260

19 October 2006

19/10/2006

Item No

101 to 123

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 19th October 2006 at 2.30 PM at Raj Niwas.

Following were present:

CHAIRMAN

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

VICE-CHAIRMAN

2 Shri Dinesh Rai

MEMBERS

3. Shri Mahabal Mishra, MLA

4. Shri Jile Singh Chauhan, MLA

5. Shri Mange Ram Garg, MLA

6. Shri Virender Kasana
Councillor, MCD

7. Shri A.K. Patnaik
Finance Member

8. Shri A.K. Sarin
Engineer Member

9. Shri J.B. Kshirsagar
Chief Planner, TCPO

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. *Shri R Narayanaswamy*
   Chief Secretary, Govt. of Delhi

2. *Shri S.N. Sahai*
   Secretary to LG

3. *Ms S Aparna*
   Director (DD), MOUD

4. *Shri K. S. Mehra*
   Pr. Secretary, (L&B), GNCTD

5. *Shri Vivek Rae*
   Principal Secretary (UD), GNCTD

6. *Shri V V Bhatt*
   Principal Secretary (Finance)

7. *Shri. V.K. Sadhu*
   Principal Commissioner, DDA

8. *Shri V.D. Dewan*
   Chief Architect, DDA

9. *Shri V K Bugga,*
   CTP, MCD

10. *Smt. Pramila H Bhargava*
    Commissioner (Personnel)

11. *Shri A.K. Jain*
    Commissioner (Planning), DDA

12. *Mrs. Asma Manzar*
    Commissioner (Housing), DDA

13. *Shri C.K. Chaturvedi*
    Chief Legal Adviser, DDA

14. *Shri Rajiv Pandey*
    Chief Accounts Officer, DDA

15. *Shri S.K. Goyal*
    Financial Adviser (Housing), DDA

16. *Shri Alok Swaroop*
    OSD to LG

17. *Smt. Neemo Dhar*
    Director (PR), DDA

18. *Shri D. Sarkar*
    Director (Sports) DDA

001/13

19. *Shri Prahlad Singh*
Director (Land Costing)

20. *Mr. Rajeev Malhotra*
Chief Regional Planner (NCR Planning Board)

21. *Shri R.K. Jain*
Director (Planning) Dwarka/DDA

22. *Shri N.K. Chakaraborty*
Director (Planning)/NP DDA

23. *Shri C.P. Sharma*
Jt. Director (Survey) DDA.

The Lt. Governor welcomed the members and conveyed his Deepawali greetings.

The meeting started with Shri Mahabal Mishra expressing concern over the sealing operations in the city. He advised that the Govt. should move under Schedule IX of the Constitution of India and protect all the affected persons. Shri Jile Singh Chauhan also expressed the same concern. The Lt. Governor informed them that the Group of Ministers was seized of the matter.

Shri Mange Ram Garg pointed out that DDA was responsible for the present state of affairs in the city and sought immediate steps to save the city from sealings/demolitions starting from 1st November. He threatened to stage a walk-out from the meeting to highlight the public agony. The LG assured that the Govt. was taking all possible steps and requested Shri Garg to attend the meeting, which he did.

ITEM NO.101/2006

Sub: Confirmation of the Minutes of the meeting of Delhi Development Authority held on 5.09.2006.
F.2(2)2006/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 5.9.2006 were confirmed as circulated.

ITEM NO.102/2006

Sub: Performance Budget 2005-06.
F.4(3) Budget/PF/2005-06

The Lt. Governor thanked Shri Mahabal Mishra for his suggestions regarding the presentation of Performance Budget in the Authority.

a) Shri Mahabal Mishra started the discussions and expressed concern over shortfall in expenditure against several heads. He sought specific details of activities taken up during the year and non-completion of various projects.

He pointed out that appointment of Consultants for the Common Wealth Games was being delayed for unexplained reasons and the

related projects were also thus getting delayed. Shri Mishra advised that all pending decisions should be immediately taken in accordance with the guidelines of the Ministry of Finance and the CVC.

He also sought appointment of a Monitoring Committee to regularly review performance of DDA under different heads of account and for quarterly Performance Budget reviews by the Authority.

b) The Engineer Member gave details of the flats taken up for construction/completed during the years 2005-06 and 2006-07.

c) The Vice Chairman informed that the matter regarding appointment of Consultants for the Common Wealth Games will be discussed by the Committee of Secretaries on 31st October 2006. He assured that all the projects will be completed before the given deadlines.

d) Shri Mange Ram Garg suggested that DDA should compile upto date records of lands under unauthorized encroachment/possession without any further delay. He expressed resentment that letters written by the Authority members were not being replied and there were long delays in completion of various transactions in DDA. He also pointed out that DDA had not removed 260 unauthorized jhuggies inspite of repeated reminders for almost two years.

The Lt. Governor directed immediate action on all the points raised by the members without awaiting formal minutes of the meeting. He assured that separate meetings will be held to review the Budget Performance and appreciated the idea of quarterly reviews by the Authority.

ITEM NO.103/2006

Sub: Development and disposal of Group Housing in Sector A1 to A4 of Narela Sub-city.
F.15(270)2006/NP

Shri Mahabal Mishra pointed out that similar proposal had earlier been approved by the Authority about two years back and the

current proposals should be discussed along with the decisions earlier taken.

Shri Mange Ram Garg desired to know the mode of allotment of EWS Housing.

Ms. S. Aparna, Director (DD), Ministry of Urban Development explained that these proposals would be further examined in the Ministry.

b) The Vice Chairman informed that, to begin with, a Group Housing project is proposed to be taken up on about 100 hectares of land. After evaluation of this project, further action will be decided.

Proposals contained in the agenda item were approved by the Authority after detailed discussions.

ITEM NO.104/2006

Sub: Deciding the cost of Additional FAR to be given to Hospitals allotted land prior to 12.7.2005.
F.1(1)FAR/2005-06

Shri Mahabal Mishra pointed out that:

(a) Looking at the overall shortage of land in Delhi the FAR should be increased for all the Institutional plots and a General policy should be brought before the Authority,

(b) Most of the hospital plots had been sold out in the market and the benefit of FAR will now go into unintended hands. He pointed out that Escorts Hospital had been sold out to MAX, who had also unauthorisedly purchased hospital plots on Pusa Road and in Saket, which required detailed inquiry.

(c) The policy of renting out 25% of the built-up area should be withdrawn because the DDA makes allotments as per minimum requirements projected by the applicants,

(d) Survey should be conducted of all the institutional plots allotted by the DDA regarding their ownership, possession and current activities etc.etc.

b) Shri Jile Singh Chauhan pointed out that more than 50% of the institutional plots had been unauthorisedly sold out and sought immediate survey of all the plots.

c) Ms. S. Aparna, Director (DD), Ministry of Urban Development informed that the Govt. was in the process of taking final view on the policy of sub-letting of institutional plots. She supported the demand of carrying out a survey of all the 3590 institutional plots allotted by the DDA within a period of three months.

2. The Lt. Governor directed that survey of all the institutional plots should be immediately taken up and a status report brought before the Authority within three months.

II. Shri Virender Kasana sought simultaneous survey of all the DDA lands under unauthorised possession/encroachment and immediate steps to retrieve these lands.

b) The Vice Chairman informed that detailed information has already been collected for about 1400 acres of DDA land and a presentation on the same shall be made in the next meeting of the Authority.

The Lt. Governor advised that we should regularly update the land data bank and constitute a core committee to review its retrieval.

III. After detailed discussions, the proposals contained in the agenda item were approved by the Authority with the direction that the cases, where there was some commitment in the past to charge only 50% of the tender amount, should be examined in detail in consultation with the Law Department.

ITEM NO.105/2006

Sub: Development of Mini Sports Complex at Chittranjan Park, near Jahan Panah Club.
F.SWD-5/Budget 06-07/DDA

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

2. In addition, Shri Virender Kasana pointed out that:

(i) DDA should provide a multi-gym against every one lakh population and

(ii) The DDA employees' membership fee and entry fee should be much less than other categories

The Lt. Governor assured to get this issue examined in detail.

3. Shri Mange Ram Garg reminded that DDA's decision to set up a multi-gym and indoor games facilities complex between DDA sports complex in Ashok Vihar and Satyavati College had been badly delayed. The Vice Chairman assured early action in the matter.

4. Shri Virender Kasana pointed out that in its 50th year, the DDA should come out with new schemes for all categories of people living in Delhi. The LG appreciated the suggestion and advised that the non-official members should be associated with the Committee constituted for finalizing the 50th year celebrations.

ITEM NO.106/2006

Sub: Disposal of informal sector shopping spaces developed by DDA in various parts of Delhi.
F.25(3)2005/CE

After detailed discussions, it was decided that 16 Janta Markets may be handed over to the MCD as proposed in the agenda item and

the matter regarding allotment of informal sector – shopping platforms in Nehru Place be taken up in the next meeting of the Authority.

ITEM NO.107/2006

Sub: Change of land use of site measuring 3923 sqm. from Recreational, (Distt. Park) to PSP facilities, (Burial Ground).
F.1(13)05/MP

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

ITEM NO.108/2006

Sub: Norms for the proposed International Convention Centre (ICC) Sector-24, Dwarka.
F.1(454)2005/DWK/Pt.

Consideration of this item was deferred.

ITEM NO.109/2006

Sub: Improvement of circulation road around newly constructed Round about (R/A) along Domestic Airport road and approach road connecting Dwarka.
F.SED-8/F 299/E.M.3(16)2005/AM/Vol.III

Consideration of this item was deferred.

ITEM NO.110/2006

Sub: Policy regarding regularization of delay under alternative allotment and Rohini Residential Scheme, 1981
F.PA/DD/RO/06/35

Consideration of this item was deferred.

ITEM NO.111/2006

Sub: Registration of Mixed Use Premises and Payment of Charges Regulations, 2006.
F.20(4)05/MP/Pt.II

Registration of Mixed Use Premises and Payment of Charges Regulations, 2006 were approved by the Authority.

ITEM NO.112/2006

Sub: Adoption of Annual Accounts for the financial year 2004-05 after certification of Annual Accounts by the office of the Accountant General (Audit) Delhi.
File No. 6(59)05-06/A/Cs(M)/DDA

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

ITEM NO.113/2006

Sub: Change of land use of 37.0 ha land and 1.08 ha land from 'Agricultural & Water body' to 'Residential' & 'Public & Semi Public (graveyard, Cremation ground)'.
File No. F.3(10)2000-MP

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

ITEM NO.114/2006

Sub: Annual Administration Report of D.D.A. for the year 2005-2006.
File No. F.1(4)2006/P&C/AAR/Pt.I

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

ITEM NO.115/2006

Sub: Payment of Belated Construction Interest beyond 30 months upto the bulk date of issue of demand cum allocation letters for SFS flats.
File No. F.178(184)93/SFS/JL-II

Consideration of this item was deferred.

ITEM NO.116/2006

Sub: Setting up of Contingency Fund.
File No. F.6(67)06-07/A/Cs(M)/DDA

Consideration of this item was deferred.

ITEM NO.117/2006

Sub: Agenda for adoption of Annual Accounts for the Financial Year 2005-06.
File No. F.6 (69)06-07/A/Cs (M)/DDA

The members appreciated that DDA accounts were now fully updated.

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

ITEM NO.118/2006

Sub: Development Control Norms for Banquet Hall Sites in Delhi.
File No./ F.3(7)93/MP

Consideration of this item was deferred.

ITEM NO.119/2006

Sub: Landscape Development of Residential area in Jahangirpuri (Zone C).
File No. PA/Dir.(LS)/2006

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

ITEM NO.120/2006

Sub: Transfer of Commercial Projects in Slum and JJ Areas to MCD.
File No. 100(302)/2002/CL

Consideration of this item was deferred.

ITEM NO.121/2006

Sub: Allotment of alternative land for resitement of Petrol Pumps for war disabled persons and war widow.
File No. F.13(15)90/CRC

Consideration of this item was deferred.

ITEM NO.122/2006

Sub: Development control norms for Residential Plotted Development and Payment of Betterment Levy or (Additional FAR Charges) and penalty/Compounding Charges/Special Compounding Charges Regulations, 2006.
File No. F.20(4)2005/MP/Part.II(Pt.)

Development control norms for Residential Plotted Development and Payment of Charges Regulations, 2006 were approved by the Authority.

ITEM NO.123/2006

Sub: Change of land use of additional land allotted to Supreme Court of India at Pragati Maidan, New Delhi from 'Recreational' to 'Govt. Office'.
File No. F.3(81)2006/MP

This item could not be taken up for consideration as the Agenda item was not circulated in time but merely "laid on the table".

The L.G. agreed with the non-official members and cautioned that agenda items should be circulated well in advance so that meaningful discussions can be held. Where, for some pressing reasons, this has to be done, adequate reasons should be given.

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

ITEM NO.122/2006

Sub: Development control norms for Residential Plotted Development and Payment of Betterment Levy or (Additional FAR Charges) and penalty/Compounding Charges/Special Compounding Charges Regulations, 2006.
File No. F.20(4)2005/MP/Part.II(Pt.)

Development control norms for Residential Plotted Development and Payment of Charges Regulations, 2006 were approved by the Authority.

ITEM NO.123/2006

Sub: Change of land use of additional land allotted to Supreme Court of India at Pragati Maidan, New Delhi from 'Recreational' to 'Govt. Office'.
File No. F.3(81)2006/MP

This item could not be taken up for consideration as the Agenda item was not circulated in time but merely "laid on the table".

The L.G. agreed with the non-official members and cautioned that agenda items should be circulated well in advance so that meaningful discussions can be held. Where, for some pressing reasons, this has to be done, adequate reasons should be given.

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

Circulated on 11.10.2006

DELHI DEVELOPMENT AUTHORITY

List of agenda items to be discussed in the meeting of the Delhi Development Authority fixed for **Thursday, the 19th October, 2006 at 3.30 P.M.** at Raj Niwas, Delhi.

INDEX

Sl.No.	Item No.	Subject	*Page No.*	*HOD*
1	101/2006	Confirmation of the minutes of the meeting of Delhi Development Authority held on 5.9.2006. F.2(2)2006/MC/DDA	1-11	Pr. Commr.-cum-Secretary
2	102/2006	Performance Budget 2005-06. F.4(3) Budget/PF/2005-06	12-18	Finance Member
3	103/2006	Development and disposal of Group Housing in Sector A1 to A4 of Narela Sub-city. F.15(270)2006/NP	19-21	Commissioner [Planning]
4	104/2006	Deciding the cost of Additional FAR to be given to Hospitals allotted land prior to 12.7.2005. F.1(1)FAR/2005-06	22	Commissioner [LD]
5	105/2006	Development of Mini Sports Complex at Chittranjan Park, near Jahan Panah Club. F.SWD-5/Budget 06-07/DDA	23-41	Engineer Member
6	106/2006	Disposal of informal sector shopping spaces developed by DDA in various parts of Delhi. F.25(3)2005/CE	42-55	Commissioner [LD]
7	107/2006	Change of land use of site measuring 3923 sqm. from Recreational, (Distt. Park) to PSP facilities, (Burial Ground). F.20(13)05/MP	56-59	Commissioner [Planning]
8	108/2006	Norms for the proposed International Convention Centre (ICC) Sector-24, Dwarka. F.1(454)2005/DWK/Pt.	60-61	Commissioner [Planning]
9	109/2006	Improvement of circulation road around newly constructed Round about (R/A) along Domestic Airport road and approach road connecting Dwarka. F.SED-8/F 299/ E.M.3(16)2005/AM/Vol.III	62-65	Engineer Member
10	110/2006	Policy regarding regularization of delay under alternative allotment and Rohini Residential Scheme, 1981. F.PA/DD/RO/06/35	66-71	Commissioner [LD]
11	111/2006	Registration of Mixed Use Premises and Payment of Charges Regulations, 2006. F.20(4)05/MP/Pt.II	72-110	Commissioner [Planning]

Circulated on 13.10.2006

DELHI DEVELOPMENT AUTHORITY

List of Supplementary agenda items to be discussed in the meeting of the Delhi Development Authority fixed for **Thursday, the 19th October, 2006 at 3.30 P.M.** at Raj Niwas, Delhi.

