Sports Gala.

**Tournaments organized in Sports Complexes**

- Siri Fort Sports Complex. School level Hockey tournament was held from 1st to 7th December 2004. 16 teams participated.
- 3rd DDA Football tournament (Boys Under-17) held from 7th to 16th December 2004. 28 teams from all over Delhi participated. DDA Football Promotion Scheme teams were the Winners and the Runners-up.
- Under-16 Commonwealth Cricket Series matches were held from 3rd to 10th October '2004. Teams from Australia, Malaysia & India (DDA) participated.
- Saket Sports Complex. DDA Open Junior Tennis Championship - Super Series (AITA Ranking) organized from 15th to 20th November 2004. 256 players participated. An invitational Basket ball Tournament of school level organized from 20th to 24th December in which 12 schools teams participated.
- Vasant Kunj Sports Complex. A Table Tennis Invitational Inter School Championship-2004 was organized in which 16 schools participated. Besides Delhi Squash Association conducted Northern India Squash Championship in the newly developed Squash Courts.
- Dwarka Sports Complex. Inter School Sub Junior Badminton, and skating competitions, organized from 3rd to 6th November 2004. 100 students participated in Badminton and 200 in Skating.
- Hari Nagar Sports Complex. Two Summer Coaching Camps in Swimming were organized during May June 2004.
- 4th DDA Invitational Volleyball tournament was organized from 3rd to 5th November 2004; 8 top teams of Delhi participated. CRPF 'A' won the Tournament and Delhi Administration team were the Runners-up.
- Paschim Vihar Sports Complex. A cricket championship for schools as an Invitational tournament was organized by the

- Major Dhyan Chand Sports Complex, Ashok Vihar.
- 9th DDA Roller Skating Championship 2004 and the 1st All India Hockey Tournament were organized during the year.
- Rashtriya Swabhiman Khel Parisar, Pitampura. An Invitational basketball Tournament conducted from 24th to 27th November 2004. Six schools participated.
- Under 16 Commonwealth Cricket Series, five matches were held in September-October 2004. Teams from Australia, Malaysia and India (DDA) participated.
- Rohini Sports Complex. 7th DDA Cricket Tournament for Hearing Impaired and 2nd DDA Cricket Tournament for Visually Challenged was organized by the Complex.
- Poorv Delhi Khel Parisar, Dilshad Garden. Swimming Gala held on 30th September 2004. 3rd DDA Invitational Open Basketball Tournament for school level children was organised in November 2004. school teams participated.
- Yamuna Sports Complex. Besides organizing the major Lt. Governor's Cup Football Tournament in Nov. '2004, the Complex organized the 4th Lal Bahadur Shastri Roller Skating Championship-2004 under Roller Skating Federation of India from 25th to 27th June '2004 and Gymnastic Championship was conducted in Jan. '2005.
- Chilla Sports Complex. Inter Complex Cricket Coaching Academy, II Scheme Tournament was organized from 17th December 2004 to 2nd January 2005. Six teams participated. HNSC were the winners and MDCSC the Runners up.
- Netaji Subhas Sports Complex, Jasola. An open tennis tournament was organized during the Sept-Oct. '2004 in which 53 participants took part. Besides Cricket and Basketball tournaments at School level were also organized.

**12.3.5 Golf Tournaments**

Golf Tournaments organized as under at the Qutab Golf Course



- Admirals' Cup - 18th Dec. '2004.
- CAG's Cup - 12th Feb. '2005.
- Lt. Governor's Cup from 26th to 27th Feb. '2005
- Inter-zone Civil Services Golf Tournament was organised by the Civil Services Golf Society on 19th and 20th March '2005.
- Pro-Am Golf Tournament was organised under the aegis of Professional Golfers' Association of India (PGA) from 6th to 10th April '2005. Over 70 top golf professionals participated besides a large number of upcoming amateurs. This is the first Professional Tournament organized in the First Public Golf Course in India.

#### 12.3.6 Coaching

- Coaching was conducted in all the Sports Complexes on a regular basis throughout the year in various sports disciplines on revenue sharing basis under the supervision of experienced coaches.
- Special coaching camps / clinics were held during summer vacations in all the complexes.
- The children undergoing cricket coaching in DDA Sports Complexes had an opportunity of participating in the U-16 Commonwealth Cricket Series between Australia, Malaysia and India (DDA). Selected 34 children fielded as two teams; The Lt. Governor's XI and the VC DDA XI to play three practice matches. Subsequently, a team comprising of 15 players was selected out of 34 players to play Six One Day Series. The India (DDA) team won the tournament and Malaysia XI were the Runners-up.

#### 12.3.7 Sports Promotion Schemes

##### DDA Athletics Promotion Scheme

Currently there are 14 young athletes under training. During the year 50 Gold, 35 Silver & 18 bronze medals were won by these athletes by competing in U-16, U-18 & U-20 categories in

several Zonal, State, National Meets.

Pavneet Kaur & Saurabh Viji National Junior Athletics & Field Championships 12th to 15th June '2004

Saurabh Viji and Harpreet won the Silverware in Junior Commonwealth Australia from 26th to 30th April '2004. Harpreet won the Silverware in DDA Football Promotions Scheme.

#### 12.4 Membership Management

3589 members were enrolled during the year of Vasant Kunj Sports Complex. 4357 memberships were cancelled during the year 2005.

#### 12.5 Publicity

Four issues of the DDA's Sports Newsletter were published during the year covering the sports

complexes, facility developments taking place, technical developments on major sporting events and focus on the events which will be completed in Commonwealth Games 2010.

#### Financial Management

DDA Sports Complexes are designed to be self sustainable. This has been made possible by enrolling members who besides paying one time entry fee also pay monthly subscription which helps in maintaining the sports complexes.

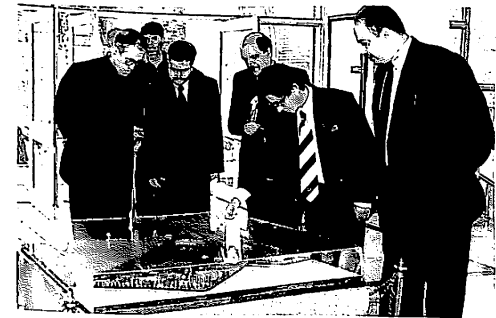
Although the sports complexes are membership oriented, these are available for use by one and all on 'Pay & Play basis'. The fees / charges are nominal and one. Special concessions are provided for students and senior citizens.

Capital Expenditure on the development of sports complexes and other sports facilities, including incremental works / upgradation of capital nature, is met out of the Nazul II A/c with the DDA. However day to day maintenance of the sports facilities is carried out by the Sports Wing from the membership fee and miscellaneous receipts. Non refundable entry fees for membership collected by the complexes are remitted to DDA Main to pay back towards capital expenditure. Rs. 2147.41 lacs has so far been remitted to DDA Main on this account.

For the purpose of running and maintenance on day to day basis, which includes expenditure on staff salaries, establishment costs, house keeping, security etc., the Sports Complexes are self sustaining. This is made possible due to the concept of membership and pay & play facilities. Cross subsidization from more popular complexes to less popular one is done where required.

Monthly statement of accounts is submitted to DDA Main. Annual Accounts of all the sports complexes for the year under review have been compiled and rendered to CAO for inclusion of the same in DDA Main A/c. The budget of the sports complexes has also been incorporated in the DDA Main Budget for the next financial year. Sports Wing Accounts are audited by the DDA internal auditors and by the CAG's office as external audit. Accounts of all the sports complexes have been audited.

Computers are available in all the sports complexes and Golf courses and computerised billing / notices are being dispatched on regular basis. Back log of



Director (Sports) DDA Explaining the layout plan of SFSC to the Hon'ble Lt. Governor, Delhi

defaulters is being cleared and membership of those who continue to be in the defaulters list is being cancelled on regular basis.

#### 12.7 Conclusion

The sports facilities developed by the DDA has created health awareness amongst Delhiites. The sports complexes besides providing the sporting facilities have also presented green environment and soothing ambience. The year saw upgradation of a number of facilities and commissioning of a sports complex at Vasant Kunj alongwith two swimming pools and four multigyms.