INDEX

Sl.No.	Item No.	Subject	Page No.	HOD
1	112/2006	Adoption of Annual Accounts for the financial year 2004-05 after certification of Annual Accounts by the office of the Accountant General (Audit) Delhi. File No. 6(59)05-06/A/Cs(M)/DDA	111-115	Finance Member
2	113/2006	Change of land use of 37.0 ha land and 1.08 ha land from 'Agricultural & Water body' to 'Residential' & 'Public & Semi Public (graveyard, Cremation ground)'. File No. F.3(10)2000-MP	116-126	Commissioner [Planning]
3	114/2006	Annual Administration Report of D.D.A. for the year 2005-2006. File No. F.1(4)2006/P&C/AAR/Pt.I	127-217	Pr. Commr.-cum-Secretary
4	115/2006	Payment of Belated Construction Interest beyond 30 months upto the bulk date of issue of demand cum allocation letters for SFS flats. File No. F.178(184)93/SFS/JL-II	218-231	Commissioner [Housing]
5	116/2006	Setting up of Contingency Fund. File No. F.6(67)06-07/A/Cs(M)/DDA	232-233	Finance Member

Circulated on 16.10.2006

DELHI DEVELOPMENT AUTHORITY

List of 2nd Supplementary agenda *items to be discussed in the meeting of the Delhi* Development Authority fixed for **Thursday, the *19th October, 2006 at 3.30 P.M.* at** Raj Niwas, Delhi.

INDEX

Sl. No.	Item No.	Subject	Page No.	HOD
1	117/2006	Agenda for adoption of Annual Accounts for the Financial Year 2005-06. File No. F.6 (69)06-07/A/Cs (M)/DDA	234-237	Finance Member
2	118/2006	Development Control Norms for Banquet Hall Sites in Delhi. File No./ F.3(7)93/MP	238-239	Commissioner [Planning]
3	119/2006	Landscape Development of Residential area in Jahangirpuri (Zone C). File No. PA/Dir.(LS)/2006	240-249	Engineer Member
4	120/2006	Transfer of Commercial Projects in Slum and JJ Areas to MCD. File No. 100(302)/2002/CL	250-254	Engineer Member
5	121/2006	Allotment of alternative land for resitement of Petrol Pumps for war disabled persons and war widow. File No. F.13(15)90/CRC	255-257	Commissioner [LD]
6	122/2006	Development control norms for Residential Plotted Development and payment of Betterment Levy or (Additional FAR Charges) and penalty/Compunding Charges/Special Compounding Charges Regulations, 2006. File No. F.20(4)2005/MP/Part.II(Pt.)	258-261	Commissioner [Planning]

DELHI DEVELOPMENT AUTHORITY

List of 3rd Supplementary agenda items to be discussed in the meeting of the Delhi Development Authority fixed for **Thursday, the 19th October, 2006 at 3.30 P.M.** at Raj Niwas, Delhi.

INDEX

Sl. No.	Item No.	Subject	Page No.
1	123/2006	Change of land use of additional land allotted to Supreme Court of India at Pragati Maidan, New Delhi from 'Recreational' to 'Govt. Office'. File No. F.3(81)2006/MP	262-264

Item No. 101/2006

Subject:- Confirmation of the Minutes of the Meeting of Delhi Development Authority held on 5.9.2006

File No. F.2(2)2006/MC/DDA.

Minutes of the Meeting of the Delhi Development Authority held on 5.9.2006 are submitted for confirmation of the Authority. (Appendix 'A' Page 2 to 11)

R E S O L U T I O N

Minutes of the meeting of the Delhi Development Authority held on 5.9.2006 were confirmed as circulated.

****

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 5th September 2006 at 4.00 P.M.at Haryana Bhawan.

Following were present:

CHAIRMAN

1 *Dr. A.R. Kidwai*
Administrator/Lt. Governor, Delhi

VICE-CHAIRMAN

2 *Shri Dinesh Rai*

MEMBERS

3. *Shri A.K. Patnaik*
Finance Member

4. *Shri A.K. Sarin*
Engineer Member

5. *Shri Mahabal Mishra, MLA*

6. *Shri Jile Singh Chauhan, MLA*

7. *Shri Mange Ram Garg, MLA*

8. *Shri Virender Kasana*
Councillor, MCD

9. *Shri Ishwar Dass*
Councillor, MCD

10. *Dr. M.M. Kutty*
Joint Secretary (D&L), MOUD

11. *Shri Ashok Kumar,*
Commissioner, MCD

12.. *Shri J.B. Kshirsagar*
Chief Planner, TCPO

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. *Shri S.N. Sahai*
Secretary to LG

2. *Shri K. S. Mehra*
Pr. Secretary, (L&B), GNCTD

3. *Shri B.B. Saxena*
Principal Secretary (UD), GNCTD

4. *Shri. V.K. Sadhu*
Principal Commissioner, DDA

5. *Shri R.K. Vats,*
Commissioner (LM), DDA

6. *Smt. Pramila H Bhargava*
Commissioner (Personnel)

7. *Shri A.K. Jain*
Commissioner (Planning), DDA

8. *Mrs. Asma Manzar*
Commissioner (Housing), DDA

9. *Shri V.D. Dewan*
Chief Architect, DDA

10. *Mr. Rajeev Malhotra*
Chief Regional Planner (NCR Planning Board)

11. *Shri C.K. Chaturvedi*
Chief Legal Adviser, DDA

12. *Shri Rajiv Pandey*
Chief Accounts Officer, DDA

13. *Shri S.K. Goyal*
Financial Adviser (Housing), DDA

14. *Shri Alok Swaroop*
OSD to LG

15. *Shri A.K. Gupta*
Addl. Commissioner (Planning) DDA

16. *Shri Ashok Kumar*
Addl. Commr. (Planning) DDA

17. *Dr. S.P. Bansal,*
Addl. Commr. (Planning)DDA

18. *Smt. Neemo Dhar*
Director (PR), DDA

19. *Shri D. Sarkar*
Director (Sports) DDA

20. *Shri R.K. Jain*
Director (Planning) Dwarka/DDA

21. *Shri Partha Dhar*
Director (Planning) DDA

22. *Shri N.K. Chakraborty*
Director (Planning)/NP DDA

23 *Shri C.P. Sharma*

The Vice chairman and the non-official members welcomed Haryana Governor Dr. A.R. Kidwai as Chairman of the Authority.

Shri Jile Singh Chauhan and all the members of the Authority objected that the Chief Secretary, Delhi was not present in the meeting inspite of the matters under discussion being extremely sensitive and of public importance.

ITEM NO.91/2006

Sub: Confirmation of the Minutes of the meeting of Delhi Development Authority held on 3.8.2006.
F.2(2)2006/MC/DDA

Minutes of the Authority meeting held on 3rd August 2006 were confirmed with the following modifications:

(a) *Item No.83/2006 III - The amendment moved by Shri Mahabal Mishra was accepted and the last line in the minutes shall read as "it was decided that all the officers/officials of the Research Cadres shall continue to serve in whatever capacity as deemed appropriate, till they superannuate".*

(b) *Item No.85/2006 - "Shri M.M. Kutty, Jt. Secretary(D&L), MOUD informed that Draft Cabinet Note in the matter was under preparation in the Ministry relating to the provision of EWS housing in the Group Housing with respect to the FAR and the covered area".*

ITEM NO.92/2006

Sub: Performance Budget 2004-06.
F.4(3)Budget/PF/2005-06.

This item was not taken up for consideration.

ITEM NO.93/2006

Sub: Development and disposal of Group Housing in Sector A1 to A4 Narela Sub-city.
File. No. F.1(1)FAR/2005-06.

This item was not taken up for consideration.

ITEM NO.94/2006

Sub: Deciding the cost of Additional FAR to be given to Hospitals allotted land prior to 12.7.2005.
File no. F.1(1)FAR/2005-06.

This item was not taken up for consideration.

ITEM NO.95/2006

Sub: Development of Mini Sports Complex at Chittranjan Park, Near Jahan Panah Club.
File No. SWD-5/Budget-6-07/DDA.

This item was not taken up for consideration.

ITEM NO.96/2006

Sub: Disposal of informal sector shopping spaces developed by DDA in various parts of Delhi.
F.25(3)2005/CE.

This item was not taken up for consideration.

ITEM NO.972006

Sub: Change of land use of site measuring 3923 sq.mt. from Recreational (Distt. Park) to PSP facilities (Burial Ground).
F.20(13)05/MP.

This item was not taken up for consideration.

ITEM NO. 982006

Sub: Norms for the proposed International Convention Centre (ICC) Sector-24, Dwarka.
F.1(454)2005/DWK/Pt.

This item was not taken up for consideration.

ITEM NO.99/2006

Sub: Improvement of circulation road around newly constructed Round about (R/A) along Domestic Airport road and approach road connecting Dwarka.
F.SED-8/F 299/
F.E.M.3(16)2005/AM/Vol.III.

This item was not taken up for consideration.

ITEM NO.100/2006

Sub: Amendments in the MPD-2001 in r/o Development Control Norms for Residential Plotted Development and Mixed Use Policy.
F.20(4)2005/MP/Pt.II.

The Vice Chairman introduced the agenda item and explained the background in which these proposals had been framed.

Shri Mahabal Mishra pointed out that DDA was under moral responsibility to find solution to the problems faced by the public. He thanked the Ministers Urban Development and the DDA for coming up with solutions.

Shri Mishra pointed out the proposals before the Authority did not address the problems of unauthorized regularized colonies and the resettlement colonies where the internal roads were just about 6 mtrs wide.

I Shri Mahabal Mishra and all the non-official members made the following suggestions with respect to the proposals contained in Annexure A-I:

(i) Keeping in view the fact that plots in regularized unauthorized colonies, resettlement colonies, rehabilitation colonies, special areas, villages, walled city and the DDA's own allotments were of smaller areas, ground coverage of 100% and FAR of 350 should be permitted on all plots measuring upto 175 sq.mt.

(ii) *Ground coverage of 75% and FAR of 300 should be permitted on all residential plots measuring between 176 to 251 sq.mt.*

(iii) *The condition of providing open court of 2 m x 2 m should be applicable only on the new constructions and not on the existing constructions.*

II *Shri Virender Kasana and all the non-official members suggested that:*

(i) *The proposed relief of increased ground coverage and FAR should be given to all the plot holders uniformly rather than restricting to the existing unauthorized constructions at the cost of the honest and law-abiding citizens.*

(ii) *Existing provisions which permit extra coverage on plots on wider roads should continue.*

(iii) *Penalty clause should be applied only to the existing unauthorized constructions and not on the law-abiding citizens who will henceforth benefit from the new provisions.*

b) *All the non-official members pointed out that the honest and law-abiding citizens should not be discriminated against and the modified provisions should not benefit only to the law-breakers.*

2. *The modifications proposed in Annexure A-II were discussed in detail and following suggestions were made by all the non-official members:*

A) *Para 10.3 (i) b: ROW in regular residential plotted development should be 13.5 m.*

B) *Para 10.3 (i) c: ROW should be 6 m in residential plotted development, resettlement colonies, regularized unauthorized colonies, special areas, walled city, villages, most of which are poor peoples' Janta colonies.*

C) Para 10.3 (ii): The streets/stretches already notified should be listed at one place and made public. In addition, new roads/streets/stretches should be notified by the competent authorities in a fixed time frame. Shri Jile Singh Chauhan suggested that senior officers of DDA should accompany the survey teams/committees of the MCD.

D) All the non-official members pointed out that the list of professionals should be expanded to include engineers, artists etc. and the benefits should be provided to the occupants rather than the owners/residents, alongwith permission to utilize more than 50% of the residential space for professional activities.

E) All the non-official members suggested that the Basements should be permitted for professional activities by the occupants without counting towards FAR.

F) Existing Guest Houses/Nursing Homes/Banks etc. should be allowed to continue in all the colonies, including the A and B category of colonies, as per existing provisions.

G) 10.4 (xi) Shri Mahabal Mishra and all the non-official members suggested that the existing roads/streets irrespective of their ROW, should be declared as pedestrian shopping streets in E, F and G category of colonies and the special areas, villages, unauthorized regularized colonies, resettlement colonies, special areas, walled city.

H) 10.6(ii)a Shri Mahabal Mishra and all the non-official members pointed out that all kinds of building materials should be allowed to be stored inside the walled premises and allowed to be sold from plots of specific sizes which are situated on 18 mtr or above wide roads, with the condition that these material shall not be stacked on the roads.

aa) Shri Virender Kasana and all the non-official members pointed out that the words "building materials" should be expressively clarified in detail and must include all the materials used in the construction of the building viz timber products,

steel/iron products, plastic products etc. The ROW of 30 mtr mentioned in the public notice would stand amended as 18 mtr.

I) 10.6(ii)b Shri Mahabal Mishra and all the non-official members pointed out that repair shops of bicycles and rickshaws should be allowed on all the roads/streets situated inside all the colonies, leaving aside A and B category of colonies.

J) 10.7.2(i) All the non-official members pointed out that the minimum size of plots on which these activities permissible should be amended to read 80 sq yards instead of 80 sq mtrs.

K) 10.7.2 (viii) a) Shri Mahabal Mishra, Shri Jile Singh Chauhan, Shri Mange Ram Garg, Shri Virender Kasana and Shri Ishwar Dass pointed out that all the recognized schools should be allowed to permanently continue from the existing locations and the play schools should be allowed to run on the first floors also, in view of plots being of small sizes.

b) The Commissioner, MCD suggested that all the recognized schools must be allowed to continue from their existing premises in all the colonies, the A and B category of colonies as this was not a commercial activity. He pointed out that the un-recognized schools should be given sufficient time to seek recognition.

c) Shri Virender Kasana pointed out that distinction should be made in favour of the Tuition Centres where the school going and college going students receive tuitions from the teachers in the residential colonies and that imparting computer skills/education, art and dancing etc. should be similarly permitted in these Tuition centres even in the Basements. All the non-official members supported that tuition centres were different from the high fee coaching centres and must be permitted in all residential areas, including the Basement.

d) All the non-official members supported the suggestion of Shri Virender Kasana that:

i) all those activities which are permitted in the residential use zone should be allowed in all the colonies including the A and B category of colonies and the RWA approval should not be required for the permissible activities.

ii) the words "Storage, Godown and Warehouse" should be properly defined. Their size/ activities which can be permitted in the villages should also be clearly identified and defined.

iii) Definition of Professionals may be expanded.

iv) Insurance company offices should be allowed to operate from residential areas.

v) Basement should be permitted for such activities which fall in the permitted use category. These should also be permitted for the use of professional work including diagnostic centres.

e) Shri Jile Singh Chauhan pointed out that DDA should come out with a list of negative items not permitted to be stored in such shops/godown in residential premises so that there is total transparency.

L) Shri Mange Ram Garg made following additional suggestions:

i) A and B category colonies should not be left out merely because they have better infrastructure or bigger residential plots. He pointed out that the rules/proposals should uniformally apply to all the colonies.

ii) Removal of encroachments from the Government land should be first priority.

iii) Resettlement schemes should be taken up on priority and formal proposals brought before the Authority.

iv) Ring Road and Outer Ring Road should be declared as commercial areas.

Shri Mahabal Mishra suggested that Rohtak Road should also be declared commercial.

v) Shri Mahabal Mishra and Shri Jile Singh Chauhan pointed out that Gandhi Market in trans Yamuna area should be added to the list of special areas because of its exclusive character of being the biggest garment market in Asia.

vi) Shri Mange Ram Garg and Shri Ishwar Dass suggested that Tank Road should also be listed as a special area.

vii) All the non-official members suggested that all those roads/streets which had 70% commercial activity should be declared commercial without delay.

Commissioner (Planning) said that the above suggestions may also be examined in the light of various Supreme Court and High Court orders.

It was resolved that the above suggestions may be forwarded to the Ministry of Urban Development alongwith the proposals contained in the Agenda item.

The Administrator/Lt. Governor, Delhi thanked the non-official members for giving useful suggestions in public interest.

The meeting ended with vote of thanks to the Chair.

*****

Item No.102/2006
Subject : PERFORMANCE BUDGET 2005 - 06
File No.: F.4(3)Budget/P.F./2005-06

That Authority has approved revised estimates for the financial year 2005-06 an budget estimates for the year 2006-07 vide Authority Resolution No. 16/200 dated 24th March, 2006. While approving the budget authority has sough information on physical and financial performance for the last year budge itemwise and projectwise. The performance budget has been divided into tw parts i.e. financial performance budget and physical performance budget.

1. FINANCIAL PERFORMANCE BUDGET:

1.1. To know the financial performance vis a viz budget estimates, th comparison has been made between revised estimates of the year 2005-06 wit the actuals on the basis of unaudited financial statements for the year 2005-06.

REVISED ESTIMATES V/S ACTUALS
ACTIVITY WISE
SUMMARY

Rs crore

RECEIPTS	RE	Actual	PAYMENTS	RE	Act ual
Disposal of houses	527.32	506.24	Acquisition of land	940.00	92 .62
Disposal of shops	35.47	44.84	Dev. of land	736.41	54 .74
Resdl./Indl. & Comm.lands	1000.41	1501.85	Construction of Houses & shops	289.75	14 .66
Undev. land (GHS/Instl.)	20.01	24.22	Estt.Expndr. (Pay & Allowances)	223.63	21 .57
Misc. Receipts	447.89	347.27	Misc. Expndr.	149.35	12 .18
Total	**2031.10**	**2424.42**		**2339.14**	**194 .77**

1.2 The above table indicates, there is a surplus of Rs. 474.65 Crore as against budgeted deficit of Rs. 308.04 Crore. This is due to the result of increase in receipts by 393.32 Crore i.e. 19.36% over RE and reduction in expenditure of Rs. 389.37 Crore which is 16.65% over RE.

1.3 Increase in receipts is mainly from disposal of commercial lands by about 50%. This shows buoyancy in estate market. Head of Account wise incomes are given as under:

Rs crores

S.No.	Head of Account	RE	Actuals	Surplus(+)Deficit(-)	
				Amount	Percentage
1.	Nazul I	3.38	7.76	(+) 4.38	(+)129.58
2.	Nazul II	1217.70	1667.09	(+)449.39	(+) 36.90
3.	B.G.D.A.	810.02	749.57	(-) 60.45	(-) 7.46
	TOTAL:	**2031.10**	**2424.42**	**(+)393.32**	**(+)19.36**

The deficit in BGDA is mainly Rs 21.08 crore from housing as no new housing scheme was launched during the year and Rs 43.45 crore due to non disposal of MOR land.

1.4 Reduction in expenditure is normally considered good for the organization but this may not be true for the DDA. In all organization including DDA reduction in administrative expenditure is always considered desirable. Under this head DDA has saved Rs. 11.06 Cr. However, DDA could not spent the amount projected in development of land and construction of houses and shops which is not a good sign for DDA as the expenditure under these two heads is the base for earning revenues for the future. The shortfall under the two heads are given below

Dev. of Land Rs. Crores

Sl. No.	Particulars	RE	Actual
1	Amount as given above	736.41	544.74
2	Less DMRC payment	180.00	180,00
3	Balance	556.41	364.74
4	Short fall		191.67
5	Short fall %		.34.45%

Construction of Houses & Shops Rs. Crores

Sl. No.	Particulars	RE	Actual
1	Amount as given above	289.75	145.66
4	Short fall		144.09
5	Short fall %		49.73%

The shortfall of 34.35 % in development of land and 49.73 % in construction is main concern of DDA.

Account wise details of expenditure is given below:-

Rs crores

S.No.	Head of Account	RE	Actuals	Surplus(+)Deficit(-)	
				Amount	Percentage
1.	Nazul I	16.38	12.78	3.60	(-)21.98
2.	Nazul II	1820.41	1511.50	308.91	(-)16.96
3.	B.G.D.A.	502.35	425.49	76.86	(-)15.30
	TOTAL:	**2339.14**	**1949.77**	**389.37**	**(-)16.65**

1.5 Shortfall in Nazul II account is Rs 308.91 crore.Out of this Rs 69.98 crore is in schemes with budget provision (RE) for 2005-06 of over Rs three crores, details of which is given below:-

Rs in lacs

S. No.	Name of Scheme & Code No.	RE	Actuals	Shortfall	
				Amount	Percentage
1.	D/o land at Shalimar Bagh, Block C&D (24014052)	400.00	382.13	(-)17.87	4.47
2.	D/o land at Rohini Ph.IV Sect.26 onwards (21.18 hect.) (24025076)	420.00	414.20	(-)5.80	1.38
3.	D/o land in Sect.29 & 30 Rohini (Pt. land available) (24025104)	390.00	209.77	(-)180.23	(-)46.21
4.	D/o land at Dheerpur (24048050)	348.00	332.50	(-)15.50	(-)4.45
5.	D/o land at Narela Township (24084050)	377.00	224.64	(-)152.36	(-)40.41
6.	D/o 1769.88 hact. of land at Pappankalan Scheme (Dwarka) Ph.I (24095050)	5121.00	4574.76	(-)546.24	(-)10.67
7.	D/o land at Dwarka Ph.II (224.90 hact. of land) (24095055)	2561.00	1483.36	(-)1077.64	(- 12.08
8.	D/o 200 Acres of land at Bakkarwala (24095065)	325.00	135.65	(-)189.35	(58.26
9.	45M Road Bridge through cantonment at Dwarka (24095070)	3776.00	2961.05	(-)814.95	(21.58
10.	C/o Master Plan Road of 45 to 60 M wide Ph.II Dwarka (24095072)	682.00	338.72	(-)343.28	(50.33
11.	D/o Work in additional acquired land in Dwarka Ph.II (24095076)	900.00	732.97	(-)167.03	(18.56
12.	Integerated Freight Complex at Gazipur Wholesale Market (24022158)	1635.00	1555.05	(-)79.95	-)4.89
13.	D/o land for Hotel site West of JNU Ph.II (24024150)	960.00	578.35	(-)381.65	(-)39.76
14.	D/o land at Jharoda Burari & Wazirabad (Bio-Diversity Park) (24401916)	320.00	319.77	(-)0.23	(-)0.07
15.	Execution/Constn. & up-gradation Works, Sports Complexes under Director(Sports) (24400411)	549.00	137.53	(-)411.47	(-)74.9
16.	Common Wealth Games 2010 (29400601)	1100.00	71.64	(-)1028.36	(-)93.4
17.	Payment of MCD for improvement of Infrastructure for soil waste in Dwarka (24095811)	1500.00	-	(-)1500.00	(-)100
18.	Fencing of vacant land (North Zone) (24600041)	375.00	288.22	(-)86.78	(-)23.14
	TOTAL	21739.00	14740.31	(-)6998.69	( )32.19

1.6 Shortfall in BGDA account is Rs 76.86 crore.Out of this Rs 23.51 crore is in schemes with budget provision (RE) for 2005-06 of over Rs three crores, details of which is given below:-

Rs in lacs

S. No.	Name of Scheme & Code No.	RE	Actual	Shortfall	
				Amount	Percentage
1.	C/o 300 SFS Shalimar Block C&D (44020008)	682.00	674.42	(-)7.58	(-)1.11
2.	C/o 320 SFS houses Motia Khan (44050001)	330.00	288.42	(-)41.58	(-)12.60
3.	C/o 435 SFS houses in Sect.19A Dwarka (44095022)	967.00	831.31	(-)135.69	(-)14.03
4.	C/o 830 MIG houses Gr.II, Sect.28,Rohini Ph.IV & V (44064088)	1200.00	1086.68	(-)113.32	(-)9.44
5.	C/o LIG houses on turnkey basis Pkt.E, Sect.18 Rohini (44064160)	550.00	41.91	(-)508.09	(-)92.38
6.	C/o 700 LIG houses in Sect.16, Rohini Ph.II (44064161)	380.00	375.66	(-)4.34	(-)1.14
7.	C/o 200 LIG houses in Pkt.E, Sect.1, Rohini (44064165)	315.00	241.62	(-)73.38	(-)23.29
8.	C/o LIG houses on Turnkey basis at Bakkarwala (44095147)	1700.00	1462.65	(-)237.35	(-)13.96
9.	C/o 860 LIG at Pkt.D-6, Vasant Kunj (44105142)	305.00	25.26	(-)279.74	(-)91.71
10.	C/o 5000 houses under different category in Rohini Ph.IV & V (	1445.00	1417.82	(-)27.18	(-)1.88
11.	C/o 2144 LIG/MIG/SFS M.S. flats in Sect.18-B Dwarka (	950.00	860.25	(-)89.75	(-)9.44
12.	C/o 4000 houses under different category in Dwarka (44095361)	975.00	697.41	(-)277.59	(-)28.47
13.	C/o 620 LIG/MLU houses in Sect. Dwarka (44095362)	835.00	664.06	(-)170.94	(-)20.47
14.	C/o SFS/MIG/LIG houses near Spinal Injury Hospital Vasant Kunj (44105214)	2555.00	2170.27	(-)384.73	(-)15.05
	TOTAL:	13189.00	10837.74	(-)2351.26	(-)17.83

2. PHYSICAL PERFORMANCE BUDGET:

2.1 Physical performance budget for the year 2005-06 i.e. target to be achieved and work actually done, as percentage, in respect of major scheme of Nazul II, is given as under:-

S. no.	Name of scheme and code no.	Target fixed (%)	Target achieved (%)	Shortfall or excess (%)	Reasons for excess/shortfall
1.	Development of land at Shalimar Bagh, Block C & D (24014052)	100%	70%	30%	Work held up due to unauthorized constructions.
2.	Development of land at Rohini-IV, Sector-26 onwards (21.18 hectare) (24025076)	75%	70%	5%	Due to encroachment at site and court stay the target fixed could not be achieved.
3.	Construction of Master Plan Road Rohini, Phase-II (24025086) + (24025078)	100%	100%	--	--
4.	Development of 400 hectare	100%	75%	25%	Due to encroachment, now

	of land acquired recently in Phase-IV and V (Sector 27 and 28) Rohini (24025079)				the same has been cleared, and work is in progress.
5.	Development of land in Sector 29 & 30 Rohini (Part land available) 24025104)	12.5%	32%	(+) 19..5%	Work in progress.
6.	Development of land at Dheerpur (24048050)	35%	25%	10%	Land under Stay.
7.	Development of land at Narela Township (24084050)	81%	80%	1%	Non finalisation of road plan of UER-1,2,3 and non-availability of approved plan from DJB.
8.	Construction of 100-meter corridor (60-meter Right-of-way) Express way from G.T. Road to WYC in Narela (24084065)	100%	100%	--	Completed.
9.	Development of 1769.88 hectare of land at Pappankalan Scheme (Dwarka), Phase-I (24095050)	100%	100%	-	Development of land is an on going process. Model Plaza to be constructed in each sector. Palam Drain work delayed due to stopping of work by I&FC during monsoon i.e. four months/year.
10.	Development of land at Dwarka, Phae-II (224.90 hectare of land) (24095055).	80%	50%	30%	The work of CT-5 delayed due to which target could not be achieved.
11.	Development of 200 acres of land at Bakkarwala (24095065)	50%	20%	30%	Works could not be taken up due to non-supply of Architectural and Structural drawings for command tank and SPS respectively.
12.	45-M Road bridge through Cantonment at Dwarka (24095070)	100%	100%	--	--
13.	Construction of Master Plan Road of 45 to 60-M wide Phase-II, Dwarka (24095072).	60%	40%	20%	Due to late acquisition of land works could not be taken up in entire stretch of road.
14.	Construction of Link Road from NH-8 to Dwarka (24095075)	100%	100%	--	--
15.	Development of work in additional acquired land in Dwarka, Phase-II (24095076).	80%	58%	22%	Due to late acquisition of land in Phase-II of Dwarka work could not be taken up in entirely and decision of VC etc. regarding infrastructure fund for sewer to be paid to DJB.
16.	Upgradation of District Centre Nehru Place, Phase-I (24004101)	70%	60%	10%	
17.	Integrated Freight Complex at Gazipur Wholesale Market (24022158)	58%	50%	8%	
18.	Development of land for Hotel	100%	92%	8%	Slow progress due to

	site West of JNU, Phase-II (24024150)				contractor's slow working
19.	Development of land at Jharoda Burari & Wazirabad (Bio-Diversity Park) (24401916).	76%	95%	(+) 19%	--
20.	Development of Spiritual Park at Nehru Place (Astha Kunj) (24503003)	70%	60%	10%	Development work is in progress and likely to be completed in September, 2006.
21.	Payment of MCD for improvement of infrastructure for soil waste in Dwarka (24095811).	60%	--	60%	Final amount for the soil waste infrastructure yet to be settled with MCD.
22.	Fencing of vacant land (North Zone) (24600041)	100%	60%	40%	Less reclamation of land after demolition of JJ cluster/unauthorized structure.

2.2 Physical performance budget for the year 2005-06 i.e. target to be achieved and work actually done, as percentage, in respect of major scheme of BGDA, is given as under:-

S.no.	Name of scheme and code no.	Target fixed (%)	Target achieved (%)	Shortfall or excess (%)	Reasons for excess/shortfall
1.	Construction of 300 SFS Shalimar Block C & D (44020008)	100%	98%	2%	Scope of work changed due to site necessity.
2.	Construction of 320 SFS houses Motia Khan (44050001)	90%	69%	21%	Shortage of stipulated material and delay in structural drawing from consultant.
3.	Construction of 435 SFS houses in Sector 19-A, Dwarka (44095022)	100%	95%	5%	Likely to be completed by 09/06.
4.	Construction of 830 MIG houses Group-II, Sector 28, Rohini, Phase-IV and V (44064088)	100%	96%	4%	100% works completed.
5.	Construction of LIG houses on turnkey basis, Pocket-E, Sector-18, Rohini (44064160)	100%	96.40%	3.6%	Due to shortage of shutters.
6.	Construction of 700 LIG houses in Sector 16, Rohini, Phase-II (44064161)	75%	67%	8%	Work in progress.
7.	Construction of 200 LIG houses in Pocket-E, Sector-1, Rohini (44064165)	100%	68%	32%	Delay on the part of Contractor. Notice under Clause 2 issued.
8.	Construction of LIG houses on Turnkey basis at Bakkarwala (44095147)	100%	99%	1%	Work almost completed.
9.	Construction of 860 LIG at Pocket D-6, Vasant Kunj, (44105142).	40%	Nil	40%	Tenders were called three times but could not be awarded due to high rates.

					Finally work awarded on 09.05.2006.
10.	Construction of 5000 houses under different category in Rohini, Phase-IV and V (44064305).	100%	12%	88%	Seven agreements of schemes have been rescinded due to slow progress by agency. The balance works of NITs have been issued and tenders have been invited.
11.	Construction of 2144 LIG/MIG/SFS M.S. flats in Sector 18-B, Dwarka. (44095356)	100%	65%	35%	Work abandoned by Agency VRM India, court case in progress and work is subjudice for last over nine months..
12.	Construction of 4000 houses under different category in Dwarka (44095361).	100%	93%	7%	Work has been physically completed ,but final settlement of account is yet to be done.
13.	Construction of 620 LIG/MLU houses in Sector 11, Dwarka (44095362)	100%	100%	--	--
14.	Construction of MIG/LIG houses near Spinal Injury Hospital, Vasant Kunj (44105214)	65%	65%	--	--
15.	Construction of new houses under North Zone. (44210203).	100%	100%	--	Completed.

R E S O L U T I O N

The Lt. Governor thanked Shri Mahabal Mishra for his suggestions regarding the presentation of Performance Budget in the Authority.

a) Shri Mahabal Mishra started the discussions and expressed concern over shortfall in expenditure against several heads. He sought specific details of activities taken up during the year and non-completion of various projects.

He pointed out that appointment of Consultants for the Common Wealth Games was being delayed for unexplained reasons and the

-Ctd-

related projects were also thus getting delayed. Shri Mishra advised that all pending decisions should be immediately taken in accordance with the guidelines of the Ministry of Finance and the CVC.

He also sought appointment of a Monitoring Committee to regularly review performance of DDA under different heads of account and for quarterly Performance Budget reviews by the Authority.

b) The Engineer Member gave details of the flats taken up for construction/completed during the years 2005-06 and 2006-07.

c) The Vice Chairman informed that the matter regarding appointment of Consultants for the Common Wealth Games will be discussed by the Committee of Secretaries on 31st October 2006. He assured that all the projects will be completed before the given deadlines.

d) Shri Mange Ram Garg suggested that DDA should compile upto date records of lands under unauthorized encroachment/possession without any further delay. He expressed resentment that letters written by the Authority members were not being replied and there were long delays in completion of various transactions in DDA. He also pointed out that DDA had not removed 260 unauthorized jhuggies inspite of repeated reminders for almost two years.

The Lt. Governor directed immediate action on all the points raised by the members without awaiting formal minutes of the meeting. He assured that separate meetings will be held to review the Budget Performance and appreciated the idea of quarterly reviews by the Authority.