Six prize money tournaments in Hockey, Squash, Tennis (AITA Ranking), Volleyball and two in Football were organized by the DDA Sports Wing. The other major events included the Olympic Torch Relay, Commonwealth U-16 Cricket Series between Australia, Malaysia and India (DDA) and an inaugural sports meet for the Parliamentarians. The trainees of the Athletics Promotion Scheme earned laurels by representing National Junior Athletics team in Asian Track & Field Championship held at Malaysia and Junior Commonwealth Games held in Australia.

The Football Promotion Scheme was able to organize admission of 18 trainees in Air Force Bal Bharti School, Lodi Road and Air Force School, Subroto Park purely on the merit of their game. A. Williams, a trainee of the scheme represented Asian Youth U-17 Football team who played the tournament in UK. The complexes did a commendable job by organizing routine coaching which continued throughout the year. The summer coaching organized during the summer vacations offered an opportunity to those children who could otherwise not afford the membership in a complex.

Four major golfing tournaments were organized at the Qutab Golf Course alongwith commissioning of two more fairways





in the course.

The DDA Sports News Letter published four quarterly issues covering the sports activities of the complexes, Multigyms, Prize money tournaments organized by the DDA over the year. It also brought out technical articles covering games which will form part of the Commonwealth Games - 2010.

Annexure 'A'

### DDA Sports infrastructure

S. No.	Sports Complexes	Multigyms in Complexes	Swimming Pools
<b>South</b>			
1.	Siri Fort	Yes (In facility building)	Yes
2.	Saket	Yes	Yes
3.	Netaji Subhash	Yes	Yes
4.	Vasant Kunj	Yes	Yes
5.	Baba Gang Nath (Munirka - Mini Sports Complex)	Yes	Yes
<b>West</b>			
6.	Hari Nagar	-	Yes
7.	Dwarka	Yes	Yes
8.	Paschim Vihar	Yes	Yes
<b>North</b>			
9.	Rohini	-	-
10.	Major Dhyan Chand	Yes	Yes
11.	Rashtriya Swabhiman Khel Parisar	-	Yes
<b>East</b>			
12.	Poorv Delhi Khel Parisar	Yes	-
13.	Yamuna	Yes	Yes
14.	Chilla	Yes + (Ladies) (Both in facility building)	Yes
<b>Total</b>		<b>13 (10 + 3)</b>	<b>12</b>

### Multigyms in Green Areas

- South**
- Sarita Vihar
  - Hauz Khas
- West**
- Partap Nagar
  - Tagore Garden

- Vikas Puri
  - Sunder Vihar
  - Janakpuri 'A' Block
  - Janakpuri 'B' Block
  - Bindapur
  - Hastsal
  - Subhash Nagar
- North**
- Rohini Sector-3
  - Harsh Vihar
  - Avantika Sector-A, Rohini
  - Kalyan Vihar
  - Gulabi Bagh
  - Lawrence Road
  - Shalimar Bagh
  - Prashad Nagar
- East**
- Kanti Nagar (Gents)
  - Kanti Nagar (Ladies)
  - Gokalpuri (Shahdara)
  - Subhash Mohalla
  - Mandawali Fazalpur
- Golf Courses**
- Qutab Golf Course, Lado Sarai
  - Bhalaswa Golf Course
  - Mini Golf Course at Siri Fort
- Golf Driving Range**
- Siri Fort
  - Lado Sarai (QGC)
  - Bhalaswa (BGC)
- Summary of Infrastructure**
- Sports Complexes - 13 In Sports Complexes
  - Mini Sports Complex - 01 In Sports Complexes
  - Swimming pools - 12 In Sports Complexes

## Horticulture Greening the Capital

In a concrete jungle it is amazing to find an evergreen fact that does DDA proud by having built the finest work of green areas in the country. It is credited with the development of city forests, wood lands, green belts, golf courses, sports complexes, Millennium Park and foot-lots that have sprung up in and around residential colonies, commercial, industrial and heritage monuments.

Item	Performance / Achievements during 2004-05 in North Zone	
	Target	Achievement
Plantation	2,00,000 Nos.	1,94,062 Nos.
D/o New Lawns	105 acres	78.25 acres
D/o Children Park/corner	15 Nos.	12 Nos.

During the year a massive plantation was also launched by DDA involving school children, senior citizens and Ministers / M.P.s. in the plantation programme. A Flower Show was also organized successfully by the Hort. Department, DDA in the month of March 2005. Like previous years DDA decided to organize the



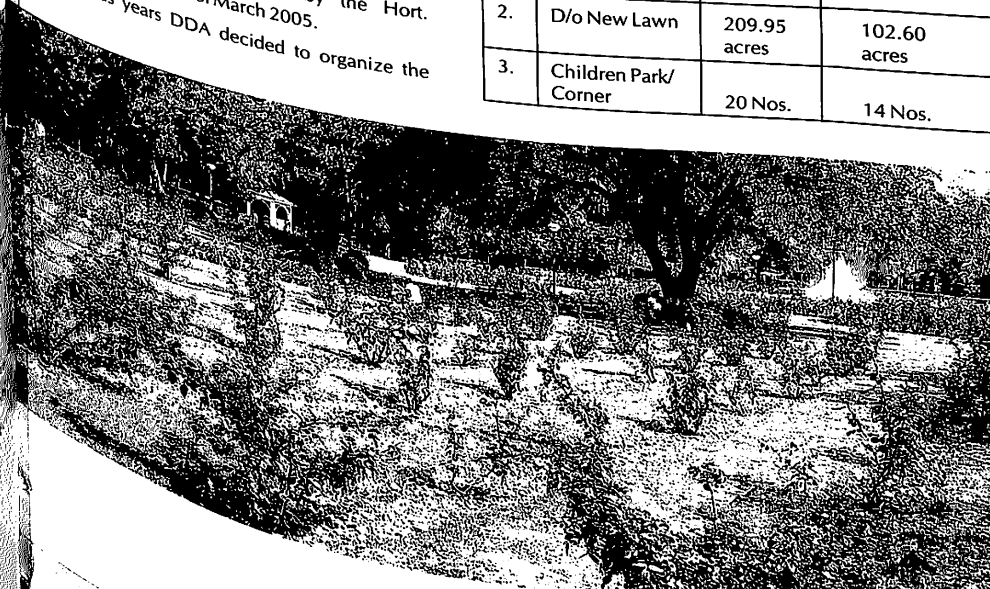
A view of Flower Show organized by DDA

garden festival during the spring season from 4th March to 6th March 2005.

For over four decades since its inception, DDA has been successful in creation of 'Environment Friendly' Delhi providing its citizen a healthier and happier life. One must understand that development of Delhi is an on going progressional process.

Performance / Achievements during 2004-05 in South Zone.

S. No.	Item	year 2004-05	
		Target	Achievement
1.	Plantation	2,50,325 Nos.	2,52,938
2.	D/o New Lawn	209.95 acres	102.60 acres
3.	Children Park/ Corner	20 Nos.	14 Nos.



A view of Rose Garden developed and maintained by DDA



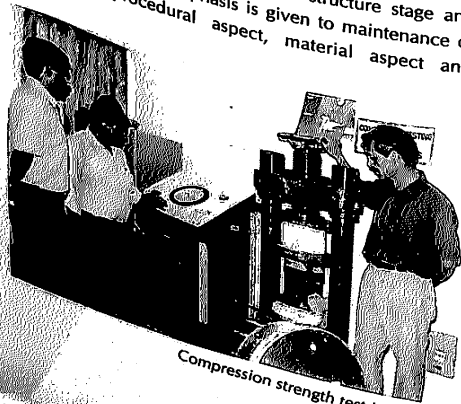
# Quality Control Cell

**14.1** In the present highly competitive world, the customer is the King. As such 'customer's satisfaction through Quality' is the new mantra of DDA, which is drilled into not only in various serving departments of DDA, but also in construction works.