****

Item No.103/2006

Sub: Development and disposal of Group Housing in sector A1 to A4 of Narela Subcity.

File No.F.15(270)2006-MP

1.0 BACKGROUND

1.1 The Narela subcity (Part zone M, N & P) forms part of the proposed urban extension as per MPD-2021 covering an area of about 7365 ha. and is to accommodate 1.2 million population. Initially the Draft Zonal Plan of Narela subcity was considered by the Authority on 26.10.1999 for inviting objections and suggestions. The public notice was issued on 10.12.99 under section 10(1) Of DD Act, 1957. After considering the objections/ suggestions the Zonal plan was considered again by the Authority in its meeting held on 17.10.2000 and subsequently referred to the Ministry of Urban Development on 20.11.2000 for final notification.

1.2 The Ministry of Urban Development vide letter no: k13011/7/2006-DD1Bdt.26.05.2006 has approved the Zonal Development Plan of Narela sub-city.

2.0 Residential development in Sector A1 to A4

The zonal plan of Narela subcity is divided into 7 sectors. One of these sectors A1 to A4 covers about 320 ha. of land and has been taken up for planned development. This sector is bounded by proposed 30 m R/W road in the north, proposed 100m R/W, GTK road (NH1) in the east, existing 80m R/W road in the south and existing 40m R/W road in the west. The layout plan of composite area under the sector has been approved by the Screening Committee of DDA on 4.10.04.

As per the approved layout plan group housing pockets of sizes varying from 2.5 ha. to 10 ha. approximately could be developed, as per approved zonal plan.

3.0 Development control norms and guidelines for group housing development

3.1 It is to mention that the MOUD vide notification dt. 3.6.99 had laid down Guidelines for taking up group housing by both cooperative society and private builders. The salient features of the same are as follows

i) The minimum size of a plot for group housing is reduced to 3000 sqm. with maximum FAR 167, height 33m, ground coverage 33.33% with density of 35 DUs (minimum) and 45 DUs (maximum) per 3000 sqm.; depending on the discretion of the builder. In addition to cooperative societies, private builders will be encouraged to take up group housing.

ii) All group housing, while applying for sanction of plans henceforth were to make contribution to housing for EWS fund. The contribution will be @ Rs.25,000/- per dwelling unit of size 1000 sq.ft. (92.90 sqm.) or more plinth area. The amount is to be paid to the DDA. A separate escrow account for this purpose is opened by the DDA. Funds available in this account are to be utilized for construction of EWS houses. The fund is to be operated by DDA under the specific directions of the Ministry.

iii) The private builder has to ensure that minimum of 20% of the DUs constructed are for LIG category. Such flats should have a carpet area between 250 sq.ft. (23.22 sqm.) minimum, and 500 sq.ft. (46.44 sqm.) maximum.

iv) The developer has to make the prescribed contribution towards licence fee, scrutiny fee, conversion charges, external development charges etc., wherever applicable.

3.2 The above norms and guidelines permitting private developer for group housing notified by MOUD in 1999 need modifications in view of the renewed thrust on EWS tenements. It is, therefore, proposed that the following development control norms may be considered for the development of group housing plots in Narela:

a. maximum FAR 167
b. maximum height – no restriction
c. maximum ground coverage – 33.33%
d. maximum density (i) For free sale component =175 DUs per ha ± 15%
   (ii) For EWS component = 500 DUs per ha ± 15%.
e. minimum street in front = 18m
f. Parking : 2 ECS/100Sqm of floor area.
g. EWS housing & land to be reverted back to DDA : 15 % FAR shall be utilized by the builder for construction of EWS housing as per detailed specifications of DDA. The area of such houses shall be between 25 to28 sqmt. depending upon the location of site and its context. Any fraction of the FAR, which is more than 15 sqmt, shall be counted for construction of a full Unit. These houses alongwith corresponding land component will be reverted back to DDA. The land component will be calculated on the basis of 500 DUs. Per Hect.
h. The developer shall also construct a community hall/recreational hall, crèche, library, reading room and society office to cater to the community needs in the following manner and will surrender it back to DDA free of cost:

- For plots upto 2.5 ha. = 400 sqm.
- For plots above 2.5 ha. and upto 5 ha. = 800 sqm.
- For plots above 5 ha. = 1000 sqm.

The above area for community facilities shall be free from FAR.

i. As mentioned in para 3.1 (iii), there is a provision for contribution towards the EWS fund @ 25,000/DUs for the size 1000 sq.ft. and more in plinth area. It is proposed to delete this provision keeping in view that 15% of the FAR is now to be utilised by the builder for construction of EWS tenements which are to be reverted back to DDA free of cost.

j. The developer shall be allowed to construct servant quarter / room of 11 to 20 sqm floor area (exclusive of cooking verandah, bathroom & lavatory) within the permissible FAR. These houses can be constructed either integral to 'free sale housing', or in a detached block. The servant quarters/rooms shall not be counted in density.

4. Proposal

Broad development controls as given in para 3.2 above are put up for consideration and approval. The proposed modifications in the policy would be forwarded to MOUD for further processing and approval.

R E S O L U T I O N

Shri Mahabal Mishra pointed out that similar proposal had earlier been approved by the Authority about two years back and the current proposals should be discussed along with the decisions earlier taken.

Shri Mange Ram Garg desired to know the mode of allotment of EWS Housing.

Ms. S. Aparna, Director (DD), Ministry of Urban Development explained that these proposals would be further examined in the Ministry.

b) The Vice Chairman informed that, to begin with, a Group Housing project is proposed to be taken up on about 100 hectares of land. After evaluation of this project, further action will be decided.

Proposals contained in the agenda item were approved by the Authority after detailed discussions.

****

Item No. 104/ 2006

SUB: DECIDING THE COST OF ADDITIONAL FAR TO BE GIVEN TO HOSPITALS ALLOTTED LAND PRIOR TO 12.7.2005.
File No. F.1(1)FAR/2005-06/

1. PRECIS

Prior to 2002, hospital sites were being disposed off by allotment at concessional zonal variant rates. A total of 53 hospitals have been given concessional allotment at zonal variant rates. In 2002, the mode of disposal was changed to auction/tender. The FAR allowed for hospital was 100. Two hospital sites were disposed of by tender in 2002. It was mentioned in the public notice and advertisement issued for these two sites that 'In the event of increase in FAR from 100 to 200, the successful tenderers will have to pay 50% of the tender amount towards the cost of additional FAR". Subsequently, 7 more hospital sites were disposed of in 2004 by auction. For these sites there was no stipulation in the public notice regarding the cost of the proposed additional FAR.

2. Vide notification dated 12th July 2005, the FAR for hospitals has been increased from 100 to the following level indicated against each:-.

Hospitals	Max. FAR 200
Other Health Facilities	Max. FAR 150
Veterinary Hospital	Max. FAR 150
Nursing & Paramedic Institutre	Max. FAR 150

3. Hospitals were disposed of prior to the notification dated 12.7.05 at permissible FAR of 100. Some of them are approaching DDA for permitting them the enhanced FAR of 200 admissible under notification dated 12.7.05. The issue under consideration is the charges to be levied from such hospitals for permitting them the enhanced FAR above 100.

4. We need to take a policy decision regarding charges to be levied for additional FAR if the hospital apply for same in consonance with notification dated 12.7.2005(Ref. Para 2 above). It is proposed to charge 100% market rate for additional FAR in all cases i.e where hospital sites were given on zonal variant rates as well as on tender/auction prior to the notification dated 12.7.2005. However, in cases where there is commitment to charge only 50% of tender amount for enhanced FAR, the same will be considered and examined and in such cases charges for enhanced FAR will be levied as per the contractual commitment(i.e 2 cases of tender quoted in Para 1) after consulting Law Department of DDA.

5. The proposal is submitted for consideration and approval of the Authority.

RESOLUTION

Shri Mahabal Mishra pointed out that:

(a) *Looking at the overall shortage of land in Delhi the FAR should be increased for all the Institutional plots and a General policy should be brought before the Authority,*

(b) *Most of the hospital plots had been sold out in the market and the benefit of FAR will now go into unintended hands. He pointed out that Escorts Hospital had been sold out to MAX, who had also unauthorisedly purchased hospital plots on Pusa Road and in Saket, which required detailed inquiry.*

(c) *The policy of renting out 25% of the built-up area should be withdrawn because the DDA makes allotments as per minimum requirements projected by the applicants,* -Cont-

(d) Survey should be conducted of all the institutional plots allotted by the DDA regarding their ownership, possession and current activities etc.etc.

b) Shri Jile Singh Chauhan pointed out that more than 50% of the institutional plots had been unauthorisedly sold out and sought immediate survey of all the plots.

c) Ms. S. Aparna, Director (DD), Ministry of Urban Development informed that the Govt. was in the process of taking final view on the policy of sub-letting of institutional plots. She supported the demand of carrying out a survey of all the 3590 institutional plots allotted by the DDA within a period of three months.

2. The Lt. Governor directed that survey of all the institutional plots should be immediately taken up and a status report brought before the Authority within three months.

II. Shri Virender Kasana sought simultaneous survey of all the DDA lands under unauthorised possession/encroachment and immediate steps to retrieve these lands.

b) The Vice Chairman informed that detailed information has already been collected for about 1400 acres of DDA land and a presentation on the same shall be made in the next meeting of the Authority.

The Lt. Governor advised that we should regularly update the land data bank and constitute a core committee to review its retrieval.

III. After detailed discussions, the proposals contained in the agenda item were approved by the Authority with the direction that the cases, where there was some commitment in the past to charge only 50% of the tender amount, should be examined in detail in consultation with the Law Department.

* * * * * * * * * * *

Item No.105/2006

Subject : Development of Mini Sports Complex at Chittranjan Park, near Jahan Panah Club.

File No. S.W.D.-5/Budget/2006-07.

As there was a demand for Sports facilities around Chittaranjan Park Mandakini and Alaknanda area, the same was requested by Shri Virendra Kasana, Hon'ble Authority Member. The proposal was examined and it was found that there is a piece of land measuring 4.354 HA available in the vicinity where Mini Sports Complex can be constructed, which may also be financially Viable.

Accordingly, the proposal for Development of Mini Sports Complex at Chittranjan Park, Near Jahan Panah Club was approved in principle by the DDA's Sports Management Board vide item No.6(b) of minutes of the meeting dated 16.2.06 as conveyed in letter No.F.12.(15)SW/Coordn/2004/DDA/224 dated 18.5.06 (copy enclosed at Appendix-A at Page 25 to 41)

A/A & E/S has also been accorded by EAC in its 72nd meeting held on 10.4.06 vide No.16/2006 for an amount of Rs.677.67 lacs as works outlay + Rs.76.23 as D.C. = Rs.753.90 lacs. The EAC's approval is subject to compliance of the observation of Finance to the estimate as conveyed by Director(Finance) letter No.F.4(248)2002WAC-I/DDA/122 dated 13.3.06 as given below, which will be taken care of.

i) The correctness of item unit, rate, quantity and amount shall be with the Technical Sanctioning Authority

Contd.....

ii) Budget provision shall be made available for the relevant years.

iii) Authenticity of the estimates to be provided by the Director (Hort.) as well as CE(E).

iv) Minutes of S.M.B be placed in the file by CE(SEZ).

As no budget provision was available for this scheme in B.E.2006-07, a case was submitted to VC, DDA for approval of fresh appropriation of funds of Rs. One Crores in terms of Rule.17 of DDA Budget & Account Rules.1982 which provides as under:-

"Inevitable expenditure, which cannot be met by re-appropriation, may be incurred with the previous approval of the Authority, and in emergencies, under the orders of the Vice-Chairman, a report of which shall be made to the Authority in its next meeting."

Accordingly, VC./DDA has accorded the approval and now the case is to be put to Authority.

Accordingly the matter is placed before the Authority in terms of Rule.17 of the said Rules for its kind information. A note of the appropriation of funds of this scheme has been kept in the Record and necessary effect will be given while proposing RBE.2006-07 & B.E.2007-08 of DDA to the Authority for approval.

RESOLUTION

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

2. *In addition, Shri Virender Kasana pointed out that:*

(i) DDA should provide a multi-gym against every one lakh population and

(ii) The DDA employees' membership fee and entry fee should be much less than other categories

The Lt. Governor assured to get this issue examined in detail.

3. *Shri Mange Ram Garg reminded that DDA's decision to set up a multi-gym and indoor games facilities complex between DDA sports complex in Ashok Vihar and Satyavati College had been badly delayed. The Vice Chairman assured early action in the matter.*

4. *Shri Virender Kasana pointed out that in its 50th year, the DDA should come out with new schemes for all categories of people living in Delhi. The LG appreciated the suggestion and advised that the non-official members should be associated with the Committee constituted for finalizing the 50th year celebrations.*

****

App. A to Item No. 105/2006

DELHI DEVELOPMENT AUTHORITY
(SPORTS WING)

24-5-06

No. F12((15)SW/Coordn/2004/DDA/2241

Date:11/05/2006
78

Minutes of the 41st Meeting of the DDA's Sports Management Board held on 16th February 2006 at Raj Niwas, Delhi.

The 41st Meeting of the DDA's Sports Management Board (SMB) was held at the Raj Niwas under the Chairmanship of the Hon'ble Lt. Governor, Delhi on 16th February 2006. A list of members of the Board and other officers who attended the meeting is placed at Annexure-'A'. Page 38 to 39

At the outset the Hon'ble LG welcomed the initiatives taken by the DDA to develop sports facilities within easy reach of the citizens of Delhi. However, DDA as a developer, should lay down yardsticks depending upon the availability of land and resources available. Provision of sports facilities be made to cater for both large and small colonies. Some sports facilities can also be provided in smaller plots of land. As far as possible such facilities should be run and maintained by the local RWAs and the members of the local community.

Strategic planning and implementation should be done keeping in view the requirement of the forthcoming Commonwealth Games with a long-term perspective, both in terms of state of the art facilities and equipment.

The Vice Chairman, DDA pointed out that in future Action Taken Note of the previous meeting should be placed before the Board prior to discussion of the agenda. The Board was however informed that the minutes of the 40th meeting of Sports Management Board (SMB) could not be issued, as the same were not approved.

Agenda items discussed and decisions taken are given in the subsequent paragraphs.

Item No.1

a) **Upgradation of existing DDA's Multigyms in Green Areas.**

The Board was informed that till date DDA has developed 24 multigyms in green areas in various parts of Delhi. The first of these multigyms was opened to the public in 1995. Since then every year 2 to 3 multigyms have been added. The gyms are run on licence fee basis with the charges / fees being kept minimal. Since these are DDA gyms developed for a social cause, these will have to be maintained and run by the DDA and will be a permanent liability. The equipment in these gyms has become obsolete and buildings need complete renovation. It was, therefore, proposed that the following may be done for the multigyms in green areas which are more than 4 years old -

(i) Gym equipment should be replaced.

(ii) Buildings should be completely renovated.

(iii) The expenditure for the above may be borne out of Nazul A/c. II

Decision

A comprehensive plan giving the following details should be brought up for consideration before the SMB for approval.

i) Level of utilization of each multigym

ii) Investment required i.e., approximate expenditure on equipment and repair of building.

iii) Economic viability of each multigym since there are no takers (licencees) for a few multigyms.

The Hon'ble LG also desired that running of the multigyms by the RWAs on BOT basis may be explored.

Action: Director (Sports)

b) **Future Development on BOT basis.**

A Committee constituted by the VC, DDA has examined the proposal of construction of swimming pools on BOT model on similar lines as done by the Kendriya Vidyalaya Sangathan with some modifications to suit DDA's requirement. Some of the important recommendations made by the Committee are ;

i) **Location:** Sites for setting up such facilities on BOT basis will be identified for issuing a press advertisement.

ii) **Controls:** Control of construction and operation must be exercised by the DDA. Design and layout plans should be approved by DDA. Space for Pro-Shop, Fitness Centre, Snack Bar, etc., should be included. Checks during construction to ensure quality construction need to be carried out. During operation of the facilities, assigned officers / officials should be empowered to check availability of proper licenses, hygienic conditions, etc.

iii) **Charges:** Since these will be for public usage, the charges should be affordable for the users.

iv) **Period of BOT:** With our experience of construction and operating swimming pools in sports complexes, it is possible for a professional agency to recover the cost of construction within 10-15 years. Hence, a period of 15-20 years for the BOT model is considered reasonable which could be extended for another 5 years at a time at the discretion of the Competent Authority with the maximum period of 30 years.

v) **Licence Fee:** A reserve price must be kept to ensure that bidders offer reasonable rates.

vi) **Preparation of Bid Document:** Draft bid documents would be prepared and duly approved before issuing Notice Inviting Tenders. A Committee should be designated by VC, DDA to frame proper tender documents after obtaining legal advise and proper prospective over all planning.