**14.2** Quality of construction is not only supervised and monitored regularly by JE/AE/EE at field level but is regularly checked internally at the level of SE/CE and externally at level of Q.C. core cell of DDA by conducting periodical inspections.

**14.3** The Q.C. Cell which was created in year 1982 with skeleton staff has now grown up with solid strength of 6 J.Es, 9 A.E.s (7 Civil & 2 Elect.), 7 E.E. (6 Civil & 1 Elect.), one A.D. (Hort.), and one S.E. headed by CE (QC). The unit is playing vital roll in Quality Assurance, which oversees not only the quality of materials & workmanship but also the quality of planning, designing, contract documents, specifications etc. and issues necessary guidelines, circulars etc. from time to time as and when necessity arises. For some of the mega projects/prestigious projects, third party inspection has been introduced and agency like CRRI, IIT etc. have also been engaged as consultants.

**14.4** The major projects are inspected by Q.C. Cell at least thrice i.e. at foundation stage, super-structure stage and finishing stage. Due emphasis is given to maintenance of records on procedural aspect, material aspect and



Compression strength test in progress



A view of Quality Control Cell

workmanship aspect which are quality audit. The deficiency noted brought to the notice of SE/CE for administrative/contractual action in compliance of observations.

**14.5** The specifications and being reviewed regularly and meet the present requirements consideration. Use of new techniques, use of R.M.C. etc. has been on time and cost over runs without quality, functional requirements soundness of the building has been

**14.6** 'Sky is the limit' - keeping DDA has been thriving to services and quality of work. the required guidelines and time to time. In order to keep pavement with cement concrete specifications/guidelines have circulated to field units during year

**14.7** Stress has also been various offices, pursue the ATRs and arrive at final action administrative/contractual officials/contractors. As a result close 220 old cases during the year reached to its final action stage.

**14.8** Complaints as and investigated through Q.C. Cell initiated by Vigilance Unit if the year 11 such cases were

To ensure use of standard quality of materials, collection of representative samples, their testing in reputed and reliable lab is of utmost importance. Q.C. Cell has a well equipped testing lab (with AE and 3 JEs) set up in Asian Games Village Complex. Majority of tests of materials can be conducted. The samples collected by Q.C. team during their visit are mostly got tested in the Lab. In order to induce confidence in people at large, the present system of testing has been streamlined and revised guidelines have been issued, giving more emphasis for testing of at least 25% samples in outside lab. Apart from the Govt. labs, a few well established private labs like Sriram Test House and Delhi Test House have also been approved for testing of material. The Q.C. Lab of DDA is being renovated/ strengthened and it is proposed to obtain ISO: 9001 certification during year 2005-06, which may lead to ultimate certification to Q.C. Cell as a whole.

**14.10** Comparative data Performance / achievements and Targets for year 2005-06 of Quality Control Cell of DDA is as under:

**Comparative Data Performance/Target**

S. No.	Description	2004 -05	2003 -04	2002 -03	2005 -06 (Target)
1.	Inspections	366	362	373	396
2.	Samples/Materials	385	383	410	421
3.	Closure of Files	220	150	326	360
4.	Complaints	11	5	5	6
5.	Q.C. Lab (Testing of Samples)	9825	11569	9213	9960





# Finance & Accounts

**15.1 Finance & Accounts Wing of DDA** is headed by the Finance Member, who is also assisted by the Chief Accounts Officer, Financial Advisor (Housing), Director (Land Costing and Director (Finance).

Finance & Accounts Wing of DDA handles finances of DDA and deals with preparation of Annual Accounts, preparation of Annual Budget, fund management of Urban Development Fund, Urban Heritage Award Fund, employees remuneration including GPF, medical reimbursement, pension distribution and also project approvals.

## 15.2 Annual Accounts of the Authority

a) For Budgetary and Accounting purposes, the Accounts of the authority are maintained under the following three broad heads:

1. A. Nazul A/c-I
2. A. Nazul A/c-II
3. B. General Development Account.

b) The financial position of the three Accounts for the year 2004-05 is summarized in the succeeding paras.

### i) Nazul Account - I

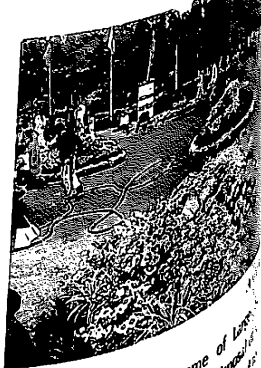
Nazul Account-I represents the transactions relating to the old Nazul Estates entrusted for management by the Government to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 and taken by the DDA in Dec., 1957 being the successor body. The Account also includes transactions relating to the preparation and implementation of the Delhi Master Plan and Zonal Development Plans. The Receipts and Expenditure under this account during the last three years is as under.

Fig. in Crs. of Rs.)

	2002-03	2003-04	2004-05
Receipt	9.16	2.86	2.90
Expenditure	14.76	12.38	12.72

### ii) Nazul Account - II

This account comprises transactions pertaining



to the scheme of Land Development & Disposal. The sale proceeds of land etc. are accounted for and expenditure is made on development of land. The payment to GNCTD for acquisition and expenditure on development has been paid to GNCTD during the last three years under the following:

	2002-03	2003-04	2004-05
Receipt	705.92	672.50	672.50
Expenditure	940.94	872.50	872.50

iii) **General Development Account**  
All properties and land are paid for out of the account. Under this account the programme for the Housing and Middle Income shops in CSC/LSC in various areas also land transferred for Rehabilitation are financed. The Receipt and Payment for the last three years is given

(Fig. in Crs. of Rs.)

	2002-03	2003-04	2004-05
Receipts	487.99	522.09	1004.25
Expenditure	487.21	572.83	571.97

### iv) Annual Accounts

Audit Certificate has been issued for the annual Accounts for the year 2001-02. Annual Accounts for the year 2003-04 & 2004-05 have been adopted by the Authority. Annual Accounts for the year 2003-04 has been Audited by AG (Audit) Delhi. Replies to SAR issued by Audit are under submission to AG (Audit) Delhi.

### v) Urban Development Fund

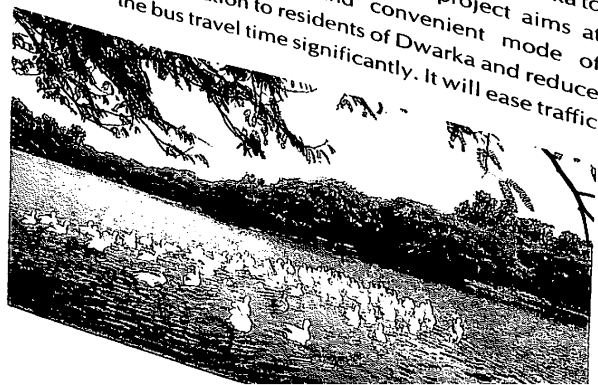
In 1992-93, Govt. of India announced the scheme for conversion of leasehold tenure to free hold tenure. Under this scheme, a sum of Rs. 309.00 crores has been accumulated and invested up to 31-03-2005. Out of this account funds are being released to the schemes/projects approved by the Project Approval Committee (PAC) headed by Ministry of Urban Development. Some of the projects / schemes are as under:

1. As per MOU/Agreement in respect of Flyover under Lot-I under which seven flyovers were to be constructed by DDA on behalf of GNCTD. The Total cost of the project is Rs. 145 Crores out of which Rs. 110 Crores would be met out of UDF i.e. Rs. 88-Crores Rupees as loan @ 10% p.a. repayable in 20 years by GNCTD and Rs. 22 Crores as grant while balance of Rs. 35 Crores as GNCTD share. Out of Rs. 110 Crores an amount of Rs. 96.03 Crores have been released and a balance Rs. 13.97 Crores are yet to be released. An amount of Rs. 35 Cr. towards the GNCTD share has been received from GNCTD.
2. As per MOU/Agreement with PWD/GNCTD in respect of Flyover under Lot-II, under which seven flyovers were proposed to be constructed. The Total cost of the project is Rs. 135 Crores, out of this amount Rs. 75 Crores is to be met from UDF, ie. 50% as grant and 50% as loan recoverable @ 10% p.a. w.e.f. 2001-02 while balance of Rs. 60

3. An amount of Rs. 2.52 Cr. as advance was released to CPWD for removal of 926 Juggies from Sector-4, DIZ Area, Gole Market. Unspent amount of Rs. 2.52 cr. has been received back from CPWD.
4. An amount of Rs. 12.40 Crores as advance was sanctioned by the Ministry for Infrastructure development of Sector-IV, MB Road, Pushap Vihar, New Delhi. Out of which an amount of Rs. 6.20 Cr. has been released to CPWD.
5. An amount of Rs. 40 Crores has been sanctioned by Ministry of Urban Development for Modernization of Idgah Slaughter House at Ghazipur, Rs. 20 Crores as grant and Rs. 20 Crores as loan. The whole amount of Rs. 40 Cr. have been released to MCD.

### vi) Release of Payments to DMRC

This is regarding extension of Metro Line No. III Barakhamba Road - Connaught Place - Dwarka Corridor by 6.5 KM upto Sector-9 and further extension upto sector-22 by 2.5 KM in Dwarka to be financed by the DDA. The project aims at providing cheaper and convenient mode of transportation to residents of Dwarka and reduce the bus travel time significantly. It will ease traffic





flow and lesser environment pollution and will also result in saving of valuable foreign exchange in the form of less demand for petrol and diesel. The project will also mean substantial value addition to the DDA properties in and around Dwarka which will off-set the outgo of funds from DDA.

As per draft agreement sent by DMRC (Delhi Metro Rail Corporation) to DDA, we have to provide funds to DMRC as per schedule given below:

- i) 2003-04 Rs. 80.00 Crores
- ii) 2004-05 Rs. 160.00 Crores
- iii) 2005-06 Rs. 80.00 Crores

The Ministry of Urban Development vide their letter dated 14-1-2004 sanctioned Rs. 160.00 Crores to DMRC out of UDF (Urban Development fund) with the loan component and grant component at Rs. 80.00 Crores each. The sanction of Ministry was conveyed to DMRC, who refused to take loan component of Rs. 80.00 Crores. The matter was taken up with the Ministry to convert funding of Rs. 160.00 Crores into grant out of UDF. The suggestion was not agreed to by the Ministry of Urban Development and vide their letter dated 28-4-2004, it has been decided that the total amount of grant out of UDF shall remain Rs. 80.00 Crores only and that the remaining amount of Rs. 80.00 Crores may be provided by the DDA either by availing loan from UDF or out of its own funds. Accordingly, DDA would be financing the balance amount of Rs. 240.00 Crores out of its own funds. DDA has since released Rs. 190.00 Crores (Rs. 60.00 Crores out of UDF as grant and Rs. 130.00 Crores out of DDA's own funds) to DMRC so that the tendering and completion of this work does not get hampered.

The land for Metro line has been given to DMRC free of cost as directed by the Ministry of Urban Development.

Now, DMRC has requested for an additional amount of Rs. 275.00 Crores for further extension of Metro Line upto Sector-22, Dwarka. The whole matter is under discussion with DMRC and MOUD.

### 15.3 Budget

- a) The Budget Estimates of the ensuing year and the actuals of the current year in respect of Payments of the Authority

vii) **Urban Heritage Awards**  
For any city, heritage is its creative embodiment and also to contribute to preserving, promoting and upkeep of at least a hundred use historical buildings. Urban heritage Awards are instituted an award in the Hon'ble Lt. Governor's funds amounting to Rs. 200 apart and invested to be given every year.

viii) **Outsourcing of Government Industrial, Institutional Properties**  
With a view to give a leasees(s) of DDA, a lease to out source companies and collection of ground rent and collection of ground rent agreement has been done. Industrial, institutional properties have been handed over to the period.

ix) **Outstanding loan and maintenance**  
As on date, there is no outstanding loan and maintenance against DDA on A/C of the

accordance with the provisions contained in DDA Budget and Accounts Rules 1982 and got approved by the Authority. The Budget Estimates Central Govt. in accordance with the provisions contained in section 24 of DDA Act. Effective budgetary control is being exercised by releasing the funds for various works expenditure with reference to the budgetary provisions of various Civil, Electrical, and Horticulture Wings by the respective payment units. The actual Receipt and Expenditure are also reviewed with reference to the budgetary provision periodically and necessary steps taken well in time to prevent any slippage in target.

b) Zone-wise performance budget indicating the physical and financial progress of various works / schemes is also compiled every year by Zonal C. Es. The funds released for various schemes / projects are co-related with the physical progress of the scheme as reflected by the concerned Chief Engineer. This facilitates effective monitoring of various projects/ schemes and helps in controlling the time and cost over run.

		2003-2004		2004-2005		2004-2005	
		R.E.	(Actuals)	R.E.	(Actuals)	R.E.	(Actuals)
Receipts							
201 A/C-I	2003-2004	18.00	2.86	3.17	2.90		
201 A/C-II	2003-2004	2824.81	2466.82	1912.65	2310.56		
201 A/C-III	2003-2004	727.80	522.10	880.65	1004.24		
Total		3570.61	2991.78	2796.47	3317.70		
Expenditure							
201 A/C-I	2003-2004	16.61	12.38	16.69	12.72		
201 A/C-II	2003-2004	1077.97	675.61	1234.81	1047.48		
201 A/C-III	2003-2004	723.88	572.83	731.75	571.97		
Total		1818.46	1260.82	1983.25	1632.17		

Deficiency Charges to MCD  
DDA has been handing over number of colonies for maintenance to MCD every year. A sum of Rs. 1.28 crores has been paid to MCD during the year 2004-2005 towards deficiency charges as compared to Rs. 3.92 Crs. paid during 2003-2004.



### 15.4 Medical facilities to the employees

During the financial year 2002-2003, DDA had enhanced the monetary annual ceiling of medical re-imbursment for OPD treatment in respect of the staff/officers and the pensioners. Apart from outdoor treatment, all DDA employees including pensioners are entitled to reimbursement of indoor hospitalization expenses, Govt. hospitals, Nursing homes and private hospital registered with Delhi Govt. on approved panel for taking indoor treatment.

### 15.5 GPF Scheme

GPF scheme of DDA is akin to GPF scheme of the Central Govt. has for its employees. As on 31-3-2005, a sum of Rs. 475.23 crores has been invested in Central / State Government Security/Pubic Financing Institutions and State Government guaranteed Bonds as against the investment of Rs. 344.69 Crs. made during the year 2003-2004.

### 15.6 Pension Scheme

a) CCS (Pension) Rules, 1972 as applicable to Central Govt. employees are applicable to DDA employees from 1973 onwards. There are 4406 pensioners / legal heirs of deceased employees getting monthly pension/family pension from the Authority as on 31-3-2005. A sum of Rs. 10.43 Crs. has been paid as pensionary benefits during 2004-2005.

### b) Disbursement of Pension through banks

i) DDA retirees can now draw their monthly pension from State Bank of India Vikas Sadan and all branches of Central Bank of India under Delhi Region which covers Haryana, Rajasthan, Punjab, Uttranchal and U.P. The matter has also been taken up with the Central Bank of India to extend their facility in adjoining areas of others





states falling under their regions.

ii) DDA has also kept apart requisite funds to meet the future pension liabilities of the retired/retiring employees as per the guidelines issued by Govt. of India, Ministry of Finance. The total funds towards Pension Fund Investment upto 31-3-2005 is Rs. 282.68 Cr. as compared to Rs. 53.01 Crores for the year 2002-03. In addition to this a sum of Rs. 65.93 Cr. has also been invested under Gratuity Fund.

**Registration of Pension Fund and Gratuity Fund Trust**

The Authority in their meeting held on 22nd Nov., 2004 have resolved to create the DDA Pension Fund Trust and The DDA Gratuity Fund Trust as per the requirements under the Income Tax Act and Rules. The Trusts have since been registered and action is being taken to obtain the approval of the Income Tax Authorities for the same.

c) Group Insurance Scheme (GIS) / Benevolent Fund (BF) & Personal Accidental Insurance Policy (PAIP), the details of these schemes are as under :

**Group Insurance Scheme**  
In the case of death of an employee, complete case of GIS with required documents as per checklist are forwarded to GIS branch by DDO for further scrutiny and for onward transmission to LIC of India for releasing the payment of GIS. LIC of India further verifies, scrutinizes the documents and then releases the amount of GIS in favour of DDA. Then payment is made to the legal heirs by DDA.