Decision

The Board approved the proposal. A Committee should prepare tender documents and obtain legal advice for development of such facilities on a BOT basis in future.

Action : Commissioner (Plg)/C.E. (HQ)/Dir (LS)/Director (Sports)

c) **Request for construction of Multigyms/Swimming Pools:-**

A number of requests from MP's / MLAs / Councillors have been received by the DDA to provide sports facilities such as multigyms, swimming pools, etc. in their areas / constituencies were placed before the Board.

Decision

Before any development is done, a detailed objective analysis should be made with regard to the land use, feasibility of the project, etc. Public response should be obtained and the concerned persons may be asked about their contribution for the development of the project. Major projects should be developed on BOT basis as far as possible.

Action : Commissioner (Plg)/C.E. (HQ)/Dir (LS)/Director (Sports)

d) **Increase in utilization rates of Multigyms in green areas-**

In the 28th meeting of SMB held on 19th July 1996, the Board had confirmed the following rates to be charged for using multigyms in green areas, which are still the existing rates :-

		Daily/ one hour	Monthly/one hour
i)	Multigyms in South Delhi Green Areas	Rs. 10/-	Rs. 200/-
ii)	Multigyms in Green Areas in other parts of Delhi	Rs. 5/-	Rs. 100/-

Since approval of the SMB is required for the development of multigyms / swimming pools in green areas, ex-post facto approval of the SMB is required.

Decision

The Hon'ble LG expressed his displeasure about how such projects had been undertaken without prior approval of the Board and desired that the concerned files should be put up to the VC, DDA. In future even where development of multigyms / swimming pools in green areas is found to be feasible, these should be developed on a BOT basis.

Action: C.E. (HQ) / C.E. (SWZ) / Dir. (LS) / Director(Sports)

Item No.2 – Golf Courses

Qutab Golf Course (QGC)

a) Enhancement of Green Fees and Entry Fees:

The following enhanced rates were approved by the Board :

i) Green fee rates to be increased to Rs. 200/- for weekdays and Rs. 300/- for Saturdays and Rs. 350/- for Sundays and holidays.

ii) For foreigners, the new rates will be USD 20 (Rs. 1000/-) and USD 25 (Rs.1200/-) for weekdays and weekends and holidays respectively.

iii) Rates of Entry Fees were increased as under:-

Sl. No.	Category	3 years	Life Time
1)	Govt. Servant	Rs. 12,000	Rs. 40,000/-
2)	PSU / Autonomous Bodies	Rs. 25,000/-	Rs. 75,000/-
3)	DDA Staff	Rs. 6,500/-	Rs. 25,000/-
4)	Others (Non-Service)	Rs. 50,000/-	Rs. 1,75,000/-
5)	Corporate	Rs. 1,75,000/-	-

iv) Approval was also given for introduction of a new category for children of DDA staff / deputationists with Entrance Fees of

Rs. 12,000/- and Rs. 40,000/- for 3 year term and life time playing rights respectively.

The above rates will be effective from 1st May 2006.

Action : Director (Sports)

b) **Club House**

The existing Club House at Qutab Golf Course is not adequate and does not meet the requirement of a full fledged Golf Course. The Qutab Golf Course, the first Public Golf Course of the country has been the venue of a large number of golf tournaments. A major event was held recently at the Qutab Golf Course which received National and International media coverage. The existing facilities like Club House, Pro-Shop, Cafeteria, Change Rooms are far from adequate not only for major tournaments but also for the day to day use of golfers.

It was hence agreed to provide more facilities in the golf house.

Decision

Approval in principle for the development of a Club House was accorded for preparation of architectural designs and cost estimates.

Action : Chief Architect / C.E.(SEZ) / Director(Sports)

Bhalaswa Golf Course (BGC)

a) **Approval for a full 18 hole Golf Course**

After the first 9 holes are developed, approval was sought for developing the remaining 9 holes to make it a full-fledged Golf Course. As some land has been carved out for a children's park, if required some additional land may be earmarked for the Course so that the remaining 9 holes can be developed. Trees will need to be cut for this development, but these are mostly kikar trees and compensatory afforestation as required under the Rules would be done.

Decision

It was desired that a composite proposal as to whether to develop a full 18 – hole or 9 – hole Golf Course at Bhalaswa be obtained from IDFC. Also a comprehensive plan be developed for Bhalaswa project area comprising of Golf Course, recreational area, commercial area, residential area, etc.

Action : Commr. (Plg) / Dir. (LS) / Director (Sports)

b) **Ratification of allocation of funds from Nazul – II Account**

A few officials have been posted at the Course to run the facility. To meet the expenses on their salaries as well as minor repairs, maintenance and payment for contractual workers an amount of Rs. 17.70 lacs has been allotted to Bhalaswa Golf Course out of Nazul-II A/c of DDA. In addition to the above seed money of Rs. 15 lacs has been sanctioned for BGC for meeting initial expenditure for setting up of office, etc. Similar sanction was accorded in the case of Qutab Golf Course. The above allocation of funds may please be ratified by the Sports Management Board.

Decision

The Board ratified the allocation of funds as proposed above.

Action : CAO / Director (Sports)

c) **Future Development of Golf Courses**

Land for a Golf Course has been earmarked at Dwarka. A Golf Course is also feasible on the Yamuna River bed adjacent to the proposed Commonwealth Games Village. The DDA may explore the possibility of developing these Courses.

Decision

The Board agreed to explore the possibility of developing Golf Courses in the Yamuna Bed and Dwarka.

Action : Commr (Plg.) / Dir. (LS) / Dir. (Sports)

Item No. 3 – Development of Vasant Kunj Sports Complex.

The Vasant Kunj Sports Complex was inaugurated on 5th February, 2004. The complex is divided into two parts which are approx. 2 km apart. Whereas Part-I in Sector D-3, adjacent to Deep School has a few facilities such as Multigym, Skating Rink, Squash Courts, Facility Block, 3 synthetic tennis courts and Administrative Block, Part-II located in Sector D-2, near Bhavani Kunj has only a small swimming pool meant for physically challenged persons though the pool is also open for others. In Part-I, two portions of land within and adjacent to the Complex are to be acquired.

These are in Village Mehrauli bearing Khasra No. 1167 (427 new), 16 Bigha 03 Biswa, and 208 (240/1new) 1 Bigha 09 Biswa. Commissioner (LM) has approached Principal Secretary, L & B Department, GNCTD to process the case for immediate acquisition of land and to transfer the land to DDA. Presently the membership of the complex is approx. 1900 and there is a great demand of providing more sports facilities in the area which can be accommodated if the land in the middle and adjoining Part I of the complex is acquired. However, certain additional facilities required in Part I such as synthetic surface Basket Ball court, two more deco-turf tennis courts, tennis practice wall, store rooms, yoga shed, additional borewells, proper water connection from MCD, etc., are held up for want of SMB's approval.

Decisions

(a) Acquisition of land in Part I of Vasant Kunj Sports Complex may be expedited

(b) Full plan of Vasant Kunj Sports Complex may be put up on file for approval.

Action : Commr.(LM) / Dir. (LS) / Dir. (Sports)

Item No. 4 - Upgradation of Sports Facilities of Capital Nature at the existing Sports Complexes

Decision

Projects which have already been approved by the Board may be taken up. However, proposals for additional projects should be decided after careful study of requirements based on utilization and cost benefit analysis. A Committee under FM and EM may be constituted for this purpose and the proposals put up to VC, DDA for approval.

Action : C.E. (HQ) / CA / Dir. (LS) / Dir. (Sports)

Item No. 5

Creation of a Sports Fund:

DDA had started building sports infrastructure since 1989 and upto 31/03/2005 the total expenditure incurred by the DDA(Main) on development works has been Rs. 130.34 crores. The Sports Wing remits entry fee receipts to DDA(Main) against capital expenditure and upto 31/03/2005 a total of Rs. 22.14 crores has been remitted to the DDA (Main). The Sports Wing also engages over 300 regular DDA staff, (mostly work charge employees) whose salaries would otherwise have to be paid by DDA(Main), and upto 31/03/2005 an amount of Rs. 29.87 crores has been paid as salaries to DDA staff. As per the original decision of the Sports Management Board, since the sports complexes are located in Green Areas the horticulture maintenance was to be done by the Horticulture Department and the cost was to be borne from the funds allocated to the Horticulture Department. However, for better maintenance the horticulture maintenance is actually being done by the Sports Wing form its revenue collection.

Another Rs. 40.37 crores has been generated by the Sports Wing till 31.03.2005, which has been put in FDRs through DDA (Main), the interest from which is utilized for the maintenance of the complexes. Hence, out of a total investment of Rs. 130.34 crores, Rs. 92.38 crores has been generated by the Sports Wing till 31.3.2005.

Till date as the DDA(Main) has sufficient funds for investment on sports infrastructure, the DDA is annually being able to further increase these facilities. However, these facilities created for the public will have to be always maintained irrespective of whether the DDA(Main) can sustain it or not. If under whatever circumstances the DDA's financial position does not allow it to build and maintain these facilities then these public facilities will start deteriorating. It was, therefore, proposed that a Sports Fund may be created and the above mentioned amounts earned by the Sports Complexes against entry fee remittances and salary paid to DDA staff totalling Rs. 52.01 crores may be put into a corpus. Future receipts of entry fees, annually disbursed salary to DDA staff and the interest earned on this corpus may be credited into this fund every year. Till the DDA has sufficient funds development and major maintenance / upgradation of facilities would continue to be funded as capital

expenditure on Sports Projects by DDA (Main). If, at a later date the DDA finances do not permit this, then this Fund can be utilized for maintenance / upgradation of facilities. This will ensure that these facilities are perpetually maintained for public use. A trust comprising of Lt. Governor, Delhi as Patron, Vice Chairman and Finance Member as Managing Trustees and Director(Sports) as Secretary may be formed for management of the fund.

Decision

The proposal to create a corpus totalling to Rs. 52.01 crores which has been earned by the Sports Complexes against entrance fee remittances and salary paid to DDA Staff as a separate Sports Management Fund within the DDA (Main) Accounts was approved by the Board. The interest accrued from this fund will also be credited to the fund alongwith entry fee remittances and salary paid to staff. This fund is to ensure that facilities are perpetually maintained for public use, even in future should there be, lack of funds with the DDA (Main). It was decided that no Trust or Society would be created for this purpose but this fund will be maintained and expenditure incurred as and when necessary, with the orders of an Executive Committee which may be nominated for this purpose.

Action: CAO/ Director(Sports)

Item No. 6 - Other Items

a) **Revision of Rates of Monthly Subscription**

The rates of Monthly Subscription of Sports Complexes were last revised with the approval of SMB in its 31st Meeting held on 04/03/1998. Since, then there has been considerable increase in the expenditure on account of salaries, electricity consumption charges and maintenance costs. A moderate increase for categories as given below was proposed w.e.f. 01.05.2006.

(a) Individual members from Rs. 100/- per month to Rs. 120/- per month.

(b) For dependants from Rs. 40/- per month to Rs. 50/- per month.

(c) For Corporate members from Rs. 300/- per month to Rs. 400/- per month.

Decision

The Board was of the opinion that periodic revision in monthly subscription should be made to adjust the increase in costs of maintenance. For individual members the Board decided that the monthly subscription could be increased to upto Rs. 150/- per month keeping in view the facilities available at the Complex. The Board approved the increase of monthly subscription for Dependant members from Rs. 40/- to Rs. 50/- per month and from Rs. 300/- to Rs. 500/- per month for Corporate members.

Action : Director (Sports)

b) Future development of Sports Complexes

i) Mandakani There is demand for sports facilities around Mandakani / Alaknanda area. This has also been requested by Sh. Virendra Kasana, Authority Member. A Sports Complex in this area would also be financially viable. 4.354 ha. of land has been identified for a mini sports Complex. Approval for development may kindly be considered.

Decision

Development of Sports Complex around Mandakani / Alaknanda area as identified for a mini sports complex was approved.

Action: CE/(SEZ),Chief Architect, Dir (LS) / Director(Sports)

ii) Mahipalpur It has been brought out by Sh. Vijay Singh Lochav, MLA, that approximately 20 acres at Mahipalpur Village is available where a sports complex can be developed. This will supplement the inadequacy of sports facilities at Vasant Kunj Sports Complex as the area of this complex is too small and there is a demand for additional sports facilities.

Decision

The requirement of developing another complex should be examined and alternative sites if available, should be explored.

Action: Comm/(Plg)/Dir(LS)/ Director (Sports)

iii) **Anand Parbat** In the 37th meeting of the SMB held on 01/08/2001, it was decided that 5 sports complexes may be developed in areas which are still under-served. One of the areas suggested in Central Delhi is the Karol Bagh / Patel Nagar / Rajendra Nagar area. DDA land at Anand Parbat is being used by the Ramjas Foundation and the development of a DDA Sports Complex has been held up due to a Court stay order. Approval for development of a Sports Complex on this land may be given after DDA gets possession of the same.

Decision

The proposal will be considered once possession of land is taken over.

Action: CLM, Dir(LS), Director(Sports)

iv) **Narela, Rohini & Dwarka Phase-II** As these are new colonies, sports complexes are to be developed in these areas which have already been approved by the Sports Management Board. Phased development programme has also been approved. Keeping in view the provisions in the Master Plan, 2021 detailed planning for these facilities would be taken up as soon as the Master Plan is approved.

Decision

Advance Planning can start and execution will be based on already suggested norms.

Action: Chief Architect, Dir(LS), Director(Sports)

c) **Facilities on BOT basis in Sports Complexes** - In some of the bigger complexes like Yamuna, Rohini and Pitampura Sports Complexes some land is available within the complexes which could be utilized for developing some specialized facilities which are expensive and technical to construct and maintain such as Indoor Cricket Cages, Covered Golf Driving Ranges, etc. Since the development of such infrastructure can only be taken up by professional agencies, it is proposed that development of such specialized facilities may be explored on BOT basis. The initial period of license could be for a period of 10 years extendable to 15 or 20 years. However, the design

should be approved by DDA and minimum supervisory control may also be retained by the DDA.

Decision

Specific BOT schemes may be put up as general approval cannot be given.

Action: Director (Sports)

d) **Extension of Athletics and Football Promotion Schemes.**

Since, DDA Athletics and Football Promotion Schemes have been running successfully, approval for extension of the schemes for another period of 3 years i.e, upto March 2009 and June 2008 respectively was accorded.

Action: Director (Sports)

e) **Self Sustainability of Paschim Vihar Sports Complex** - Paschim Vihar Sports Complex (PVSC) is one of the oldest and smallest sports complexes. Inaugurated in May 1991, it is located in the midst of residential colonies of Paschim Vihar. As there was no other developed parks close by, due to pressure of local Senior Citizens as also of politicians, it was agreed in 1991 to allow to utilize the complex for walking in the mornings and evenings on one time payment of Rs. 25/- for ID Cards and to run fee yoga classes. Over the years this has impacted the financial viability of the complex. The issue regarding revoking this order was taken up in the 36th Meeting of the SMB held on 07.06.2001 but it was decided to reconsider subsequently. Another park measuring 1.52 ha. which is very close to the complex, about 400 yards away, has been developed by the MCD which has a walking track, a yoga plinth and children's play area. However, it is not being maintained properly. This park can be used free by Senior Citizens for walking and yoga classes. Rules of our complexes do not permit free entry. It is, therefore, suggested that the earlier orders regarding free use by the Senior Citizens/yoga classes may be revoked. Senior Citizens, above the age of 60 years, have already been given

considerable concessions in the entry fee and monthly subscription. By revoking the order, it is hoped that the complex will become self-sustainable as more persons will join as members.

Decision

The issue may be put up on file with facts and figures.

Action: Director (Sports)

The Hon'ble Lt. Governor gave directions that in future a Master Plan on sports should be made which should relate to the actual position on the ground. Every sports facility in the city of Delhi provided by, or being planned by various other agencies such as MCD, NDMC, Railways, SAI etc., should be plotted on the map before any new facility by the DDA is developed. This is to avoid any duplication of effort and to ensure that full utilization of the facility is made. A proper survey may be carried out and future development of sports facilities should be based on our requirements for Commonwealth Games.