**Personal Accident Insurance policy (PAIP)**  
On the demise or loss of a DDA employee due to an accident or loss of a limb due to accident, the cases of PAIP are also dealt with in GIS branch. The complete case alongwith claim form, death certificate, FIR, Post Mortem Report etc. as per check list is sent to GIS branch for onward transmission. The documents are scrutinized in GIS branch and out of DDA fund, payment is made to the legal heir after taking approval of the Competent Authority.

**Benevolent Fund/GIS cases of Staff on Deputation**  
Benevolent Fund/GIS/PAIP cases in respect of staff of DDA on deputation to MCD/JJ Deptt. etc. are also

scrutinized by the GIS branch. During the period 2004-05 & settled are as under:

Year	No. of cases made	Amount (in Crs.)
2004-2005	237	Rs. 872.14

As regards Benevolent Fund payment on Death is made & recovery from the estate p.m. at uniform rate from the legal heirs of the deceased compared to 0.83 Crs. per case. The payment of Benevolent Fund concerned DDOs till increased to Rs. 100000/- in 2005. The subscription to the Fund has since been increased from Rs. 30 Crs. to Rs. 282.68 Crs. under the requirements under the Income Tax Act and Rules. The Trust has since been registered and action is being taken to obtain the approval of the Income Tax Authorities for the same.

**15.7 Administrative Approval**

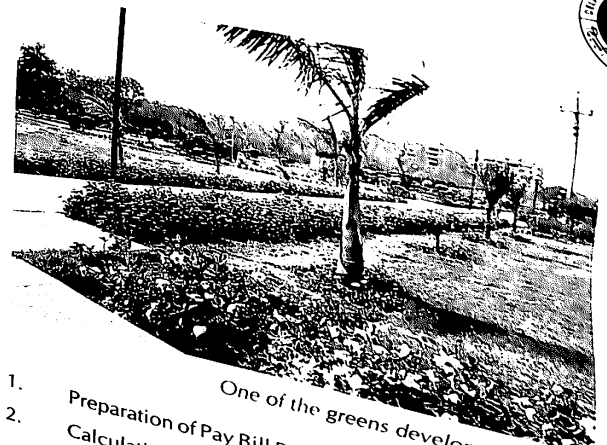
a) During the year 2004-2005 approval of the various cases of Engineering Wing for housing, financial concurrence for Rs. 872.14 Crs. Saving of Rs. 872.14 Crs. as a result of detailed proposals forwarded by the Engineering Wing for execution of works. Benevolent Fund/GIS/PAIP cases referred to F.M. for financial concurrence. After accord of financial concurrence before the E.A.C. headed by VC, DDA for accord of VA & E/S. During the last three financial years, 179 PEs received from the Engg. Wing, were examined and financial concurrence was accorded by FM, DDA. Brief details are given below:

Sl. No.	Period	No. of PEs	Amount (in Crs.)
1.	2002-2003	30	Rs. 203.31
2.	2003-2004	40	Rs. 276.45
3.	2004-2005	109	Rs. 872.14

During the period April - Dec., 2004, finance concurrence have been accorded to the following major estimates:

- D/o 81 Hect. of land acquired recently in Ph-IV & V Sector 31 & 32 Rohini.
- C/o 1800 LIG Houses in Sector 29, Pkt. GH-I, Phase-IV Rohini
- C/o Master Plan Road in Narela subcity C/o Phase-II, treatment of 18 m wide carriage way (Karnal Side) and Phase-I treatment of 7.5 m wide Alipur Road Narela.
- RPE Dev. of Golf Course at Lado Sarai
- RPE D/o Millenium Pasrk along Ring Road between ISBT Sarai Kale Khan and Bhairon Road.
- D/o 157.80 hact. of land in Sector 29, 30 Rohini Phase-IV
- PE for D/o main land i/c 60m & 45m Master Plan Road, Dwarka Project Phase-II D/o Sector 23(b), 24, 25, 26.
- RPE D/o Golf Course at Bhalaswa
- Construction of 690 LIG Houses in Pkt. C at Molar Bund.
- D/o land for Community Centre Kalkaji (Alakhanda)
- C/o 860 Dus (Two room with lounge) on east side of Sec. D Pkt. 6 Vasant Kunj i/c internal development.
- D/o Aravali Bio-diversity park near Vasant Vihar Ph-I

**Development of pay roll package in DDA**  
Pay roll package have been developed for the DDA which consists of the following modules.



One of the greens developed by DDA

- Preparation of Pay Bill Register.
- Calculation of Income Tax & Issue of Form No.16.
- Preparation of GPF ledger including issue of Annual Accounts Slips.
- Calculation of Pension and Gratuity.
- Maintenance of records for various advances and the recoveries.
- Calculation of arrears salary.
- Old data maintenance including Audit trail.

**15.9 Filling of Income Tax Return of DDA for the Financial year 2004-2005**

All the Housing Development Authorities / Boards came under the purview of the Income Act, 1961 from the Financial Year 2002-2003. The Income Tax Return for the Financial year 2004-05 has been filed by the prescribed date. The liability for advance tax was worked out by 15th of September 2004, 15th Dec 2004 in respect of the Financial Year 2004-05 has been filed the stipulated date. The liability instalment of Advance Tax will be March 2005.

**15.10 Payment of Provisional**

Payment of Provisional...





taken in the Vice-Chairman's meeting with Commissioner (MCD) on 8-7-2004.

**Receipt**

S.No.	Description of Item	Actual 2003-2004	R.E. 2004-2005
	<b>Opening Balance</b>	131.94	176.80
1.	Revenue/Capital receipt from works & Dev. Scheme Including damages	79.37	585.51
2.	Receipt from disposal of houses under Hire-purchase scheme & shops	342.04	1822.65
3.	Receipts from disposal of land	2225.79	128.71
4.	Interest	112.39	65.86
5.	Other receipts	187.38	66.34
6.	Plan scheme and Deposit works	5.72	98.50
7.	Grant from Central Govt.	-	-
8.	GPF/GIS/PAIP	107.59	-
9.	Loan and debentures	-	2959.00
10.	Deposit and advances	-	1234.00
	a) Encashment of investment	1082.67	1320.00
	b) Revolving Fund	386.32	13.75
	c) PLA	570.85	2776.30
	d) Reserve Fund	16.76	11307.98
	e) other suspense deposit and advances	3237.90	-
	<b>Total</b>	<b>8486.72</b>	

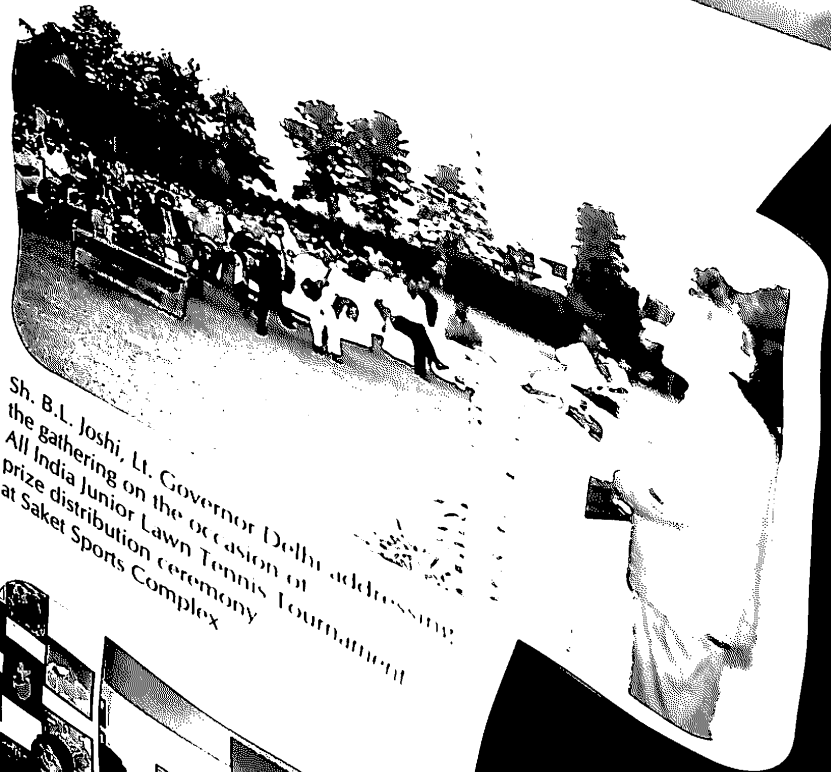
**Payment**

No.	Description of Item	Actual 2003-2004	R.E. 2004-2005	Actual 2004-2005
	Cost of Admn i/c share cost charged to dev. Schemes	185.70	218.38	149.45
	Master plan Deduct cost of Admn.	391.70	729.81	580.00
	Expdr. on D/o land etc. Finance from revolving fund	51.74	83.18	65.70
	Land acquisition enhanced compensation	219.35	405.32	399.76
	C/o houses / shops	335.62	426.32	352.90
	Payment of interest on loan GP Fund and advanced	21.36	21.13	22.87
	Plan scheme Deposit works	54.93	66.34	60.61
	Other Expdr.	0.47	33.09	0.59
	Payment of loan	-	-	-
	GPF, GIS, PAIP	-	61.12	-
	Deposit and advances	-	-	64.32
	a) GPF investment	57.77	2568.00	-
	b) Provision for redemption of debts	-	-	5667.16
	c) Amt. Paid to revolving fund	2341.08	-	-
	d) Reserve Fund	386.32	1912.65	576.91
	e) Personal Ledger Account	14.31	12.01	19.66
	f) Other suspense deposit and advances	1087.75	1210.00	1471.59
	Closing Balance	3212.01	83.62	7711.62
	<b>Total</b>	<b>8486.72</b>	<b>11392.55</b>	<b>118.92</b>
				<b>17262.14</b>

(IN HUNDREDS OF RS.)





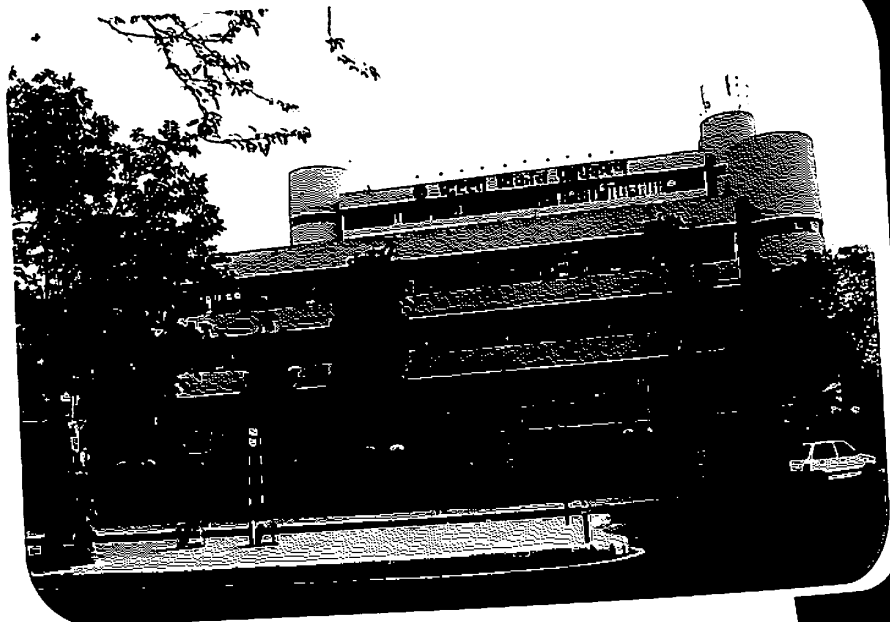


Sh. B.L. Joshi, Lt. Governor Delhi addressing the gathering on the occasion of All India Junior Lawn Tennis Tournament prize distribution ceremony at Saket Sports Complex



Media persons at Interpretation Centre, Yamuna Biodiversity Park

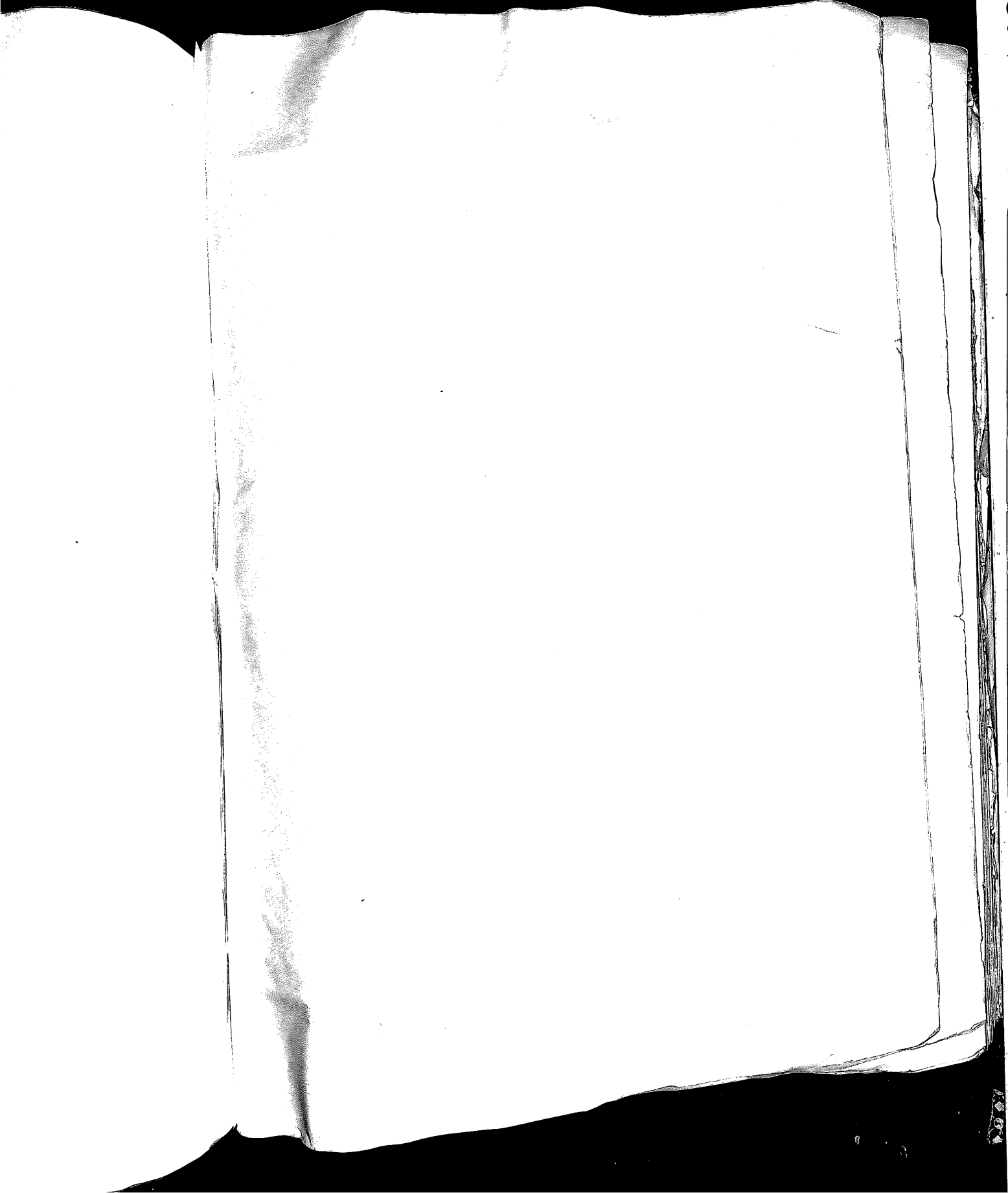




VIKAS SADAN



**Delhi Development Authority**  
Ministry of Urban Development, Government of India  
(2004 - 2005)



DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 19th January, 2006 at 3.30 P.M. at Raj Niwas.