Action : Commr. (Plg)/Dir(LS)/Director(Sports)

(D. Sarkar)
Director (Sports)

Copy to:-

1) P.S to Hon'ble Lt. Governor, Delhi(two copies)
2) Secy. to Hon'ble Lt. Governor, Delhi
3) OSD to Hon'ble Lt. Governor, Delhi
4) P.Ss to V.C. F.M. E.M., DDA
5) Commissioner(LM), DDA
6) Commissioner(LD),DDA
7) Commissioner(Plg),DDA
8) Chief Engineer (HQ),DDA

9) All Chief Engineers(Civil) and Chief Engineer (Elect.),DDA;

10) Chief Accounts Officer, and all Dy. CA.Os (CAU),DDA

11) Director(Finance), DDA

12) Chief Architect, DDA

13) Addl. Chief Architects - I &II, DDA

14) Directors (Hort) North & South, DDA

15) Director(Landscape), DDA

16) Secretary (Coordn.), Sports Wing, DDA

17) Sr. Accounts Officer (Sports),DDA

18) Secretaries of all DDA. sports complexes & Qutab Golf Course / Bhalaswa Golf Course.

Annexure 'A'

Members of the Sports Management Board and other
Officers who attended the 41st SMB Meeting
held on 16.02.2006

Members of DDA's Sports Management Board

1.	Sh. B. L. Joshi, Hon'ble Lt. Governor of Delhi	In Chair
2.	Sh. Dinesh Rai, Vice Chairman, DDA	
3.	Sh. Ajit Patnaik, Finance Member, DDA	
4.	Sh. A. K. Sarin, Engineer Member, DDA	
5.	Sh. D. Sarkar, Director (Sports),DDA	Member Secretary

The following officers were also present in the meeting:-

1)	Sh. G.S. Patnaik Secy to Hon'ble Lt. Governor, Delhi
2)	Sh. Alok Swaroop, OSD to Hon'ble Lt. Governor, Delhi
3)	Sh. A. K. Jain, Commissioner (Planning),DDA
4)	Sh. V.D. Dewan Chief Architect,DDA
5)	Sh. Sajan, Chief Engineer(SEZ),DDA
6)	Sh. R. K. Sood, Chief Engineer (SWZ),DDA
7)	Sh. N. L. Singh, Chief Engineer (NZ),DDA

from pre-page

8) Ms. Savita Bhandari,
Dir(Landscape),DDA

9) Sh. Chander Bhushan,
Addl. Secy to Hon'ble Lt. Governor

10) Sh. Ambrish Kishore,
Information Officer to Hon'ble Lt. Governor

11) Sh. J. B. Jain,
Sr. A.O. (Sports), DDA

12) Brig.(Retd.) R. N. Pandit,
Secy(Coordn.), DDA

13) Brig.(Retd.) Virendra Kumar,
Secy(QGC),DDA

Item No. 106/2006

Sub: Disposal of informal sector shopping spaces developed by DDA in various parts of Delhi

No.F.25(3)2005/CE/

Both the Master Plan 2001 as well as the draft *Master Plan – 2021* envisages provision of informal sector shopping spaces in various locations in DDA's planned areas, particularly, near work centers, commercial areas, transport nodes etc. It was envisaged in the MPD-2001 that the provision of informal sector trade unit should be ensured in the layout plans of the DDA. Similarly in the draft MPD-2021 earmarking of specific areas for stationary and mobile street venders, introduction of new design of stalls, defining the roles of NGOs to help in disciplining the street venders where they are permitted and planning norms for the informal trade have been laid down. Norms in this regard laid down in MPD – 2001 and draft MPD – 2021 are at **Appendix-I and II** at page No. 45 to 63 respectively.

2. DDA over a period of time has developed/developing 16 Janta Markets in various parts of Delhi **(List at Appendix-III** at page No 49). However, there are no clear norms/disposal policy for allotment of informal sector shopping space in these Janta Markets. As a result these informal shopping areas are lying unutilized. DDA does not have the necessary experience of dealing with Hawkers in the form of Teh Bazari etc. MCD is the local body, which deals directly with informal sector, and they have the requisite experience in dealing with the street venders whether in the form of Teh Bazari holders or in the form of weekly markets etc. MCD has also signed MOU with Manushi, NGO, for managing the Hawkers Market in Sewa Nagar. A copy of MOU signed between MCD and Manushi for running the Hawkers Market in Sewa Nagar is at **Appendix-IV** at page No. 50 to 54)

3. A large number of venders/Hawkers are running unauthorized trade in circulation area of shopping complex in Nehru Place Phase-I. This creates a constant conflict zone between Hawkers and shop owners as well as the civic authorities. Manushi has been constantly following up with DDA as well as the Ministry of Urban Development about the need to regulate and legitimize Hawkers in the circulation area of Nehru Place shopping complex. They had also made a presentation before Hon'ble Minister of Urban Development on this issue. It was considered that keeping in view the success story of Manushi in managing the Sewa Nagar Hawking Zone on behalf of MCD and also keeping in view the track record of Manushi it would be worthwhile to have a pilot project by entrusting the Nehru Place Hawking circulation area to Manushi on the pattern of Sewa Nagar Market for regulating and legitimizing the Hawking activity in this area.

4. Manushi is seeking 68 informal sector-shopping platforms for the identified set of 68 venders in Nehru Place. DDA's Architectural Division has drawn up the re-development plan of the said area. As per the layout plan prepared by the Architectural Division only 64 hawking platforms are feasible. The detailed layout plan is at **Appendix-V** at page No. 55. It is proposed that as a pilot project DDA may sign MOU with Manushi for running these proposed 64 shopping platforms. The MOU will primarily be on the lines of MOU already signed by Manushi with MCD for Sewa Nagar Hawking Zone. For Sewa Nagar each hawker is contributing Rs.500/- per year towards the development fund of the area. Nehru Place is more commercial value than Sewa Nagar, hence, the fee payable by each hawker in Nehru Place will have to be adequately enhanced in consultation and with the approval of Finance Division. The fee would be collected by NGO and deposited in DDA. NGO will be fully responsible for managing the hawking site, designing as well as managing the area including the regular cleanliness and also ensure compliance from venders as far as clearing dues, maintenance, cleanliness, discipline, etc. are concerned.

5. As regards the 16 Janta Markets, it is proposed that these may be handed over to the MCD free of cost for the purpose of informal trade through their Teh Bazari system in which they have the requisite experience as well as administrative resources.

The proposals at para 4 & 5 are submitted to the Authority for consideration and approval.

R E S O L U T I O N

After detailed discussions, it was decided that 16 Janta Markets may be handed over to the M.C.D. as proposed in the agenda item and the matter regarding allotment of informal sector - shopping platforms in NEHRU PLACE be taken up in the next meeting of the Authority.

****

SHOPPING PROVISION IN THE COMMERCIAL CENTRE

Shopping provision for district centres, *community centres, local shopping centres and convenience shopping centres shall be as per norms given in the following table:*

	District Centre	Community Centre	Local Shopping Centre	Convenience Shopping Centre
Formal Shops (Total)	1,250	365	55	24
General Retail	1,200	295	35	16
Fruit & Vegetables	not specified included in general retail	40	6	3
Service and Repairs	50	30	13	5
Informal Shops	370	110	22	13
General Retail	355	88	14	8
Fruit & Vegetables	not specified included in general retail	12	3	2
Service and Repairs	15	9	5	3
Total Shops (Formal and Informal	1,620	475	77	37

In case of resettlement colonies, the total number of retail, service and repair shops may be equally divided between formal and informal.

Special attention is required for the low turnover shops like fruit and vegetable, service and repair. In the last two decades, most of these came up unauthorisedly. To avoid continuance of this situation, land has been allocated for these shops in commercial centres and also specific areas have been earmarked in the Land Use Plan in DUA 81 for service centres.

UTILITY BUILDINGS

In case of each Community Centres a utility building of about 1500 sqm. floor space should be constructed, for the offices of the local bodies, DDA, Delhi Administration for essential services. Initially the cost could be charged to the development of the Community Centre, which could be later on recovered from the beneficiaries. Such a building in case of district centre shall be of about 5,000 sqm. floor area.

INFORMAL SECTOR

Large sections of unemployed and under-employed in rural areas and small towns look forward to the metropolitan cities like Delhi for employment and enter the city to move up the economy ladder. This brings forth a multitude of small enterprises, petty trading and casual labour. Thus a metropolis like Delhi has (i) modern wage paid sector and (ii) equally large if not larger traditional bazar type informal sector. This sector with highly reduced needs of equipment and buildings is important as a source of employment and also for the economic functioning of the city.

The informal sector units locate themselves strategically near work centres, commercial areas, outside the boundaries of schools, colleges and hospitals, transport nodes and near large housing clusters. As a single item, eatables constitute the highest number (35.14%) followed by personal service (14.36%). Walled City and Trans Yamuna area particularly show a very high percentage of this activity. The Municipal Corporation of Delhi is charging a certain fee termed as teh-bazari for continued use of particular space by such units. However, a large number of units are either mobile or not covered under the teh-bazari.

It is proposed to incorporate the informal sector in trade in the planned development of

various use zones. The norms are given below :

i)	Retail trade :	
	Central Business District	3 to 4 units
	Sub-Central Business District	per 10 formalshops.
	District Centre	As specified
	Community Centre	in the norms
	Convenience Shopping	Centre Separately
ii)	Government and Commercial offices	5 to 6 units per 1,000 employees
iii)	Wholesale trade and Freight complexes.	3 to 4 units per 10 formal shops.
iv)	Hospital	3 to 4 units per 100 beds.
v)	Bus Terminal	1 unit per two bus bays
vi)	Schools	
	Primary	3 to 4 units
	secondary/Senior Secondary/Integrated	5 to 6 units
vii)	Parks	
	Regional/District parks	8 to 10 units at each major

WEEKLY MARKETS

Weekly markets, the traditional style of retail shopping is quite popular in Delhi, specially among the lower and middle income groups. These markets are operating in a systematic manner choosing locations central to a large population either on vacant land or road sides. The largest city level weekly market is held every sunday on ring road at the rear of the Red Fort. Norms for the provision of weekly markets has been worked out as 1 to 2 locations per one lakh population with 300 to 400 units per location (area 0.4 ha.). Parking and other open spaces within the commercial centres could be so designed that weekly markets can operate in these areas during non-working hours.

The areas of Informal Sector should have suitable public conveniences and solid waste disposal arrangements.

ORGANISED INFORMAL SECTOR EATING PLACES

e Walled city, Trans Yamuna area and commercial areas. A large number of are mobile in nature.

POLICY FOR EXISTING AREAS

The location / concentration of present stationary units shall be considered on case by case basis and steps for relocation / improvement shall be taken. It should be ensured that such activities shall not spill over on the right of way. The Government /concerned local agencies should coordinate the policy.

The areas of informal sector shall have suitable public conveniences and solid waste disposal arrangements.

Formulation of guidelines for schemes, which would include 'Hawking' and 'No Hawking' Zone. Specific areas to be earmarked for stationary and mobile street vendors by the concerned local authority / RWA at neighborhood / cluster level.

The local authorities to take up new designs of stalls, push-carts and mobile an of various sizes and with cleaning cilities. This should be done giving ue consideration of urban design equirement of specific area where nformal shopping is being permitted.

Defining the role and responsibility of GO's along with the specific bligations on part of hawkers towards e society for maintenance of law and der within the hawking zones and eekly markets.

n informal unit shall not be permitted thin a distance half of the width of e road, from an intersection.

5.9.2 *ORGANISED INFORMAL SECTOR PLACES (Haat)*

There are large numbers of informal sector units in the city but there are no organized clusters. There is a need to provide for organised informal eating places along with casual shopping, etc. to be located strategically in the city at the following locations:

i) Near TV Tower Pitampura.
ii) Near sub C.B.D. Trans Yamuna Area.
iii) Rohini
iv) Geeta colony
v) Adjoining transport nodes including ISBT.

In addition implementing agency may add locations as per requirement.

5.9.3 INFORMAL BAZAAR

In new urban areas, informal bazaars could be part of the planned commercial areas at two levels. These could be implemented in the initial planning stages along with development of residential areas. The planning norms are given in the table 5.3.

5.9.4 WEEKLY MARKETS

Weekly markets, the traditional style of retail shopping is quite popular in Delhi, especially among the lower and middle-income groups. These markets are operating in a systematic manner choosing locations central to a large population centres either on vacant land or on the roadsides. Parking and other open spaces within the service markets, commercial centres could be so designed that weekly markets can operate in these areas during non-working hours.

5.9.5 PLANNING NORMS FOR INFORMAL TRADE

The informal sector is to be incorporated in trade in the planned development in various use zones. The provision of informal sector trade units should be ensured at the time of sanction of the building plans / layout plans as per the norms given in table 5.3.

Table 5.3: Planning Norms

S.No.	Use Zones / Use premise	No. of Informal shops / Units
i)	Retail trade: Metropolitan City Centre District Centre Community Centre Convenience Shopping Centre	3 to 4 units per 10 formal shops (to be provided in informal bazaar / service market components)
ii)	Government and Commercial Offices	5 to 6 units per 1000 employees
iii)	Wholesale trade and Freight Complexes	3 to 4 units per 10 formal shops
iv)	Hospital	3 to 4 units per 100 beds
v)	Bus Terminal	1 unit for two bus bay
vi)	Schools Primary Secondary/ Senior Secondary/Integrated	3 to 4 units 5 to 6 units
vii)	Parks District Parks Neighbourhood parks	8 to 10 units at each major entry 2 to 3 units
viii)	Residential	1 unit / 1000 population
ix)	Industrial	5 to 6 units per 1000 employees
x)	Railways Terminus / MRTS Stations	To be based on surveys at the time of preparation of the project.

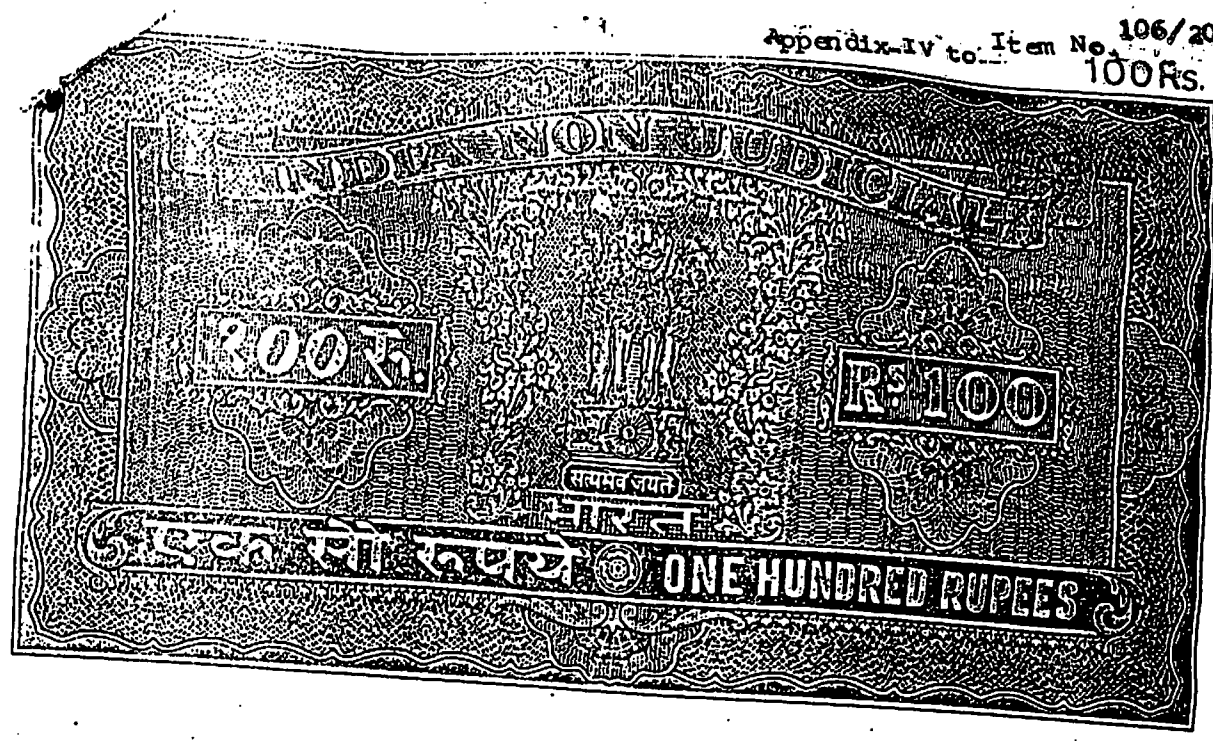
Appendix-III to Item No.106/2006

LIST OF JANTA MARKET CONSTRUCTED/TO BE CONSTRUCTED (IN VARIOUS PARTS OF DELHI)

South Zone:

1.	Janta Market in CSC on plot No.52 *EPDP Colony* (Chitranjan Park)
2.	Janta Market in LSC Sector'D' Pkt.2, Vasant Kunj
West Zone	
3.	Janta Market in LSC at Paschim Vihar, Block 'F'
4.	Janta Market in LSC at Paschim Vihar, Blk-A-4
5.	Janta Market in LSC at Vikas Puri (Central Housing Society, phase-1)
6.	Janta Market at MIG Housing near Madi Pur Village
North-West Zone	
7.	Janta Market in CSC-V Sector-9, Rohini
8.	Janta Market in CSC-1, Sector-25 Rohini
9.	Janta Market in CSC-6, Sector-16, Rohini.
North Zone	
10.	Janta Market at *Transit Camp, Tikri Khurd*, Narela
11.	Janta Market at Sahipur Village, *Shalimar Bagh*
12.	Janta Market in LSC at Sharda Niketan, *Pitampura*
13.	Janta Market in CSC at *village Pitampura.*
14.	Janta Market in CSC at Tarun Enclave, Pitam Pura,
East Zone	
15.	Janta Market(Part.1) Mixed Housing, Kondli Gharoli
16.	Janta Market in LSC II, Chilla Dallupura, (Vasundhara Enclave).