Following were present:

**CHAIRMAN**

1. Shri B.L. Joshi  
Lieutenant Governor, Delhi

**VICE-CHAIRMAN**

2. Shri Dinesh Rai

**MEMBERS**

3. Shri A.K. Patnaik  
Finance Member
4. A.K. Sarin  
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Virender Kasana  
Councillor, MCD
9. Shri K.T. Gurmukhi  
Chief Planner, TCPO

**SECRETARY**

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

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri O.P. Kelkar  
Pr. Secretary (UD), GNCTD
2. Shri V.V. Bhatt  
Principal Secretary (Finance), GNCTD
3. Shri G.S. Patnaik  
Secretary to LG
4. Mr. V.K. Sadhu  
Principal Commissioner, DDA

5. *Shri R.K. Vats,  
Commissioner (LM), DDA*
6. *Shri R.K. Singh  
Commissioner (LD), DDA*
7. *Shri Sunil Sharma  
Commissioner (Personnel)*
8. *Shri A.K. Jain  
Commissioner (Planning), DDA*
9. *Shri V.D. Dewan  
Chief Architect, DDA*
10. *Mrs. Asma Manzar  
Commissioner (Housing), DDA*
11. *Shri J.P.S. Chawla  
Chief Accounts Officer, DDA*
12. *Shri S.K. Goyal  
Financial Adviser (Housing)*
13. *Shri C.K. Chaturvedi  
Chief Legal Adviser*
14. *V.P. Rao  
Pvt. Secy. & Addl. Secy. to LG*
15. *Shri Alok Swaroop  
OSD to LG*
16. *Smt. Neemo Dhar  
Director (PR), DDA*
17. *Shri D. Sarkar  
Director (Sports) DDA*
18. *Shri D.P. Dwivedi  
Director (Vigilance), DDA*
19. *Shri B.K. Jain  
Director (Planning), DDA*
20. *Shri Prahlad Singh  
Director (LC), DDA*

The Lt. Governor welcomed the new Engineer Member Shri A.K. Sarin and expressed the hope that Shri Sarin will render positive contribution to the ongoing developmental activities of the DDA.

ITEM NO. 1/2006

Sub: Confirmation of the Minutes of the meeting of the Delhi Development Authority held on 19<sup>th</sup> October, 2005.  
F.2(2)2005/MC/DDA.

Request of the Chief Legal Adviser to delete para (iv) of para para (b)III of item no. 63/2005 of the minutes was placed before the Authority. The LG however, indicated that even if such a decision had not been taken in the last meeting, it would still be desirable to conduct a review of the pending court cases and bring the same before Authority in the next meeting.

Minutes of the Authority meeting held on 19.10.2005 were confirmed with the above observations and with the directions that complete Action Taken Notes on all the points should be brought as a regular agenda in the next meeting of the Authority.

ITEM NO. 2/2006

Sub: Delegation of powers to the Full Time Members of the Authority for issuing Govt. Displeasure in the cases of Retired officers/officials of the Authority.  
F.27(7)04/Vig.-I.

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

ITEM NO. 3/2006

Sub: Disciplinary case of Shri R.S. Nimesh, Asstt. (Retd.)  
F.2(480)/69/PB-III.

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

ITEM NO. 4/2006

Sub: Principles for conducting cadre reviews.  
F.5(6)2005/P&C(P).

a)(i) *Shri Mahabal Mishra mentioned that while no cadre review has been conducted for some of the cadres of DDA, in other cadres reviews are being made at regular intervals. It was mentioned by Shri Mishra that all the left out as well as isolated cadres should be covered under cadre review on priority in a time bound manner.*

*Shri Mishra also cited specific cases of Shri V.K. Dutta, Director (Systems) and Mrs. Meena Pahwa, Dy. Director (PG) mentioning that they have not got their promotion in their respective cadres since long whereas officers in similar position in other cadres have got their promotions long back and suggested that while carrying out the cadre review it also needs to be kept in view that some kind of inter cadre parity is maintained so that the promotional opportunities across various cadres are similar and there are no disparities or imbalances in this regard amongst the employees working in different cadres. He mentioned that the broad principles of cadre review need to take care of this aspect.*

*Shri Mahabal Mishra also suggested that the cadre structure should provide for time bound re-designation/promotion in a uniform manner across the cadres, if necessary, by giving the scale on 'personal/supernumerary' basis.*

(ii) *Shri Jile Singh Chauhan suggested that all cadre reviews and promotions should be done expeditiously, in a time bound manner.*

(iii) *Shri Virender Kasana echoed the same views as expressed by Shri Mahabal Mishra and suggested that non-official members should also be associated in the cadre review exercise.*

b) It was apprised to the Authority that the 'broad principles' of cadre review as indicated in the agenda are the same as those followed in Govt. of India.

The Authority resolved that the broad principles of the cadre review as indicated in the agenda be approved.

ii) L.G. directed that the cadre reviews of all the cadres should be carried out in a time bound manner. He also directed that the time schedule for finalization of cadre review of various cadres as exist in DDA should be brought before the Authority in its next meeting.

ITEM NO. 5/2006

Sub: Proposed utilization of land in Buland Masjid Area (Shastri Park Extn.) in River Yamuna bed, Zone 'O'.  
F.9(10)99-MP.

Proposals contained in the agenda item were approved by the Authority after the Commissioner (Plg.) informed that the matter had already been discussed with the public representatives of the area.

ITEM NO. 6/2006

Sub: Change of land use of old Police Lines Rajpur Road (Zone-C) from 'Residential' to 'Public and Semi Public Facilities' (Police Headquarters Police Lines).  
F.8(2)2002-MP.

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

ITEM NO. 7/2006

Sub: Relaxation in the length of service for promotion to the post of Chief Engineer in DDA.  
F.7(76)94/PB-I/Pt.

i) Shri Mahabal Mishra pointed out that he had always favoured promotions for the departmental officers and suggested that promotions should be made on adhoc basis if there was any difficulty in relaxing the Recruitment Regulations.



ii) Shri Virender Kasana drew the attention of the Authority to the fact that the Superintending Engineers were in the same rank and pay scale as Directors of DDA and pointed out that anomalies would be created if the Superintending Engineers are promoted as Chief Engineers after 4½/5 years of service, without providing similar avenues to those Directors who had already put in more than 8 to 10 years of service. He sought proposals to resolve such situations.

iii) The LG agreed with Shri Kasana and advised that the impact of such promotions/adhoc promotions on other cadres/employees must be studied and necessary steps taken to remove the resulting anomalies and imbalances.

After detailed discussions, the Authority resolved that the promotion against the proposed vacancies of Chief Engineer be made on ad-hoc basis only until the candidates complete the required length of service as per RRs, whereafter promotion on regular basis be made.

ITEM NO. 8/2006

Sub: Change of landuse of a piece of land measuring 3440 sq.mts. at Ashok Vihar from Residential to Public and Semi Public facilities. F.3(20)87-MP.

Shri Mange Ram Garg pointed out that the notice inviting objections/suggestions had possibly not been seen by the affected people. He sought reconsideration of the proposals also because of the fact that the complexion of the entire area had changed with the arrival of the Metro and because the site proposed for kabristan was very near to the DDA's function site and the primary school.

The Authority considered these suggestions and decided to get the location of the kabristan re-examined.

ITEM NO. 9/2006

Sub: Counting of period of work charge service rendered by the work charge (Regular) staff towards ACP benefit. F.7(12)99/P&C(P)/Pt.

Shri Mahabal Mishra pointed out that the Work-Charged Class-IV employees must be given their due and the proposals should be approved. All other non-official members also supported approval of the proposals.

It was, however, decided that the impact of the proposed regularization on similar employees/cadres of the Delhi Jal Board, MCD, Delhi PWD and the CPWD should be examined before a final view could be taken in the matter.