Appendix-IV to Item No. 106/2006



Memorandum of Understanding
Between
Municipal Corporation of Delhi
and
Manushi

On the implementation of the Pilot Project for Model Markets for Hawkers of C.G.O. Complex and Sewa Nagar.

Deputy Commissioner, Central Zone, Municipal Corporation of Delhi, whose office is located at Jal Vihar, Lajpat Nagar-II, New Delhi –110024, hereinafter referred to as MCD.

AND

Manushi Nagrik Adhikar Manch (Manushi Forum for Democratic Reform) an offshoot of Manushi Trust, founded in 1978, by Ms. Madhu Kishwar, having its present office at C-1/3, Sangam Estate No. 1, Underhill Road, Near Exchange Store, Civil Lines, Delhi –110054. Manushi is a public-spirited organization committed toward strengthening the economic, political, and citizenship rights of people in India and for the betterment of the society at large, and is hereinafter referred to as MANUSHI.

Recalling that the Honourable Supreme Court, in its order dated 10th April, 2003, in I.A. No. 393 in Writ Petition (Civil) No. *1699/1987, expressed its satisfaction with the "Public Purpose and* Welfare of the people sought to be *fulfilled by the Municipal Corporation"* and allowed *the MCD* to implement pilot projects *in* Sewa Nagar and *CGO Complex* localities of Delhi, *which involved* the creation of model markets for hawkers in order to find a viable and dignified way of absorbing these vital service providers in the city economy.

Recognising that the Supreme Court in the same order also heard the advocate, appearing on behalf of Manushi, seeking intervention in the matter and expressing its willingness to participate in the project.

Providing that the MCD has also acknowledged the key role played by Manushi in:

a) Highlighting ways for improvement in the existing tehbazari policy, leading to a New Policy formulation by the PMO as well as the Urban Development Ministry;
b) Developing the whole concept of model markets for hawkers in fine detail;
c) Involving appropriately skilled professionals to undertake the job of designing and executing the Model Market Projects;
d) Raising substantial amounts of funds from the concerned street vendors and from Manushi supporters for the development of model market projects; and
e) Recognizing that Manushi has the necessary expertise, experience, and the ability to mobilise adequate resources to ensure the successful implementation of the two pilot projects.

Pursuant to the adopted Resolution No. 505 dated 9 November, 2002, where the following new policy measures were proposed by the MCD for finding effective solutions which are consistent with the guidelines and directives issued by the Court and the Concept Note for reforming the Licensing Regime for Street Hawkers and Rickshaw Pullers in Delhi, issued by the Honourable Prime Minister of India and the new policy formulated by the Ministry of Urban Development. The salient features of the above mentioned Resolution are as follows:

a) MCD will declare certain roads as "NO HAWKING ROADS" and "NO TEHBAZARI ROADS" (only the footpaths above the road are to be considered for the Tehbazaris);
b) On certain parts of roads, certain open areas could be earmarked for hawking and Tehbazaris on footpaths, keeping in mind the socio economic requirements of the neighbouring locality;
c) Hawking is permitted in residential colonies, as it is a necessary service for these areas. However, if local residents object this is subject to change;
d) In everywhere except banned areas, permission of vending, hawking and Tehbazaris, both open and covered, will be allowed per the new registration system evolved by the MCD;
e) Street Traders will pay their licence fee to the MCD, which will enable them to continue their activity, which is recognized by this Hon'ble Court, and allowed to earn their livelihood under protection of "Article 19(1)(g) of the Constitution of India";
f) No tehbazari or hawking will be allowed in the banned areas;
g) MCD will charge a fee ranging from Rs. 50/- to Rs. 500/- per month for open tehbazari and upto Rs. 1000/- for a covered tehbazari site;

Pursuant to the above mentioned proposed New Policy Measures and other prevailing laws and regulations, MCD and Manushi have committed themselves to the following :

ARTICLE I

MANUSHI'S CONTRIBUTION

Manushi will undertake following work as per the plans submitted to the Commissioner MCD by the team of architects working for Manushi:

1) Improve the physical infrastructure of the area, including beautification of the pavements, boundary walls, local parks and greening the area in terms of the scheme submitted by the Manushi;
2) Scientific management and recycling of garbage through voluntary contribution from hawkers;
3) Build effective, water-harvesting structures to improve the water table in the area and to ensure that there are no stagnant pools of water during rains;
4) Redesign the *rehdis* and vending platforms to improve their functionality and aesthetic appeal. These will be custom made for different categories of Vendors. The redesigned *rehdis* and platforms will not only provide protection from natural elements but will also be on wheels so they can be moved for regular cleaning of the market. Manushi will pay the fee of architects and designers of the new vending structures. However, the size of the Rehdis/Structure/Platform will be subject to maximum 8'X7' for Stall and 5' X 3' for Rehris, in terms of the pilot project submitted by MANUSHI.

Acquire written commitment from each hawker that they will not put up any unauthorized permanent structure on the pavements or anywhere else in the market. Manushi will assure compliance of this commitment, also.

6) Administer a proper survey of the space available for placing hawkers and written commitment from them to keep within a consensually agreed "*Sanyam Rekha*" or Line of Self Discipline. This line will be a standard feature of all markets Manushi undertakes to bring under its management and supervision. Hawkers who do not observe this discipline will be denied membership in Manushi Nagrik Adhikar Manch and support from Manushi. Such denial of cancellation of membership shall be duly informed to the MCD, which will be free to take appropriate action against those vendors who refuse to abide by the agreed upon norms of civic discipline.

7) Ensure tax compliance by Manushi members so that the MCD gets its amount of revenue from all those street vendors who opts to become part of the model market projects.

8) Take responsibility for collecting electricity and water dues to prevent pilferage and theft of these services, after proper electricity and water meters are provided. Manushi architects will organize these services in an appropriate, aesthetic, and safe manner as an integral part of their overall architectural plans for Model Market.

9) Involve residents from neighbouring colonies, who come to shop in these markets, to collaborate with Manushi's efforts and get involved in initiating a high level of self-discipline among both shoppers and sellers.

10) Provide appropriate open space for cultural events and maintain the local parks as beauty spots as per procedures and law prescribed by MCD.

11) Earmark and maintain proper parking spaces for vehicular traffic, including cycle rickshaws, in a way that decongests the area and makes pedestrian shopping a pleasant experience.

12) Take care of the administrative and designing costs of running these projects on a continuing basis.

ARTICLE II

MCD'S CONTRIBUTION

On its part, the MCD will provide full assistance to Manushi in ensuring that needless hurdles are not placed in its way by any of the M.C.D. during the execution of these projects and that the projects are not threatened with demolition or clearance operations after they have been executed successfully. MCD commits itself to the following in the spirit of Bhagidari:

a) MCD will give NOC in getting water and electricity connections for both projects as per the rules and regulations of the concerned authorities;

b) Provide expeditiously all relevant information available with the MCD with regard to drainage, water and invert level in the project areas;

c) Help in coordinating with the Police, PWD and other relevant government agencies to ensure that they do not obstruct the execution of these pilot projects;

d) MCD will assist in providing the basic civil works, which the corporation would do in the normal course;

ARTICLE III

FINDING AND TRANSPARENCY IN ACCOUNTS

i) Each Hawker will contribute a minimum of Rs. 500/- per year towards the development fund of the area in which they are located. This money will be collected and duly receipted by MANUSHI and spent exclusively for carrying out repairs and improvements and maintenance of the physical infrastructure of the area.

ii) The Hawkers will bear the cost of the aesthetically designed *rehdis* with adequate storage space to curb their using the pavements for keeping their stocks. These structures will be custom made for each vendor at cost price. The details of expenditure on *rehdis* will be provided to each hawker.

iii) Manushi will raise a certain proportion of funds through its network of supporters and also solicit contributions from the MLA/MP of that area to contribute to this project from his/her development fund.

iv) In order to ensure complete transparency and accountability in execution of this project, Manushi commits itself to provide a full account of the money raised and the expenditure

undertaken for this project to the MCD as well as to the concerned group of vendors by putting up the entire account statement for that area on a Public Notice Board.

This will be a standard practice for any project Manushi undertakes in collaboration with the MCD.

ARTICLE IV

COMMENCEMENT AND TERMINATION

1) This memorandum will come into effect on the date of its signing and shall be valid for six months initially. It shall be renewed/extended for a period of five years only with mutual consent of the parties. And may be further renewed, after every five years with mutual consent of the parties.

2) The work on the Pilot Project at Sewa Nagar would commence on the date of signing of the MOU and be completed in six months of signing the MOU, provided no hurdles are placed by any official agencies in its execution.

3) The work on the Pilot Project for CGO complex vendors will be underway per the instructions of the security in-charge of the CGO Complex, that is 100 meters away from the main gate of CGO Complex, after a safe space is allocated for setting up the Pilot Project.

4) In the event of violation of any terms and conditions of this MOU by the MANUSHI, the Commissioner, MCD shall be within its rights to terminate the same forthwith.

5) The title of the land on which these Tehbazaris are given shall remain with the Municipal Corporation of Delhi.

IN WITNESS WHEREOF, the undersigned, being duly authorized, have signed this Memorandum of Understanding on 5/11/2003

SIGNED BY:

Punya Sahla (PUNYA S. SRIVASTAVA)

DEPUTY COMMISSIONER, Central Zone, Jalvihar, New Delhi. M.C.D.

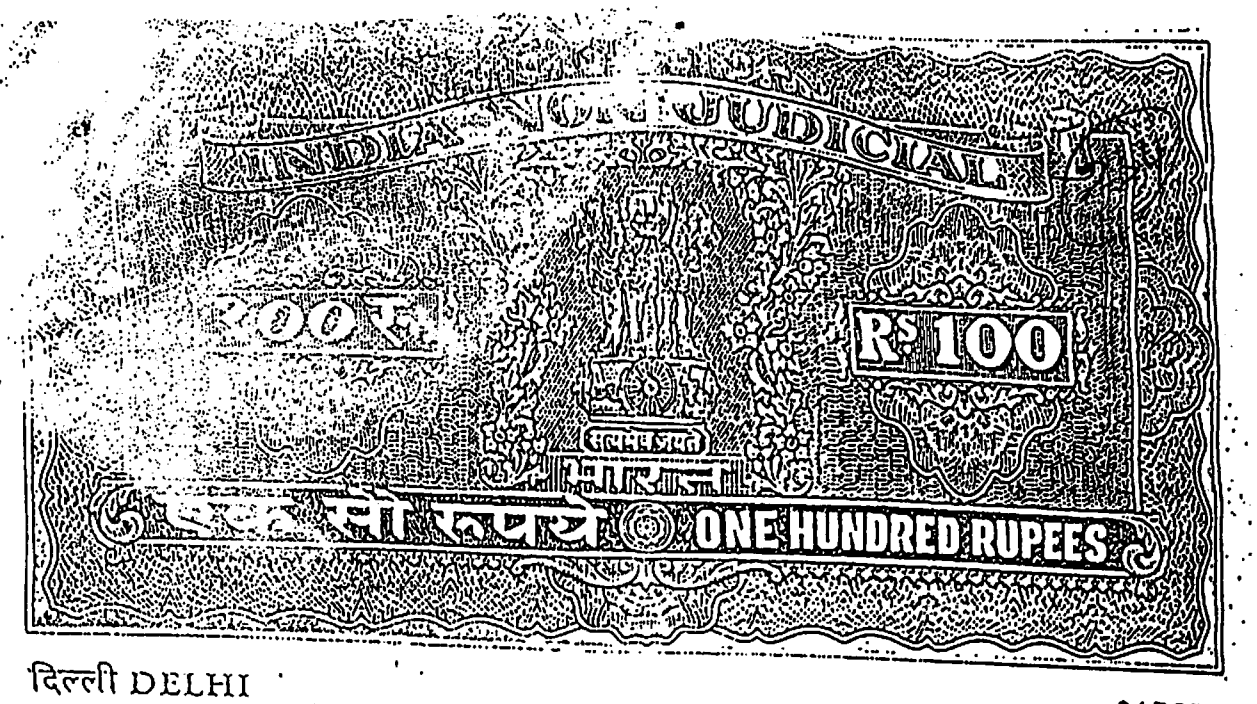
Madhu Kishwar (MADHU KISHWAR)

FOUNDER, MANUSHI

Witnesses

1. (RAKESH MEHTA)

2. (RENUKA VISHWANATHAN)



063538

AMENDMENT

Memorandum of Understanding
Between
Municipal Corporation of Delhi
And
Manushi

As mutually ,agreed Section-4 of Article-I, of the MOU signed between Municipal Corporation of Delhi and Manushi on 5.11.2003 on the implementation of Pilot Project for Model Market for Hawkers in C.G.O. Complex and Sewa Nagar, is hereby replaced with the following:

"Redesign the rehdis and vending platforms to improve their functionality and aesthetic appeal. The redesigned rehdis and platforms will either be on wheels or be planted on grounds. However, all these structures will be of temporary in nature. It will lead to larger utilization of place for public purposes and it will help in better cleanliness in the project area. Rehdis/structure/platform will be subject to maximum 8'X7' for stall and 5'X3 for Rehris, in terms of the pilot project submitted by MANUSHI".

The other terms and conditions will remain same.