ITEM NO. 10/2006

Sub: Policy for disposal of school sites of DDA.  
F.PS/Dir

The proposal of auction of school sites of DDA was discussed in detail. Shri Mahabal Mishra and Shri Virender Kasana expressed certain reservations in respect of the proposal but after discussions, the Authority agreed with the LG that all the primary school plots should be offered to the MCD and 50% of the senior secondary school sites in every neighbourhood should be offered to Govt. of Delhi and 50% disposed of by way of auction.

ITEM NO. 11/2006 [Laid on the Table]:

Sub: Agenda for adoption Annual Accounts for the financial year 2001-02 after certification of Annual Accounts by the office of the Accountant General (Audit) Delhi.  
F.6(44)/2003/A/c.(M).

The proposals contained in the agenda item were approved by the Authority and the Annual Report on Annual Accounts for the year 2001-02 alongwith Audit Certificate were adopted.

Finance Member informed that Annual Accounts for the year 2004-2005 had already been adopted by the Authority and sent to the A.G.(Audit) on 2.12.2005 and that the Annual Accounts of DDA were now upto date.

Finance Member also informed that DDA had secured Orders of Registration under Section 12A read with 12AA of the Income Tax Act, 1961 and that the DDA was now exempt from making recurring payment of income tax on its income and may also get back refund of the Income Tax already paid since 2002. This was appreciated by the LG and the Authority.

ITEM NO. 12/2006 [Laid on the Table].

*Sub: Report on the follow-up action on the resolutions passed by the Authority in its meeting held on 19.10.2005. F.2(2)2006/MC/DDA.*

*Shri Mahabal Mishra pointed out that he could not study the agenda item as it had been laid on the table.*

*The LG pointed out that a fresh agenda item should be brought in the next meeting of the Authority with up-to-date status of action taken on all the points.*

OTHER POINTS:

1. *Shri Mange Ram Garg pointed out that:*
  - i] *We should learn from our past mistakes of developing residential colonies without simultaneously developing adequate shopping infrastructure so that unauthorized markets/shops do not crop up.*
  - ii] *All letters written by the public should be acknowledged and the letters written by members of the Authority must be attended to on priority and duly replied.*
2. *Shri Mahabal Mishra pointed out that:*
  - i] *The Land inventory should be completed at the earliest.*

*Shri R.K. Vats, Commr. (LM), informed that the same had already been done.*
  - ii] *The rates at which the land had been allotted to the PVC Traders in Tikri Kalan are very high and the same should be re-examined and reduced.*

*Shri R.K. Singh, Commr. (LD), informed that this matter had already been sent to the Ministry of Urban Development for re-consideration.*

*Shri Jile Singh Chauhan pointed out that:*

- i) Encroachments from all the roads should be cleared.*
- ii) There should be better coordination for speedier development of Bhalswa Lake and the adjoining areas.*

*Shri Virender Kasana pointed out that:*

- i) Unauthorised constructions were coming up in the colonies under the control of the DDA and the enforcement needed to be improved.*
- ii) Open plots of land should be earmarked for marriage functions. LG informed that sufficient number of plots had been identified by the DDA for marriage functions. This will help the public at large.*
- iii) Allottees whose cases fall under the category of double allotment should be given immediate relief as they have been suffering without any fault.*

*II. All the non official members, Shri Mahabal Mishra, Shri Mange Ram Garg, Shri Zile Singh Chauhan and Shri Virender Kasana expressed their concern over the unauthorised encroachments/constructions and unanimously requested for immediate clearance/demolition of all such lands/properties which were illegal or had come up on public lands, leaving aside the unauthorised colonies which had been proposed for regularization.*

- iii) The non-official members also requested immediate clearance of all the Roads and the structures from all those lands for which the Land Acquisition Collectors had already paid the compensation but the lands could not be utilized by the DDA due to existence of unauthorised structures at the time of the LAC/DDA assuming their possession.*

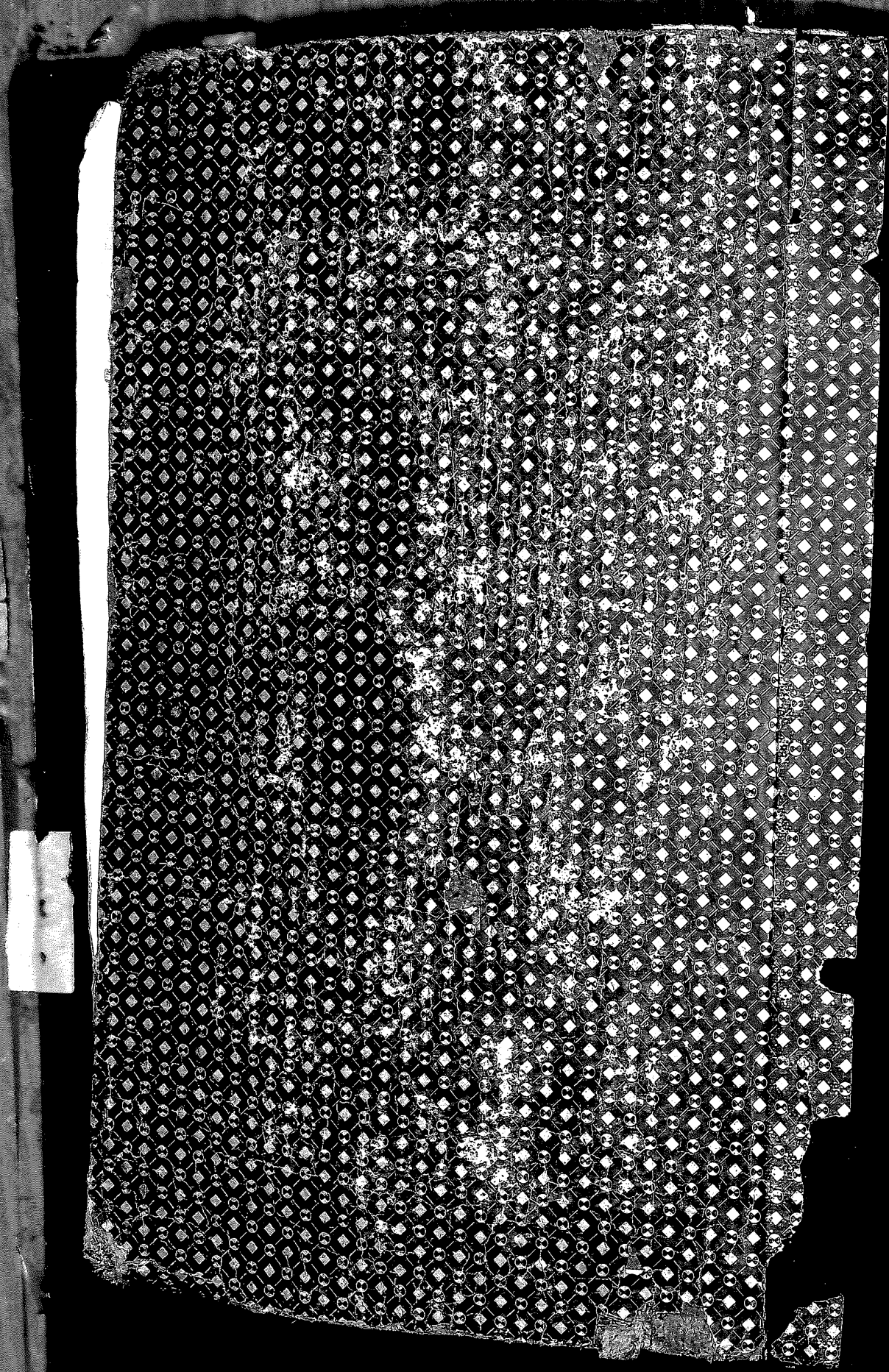
III. *The Lt. Governor appreciated the concern of the members on removing/demolishing the unauthorized encroachments/constructions.*

ii] *The LG also advised appointment of some consultants for expeditious disposal of public grievances. He advised that such consultants could be given full powers to dig out the files and take immediate decisions and suggested forming of teams for the purpose which should also associate the non-official members*

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

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