SIGNED BY

SIGNED ON 11.03.2005

Deputy Commissioner, Central Zone, Jal Vihar, New Delhi.MCD

Founder MANUSHI Madhu Kishwar

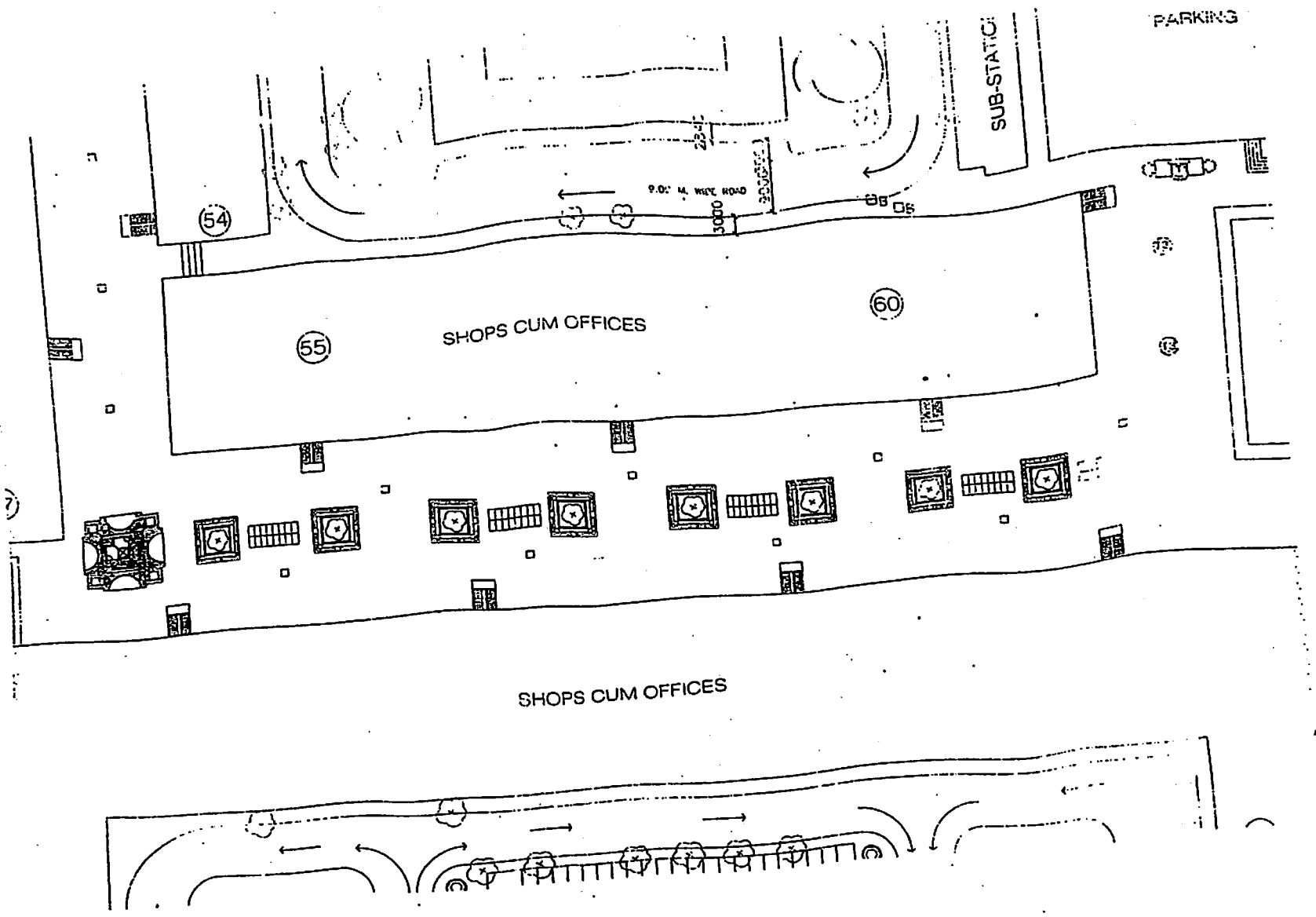
Witness

1. A.C./Ctl.Zone

2. AFO (Cen.Zone)

Appendix-V to Item No.106/2006

55



Item No 107/2006

Subject: Change of land use of site measuring3923 sqm. from Recreational,(Distt.Park) to PSP facilities,(Burial Ground) File no.F20(13)05/MP

1.0 ***BACKGROUND:*** As per D.O. letter dt.4.2.05 of Sh. Sajjan Kumar, MP, addressed to LG, Delhi, the site for Burial Ground was identified for an area of about 3923-sqm. and put up in the in the Technical Committee in its meeting held on 22.7.05 vide Item no.28/2005for change of land use from "Recreational'(District Park) to 'Public & Semi-public facilities,(Burial Ground). The Technical Committee recommended the approval of the proposed change of land use of 3923-sqm. from 'Recreational'(Distt. Park) to 'Public & Semi-public facilities,(Burial Ground) with the condition that no trees will be cut and NOC be obtained from Health Deptt., MCD for the proposed Burial Ground. Appendix-I Pag No. 57 to 58)

2.0 *I)* ***MASTER PLAN /ZONAL PLAN PROVISIONS:*** In MPD-2001 Cremation ground/Burial ground is permitted in the 'Public and Semi Public use'. There are no specific norms for such site about the size, area and number of sites as per population.

ii) ***LAND USE AS PER MPD-2001/ZONAL PLAN OF ZONE 'F':*** The site which has been identified and is proposed for Burial ground measures 3923-sqm. is a part of the land earmarked as 'Recreational'(Distt. Park)as per Land use plan of MPD-2001 and in Zonal Plan of Zone'F' approved by Govt. of India on 5th June 98.

3.0 ***EXAMINATION:*** As per the decision of the Technical Committee, Dy, MHO, Health Department was requested for NOC of the said site. Dy. MHO(PH) vide his letter no.Dy.MHO(PH)/2006/134 dt.27.7.2006 has sent the no objection for the allotment of land for Burial Ground at Badarpur. Appendix-II Page No. 59.

4.0 ***PROPOSAL:*** It is proposed to consider the change of land use of the land about 3923-sq.mt. falling in Sub-Zone F-19 bounded by District Park in the North-West, existing Road in the South-East, District park in North-East and Railway line in the South-West, from "Recreational'(District Park) to 'PSP' facilities(Burial Ground), Badarpur for inviting objection/suggestions from public under Section 11-A of DD Act 1957.

5.0 ***RECOMMENDATION:*** The proposal given in para 4.0 above is put up for the consideration of Authority.

R E S O L U T I O N

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

****

Tc. Item No. 28/2000

July 84

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Change of land use of site meas.3923 sqm. from 'Recreational' (Distt.Park) to 'PSP facilities' (Burial ground)
File no. PA/Dir.(Plg.) AP I/05/D-150
F 20(13) 05 | MP.

1.0 BACKGROUND

As per letter dt.4.2.05 of Sh.Sajjan Kumar, MP the site for Burial ground has been identified in 'Recreational' (Distt.Park) having an area of about 3923 sqm. for which change of land use is to be processed.

This site has been selected after joint site visit by MP and officers of DDA. This is agreeable in principle by VC, DDA and local residents.

2.0 MASTER PLAN/ ZONAL PLAN PROVISIONS

In MPD-2001 Cremation ground/Burial ground has been permitted in the Public and Semi Public use. There are no specific norms about the size, area and number of sites as per population for such site.

2.1 LAND USE AS PER MPD-2001/ZONAL PLAN OF ZONE F

The site which has been identified and is proposed for Burial ground meas.3923 sqm. is a part of the land earmarked as 'Recreational '(Distt.park) as per Land use plan of MPD-2001 and in Zonal plan of zone F approved by Govt.of India on 5th June 98.

3.0 EXAMINATION

i) The proposed site meas. approx. 3923 sqm. is adjoining to the existing Cremation ground which has also been coinstructed by DDA in the Dist park without change of land use. This would also be taken up for the change of land use in Zonal plan /Master Plan separately.

ii) The approach to the proposed site is from the new proposed road adjoining to existing road having jhuggies and encroachment which would require removal by L.M. deptt. This was brought to the notice of L.M. deptt., DDA during the site visit and the report is still awaited.

iii) While processing the change of land use of other two sites i.e. Police station and Cremation ground, it is apprehended that the existing police station site may get affected which shall be taken up separately

iv) The clearance and the observations/comments of the Health deptt. of MCD are not available, as the same is necessary for locating cremation ground/burial ground.

v) An elevated sewer line is passing on the western side of the site. The details of this line, i.e. its diameter, its height from the ground and road level is not readily available which shall be kept only while handing over the site to have proper entry to the site.

vi) The dimensions of the site may have some variations which is also to be confirmed by the Engg. and Land deptt.before the site is handed over or the proposal is processed further for the change of land use.

4.0 PROPOSAL:

It is proposed to consider the change of land use of about 3923 sqm. of land from 'Recreational'(Distt.park) to 'PSP facilities' (Burial ground) in Badarpur area. This change of land use is being processed in anticipation of clearance from the Health deptt. of MCD for locating the graveyard.

5.0. RECOMMENDATION

The proposal given in para 4.0 is put up for consideration of Technical Committee.

19/7/05

"DECISION"

Item No 38/2005
Sub: CLU of site measuring 3923 sqm from 'Recreational'(Distt Park) to 'PSP facilities' (Burial ground) Badarpur.
F20(13)2005-MP

The Technical Committee recommended for approval the proposed change of land use of 3923 sq. mts. from 'Recreational(District Park)' to 'Public & Semi Public Facilities(Burial Ground)'with the condition that no trees will be cut and 'No Objection Certificate' be obtained from the Health Department, MCD for the proposed Burial Ground.

Appendix-II to Item No.107/2006

L.D. MP's Office
Diary No. 1134
Dat 2/8/06

Municipal Corporation of Delhi
Office of DY.MHO (PH), Health Deptt.
Town Hall, Delhi-110 006

No: DY.MHO (PH)/2006/134

Dated: 27/7/2006

Sh.A.K.Manna
Joint Director (MP)
DDA, 5th floor
Vikas Minar, I.P.Estate
Delhi.

Sub: Regarding issue of No Objection Certificate for the Burial Ground at Badarpur.

With reference to your letter dated 08.02.2006 received through FAX on the subject cited above. In this regard, it is to inform you that Health Department, MCD has no objection for the allotment of land for Burial Ground at Badarpur.

27/7/06

(Dr.M.K.Pal)
DY.MHO(Public Health)

Copy for information to:

1. PS to Sh. Sajjan Kumar(MP), Delhi
2. DHO, Central Zone
3. ADC (L & E)

Pls put up file
the Concerned file

2/8

V-I

Item No. 108/2006

Sub: Norms for the Proposed International Convention Centre (ICC) Sector-24, Dwarka.

File No.F.1(454)2065/DWK/Pt.

1.0 In the Zonal Plan of Zone 'K' approved by the Govt. of India vide Notification No. K-13011/7/2006/DDIB dated 9.8.06 as well as in the land use of Dwarka Sub City which was notified by the Ministry of Urban Development vide Notification No.K-13011/15/93/DDIB dated 16th Oct.,2000, site of about 18 ha has been ear-marked for the Hotel complex. In this site of 18 ha, one International Convention Center has been proposed in an area of 14 ha with two components, 9 ha consisting of International Conventional Center and 5 ha for the Hotel. International Convention Complex is to be developed through private ventures and International bids. In this bid document, the development control norms are to be specified

2.0 Provisions of the MPD-2001 :

(i) In the MPD-2001 definition of International Convention Center has been given as "A premises having all facilities for a conference, meeting, symposium etc. where a number of different countries will be participating". Specific Development Control Norms have not been given of ICC. Master Plan Delhi-2001 also recommends wherever development control norms are not available for Public & Semi Public premise, the general; Development Control Norms applicable to Public, Semi-Public buildings i.e . 25% ground coverage and 100 FAR shall be followed.

(ii) Development Control Norms for the Hotel Complex have been modified vide Notification No.K-20013/13/2004/DDIB dated 27.1.2006 as given below:

Ground coverage: 30%,
FAR: 150,
Height - no restriction
20% of the FAR can be used for the commercial offices, retail and service shops.

3.0 Approval of Technical Committee :

The Proposal for modification in the lay out plan and the norms for the International Convention Centre was considered by the Technical Committee meeting held on 3.5.2006 vide Item No.23/2006 wherein the development control norms for the International Convention Center based on the Development Control Norms of the socio cultural activities were worked out. The Technical Committee had given its approval on the proposal as was suggested in the Agenda,

4.0 Proposal :

The following development control norms for the International Convention Centre are proposed.

Max. Ground Coverage	:	30%
Maximum FAR	:	120
Height	:	No restriction subject to AAI/Statutory Clearance.

The ground coverage of 30% is same as that of Hotel, whereas proposed FAR of 120 is lower as compared to 150 FAR of hotel.

a) Parking : A maximum of 2 ECS/100 Sq.m. of floor area (3ECS for Commercial component).

-A proper scheme for visitors parking and parking and circulation plan may be prepared taking into consideration the expected number of visitors for next 20 years.

-Minimum two level basements for parking be provided.

b) Maximum 5% additional ground coverage shall be allowed for providing atrium.

c) Maximum 20% of the FAR can be used for commercial component (Offices, Retail, Service Shops etc.)

d) Any other provision/control as may be deemed suitable for project with the approval of the VC, DDA/Technical Committee, DDA.

5.0 Recommendation:

Development Control Norms as proposed in para 4.0 are put up for consideration for Authority, so that these norms are followed in bidding process of the project and subsequently, are suitably incorporated in the Master Plan for Delhi.

R E S O L U T I O N

Consideration of this item was deferred.

****

Item No.109/2006

Name of work : Improvement of circulation road around newly constructed Round about (R/A) along Domestic Airport road and approach road connecting Dwarka

File No. F.SED 8/F.299

Delhi Traffic Police vide letter from Jt.Commr.(Traffic) dated 22.5.06 to VC/DDA (copy enclosed Appedix-A (Page No. 64 to 65)) have pointed out the serious problems being faced for the discharge of increased volume of traffic to and from Domestic Airport after construction of 'Round about' (R/A) on Airport Road. It has been pointed out that the volume of traffic has increased substantially and traffic conflict situation is seen regularly on this R/A. Further, it has been mentioned that in the next two years the traffic is likely to increase further due to impetus being given to low fare to the air travellers.

2. Hon'ble L.G., Delhi vide U.O.No.100(3)/2005/RN/1782/13920 dated 27.12.2005 has also desired to take immediate steps in consultation with Traffic Police and Airport Authorities.

3. The Police Department have further reported that NHAI had also constructed a ramp which would merge the Airport road short of this R/A which would further add to the volume of traffic on this road.

4. Keeping in view the utmost urgency involved, efforts have been made to sort out the traffic conflict situation on this R/A. Accordingly, tenders have been floated for appointment of Consultant for the work **"Improvement of circulation road around newly Constructed Round about (R/A) along Domestic Airport road and approach road connecting Dwarka".**

Contd...2...

5. As the Administrative Approval and Expenditure Sanction can only be processed after the receipt of the Preliminary Reports from the Consultant, the process for undertaking the work has been started after obtaining in anticipation approval of VC/DDA. For undertaking this work, it is estimated that an expenditure to the tune of Rs.350 lacs will have to be incurred. The likely expenditure to be incurred in 2006-07 may be to the tune of Rs.200 lacs.

6. Since there is no budget provision for this scheme/work the appropriation of funds of Rs.2.00 crores has been approved by VC/DDA in terms of Rule-17 of DDA Budget and Account Rules which provides as under:-

> **"Inevitable expenditure, which cannot be met by re-appropriation, may be incurred with the previous approval of the Authority, and in emergencies, under the orders of the Vice-Chairman, a report of which shall be made to the Authority in its next meeting.**
>
> **Provided that the application for additional allotment of funds shall be made to the Authority as soon as possible explaining the circumstances under which the expenditure shall not be incurred unless the scheme has been accepted by the Government and a provision made in the budget".**

The case is submitted for kind information of the Authority in accordance with Rule-17 of the DDA Budget and Account Rules.

R E S O L U T I O N

Consideration of this item was deferred.

******

सत्यमेव जयते

QAMAR AHMED
IPS

आधी सरकारी पत्र संख्या
D. O. NO. 1029/So
संयुक्त आयुक्त पुलिस (यातायात)
दिल्ली पुलिस मुख्यालय
इन्द्रप्रस्थ एस्टेट, नई दिल्ली
JOINT COMMISSIONER OF POLICE (TRAFFIC)
DELHI POLICE HEADQUARTERS
INDRAPRASTHA ESTATE
NEW DELHI-110002

22.05.2007

Appendix-A to Item No.109/2006

Please refer to d.o. letter No.2091/T.E.(D-III), dated 18.3.2005 addressed by Commissioner of Police, Delhi to Vice Chairman, D.D.A. regarding construction of approach road to Dwarka flyover. At the time of construction of R/A on Airport road, it was suggested that rotary would not be suitable for better discharge of increased volume of traffic. It was also apprehended that traffic destined to and from Domestic Airport will find it extremely difficult to negotiate the R/A because of the high volume of traffic destined towards Dwarka through this rotary. It was also suggested that in place of a rotary, a vehicular underpass should be constructed which would segregate the Airport Traffic from Dwarka bound traffic. This was followed by meeting with Shri Sajan, the then Chief Engineer, D.D.A., who is understood to have referred the matter to Commissioner(Planning), D.D.A. vide letter No.CE(SEZ)7(177)/05/3871 , dated 19.12.2005. Hon'ble L.G., Delhi vide u.o. No.100(3)/2005-RN/1782/13920, dated 27.12.2005 had also desired the D.D.A. to take immediate steps in consultation with Traffic Police and Airport authorities. Thereafter, nothing has been heard. The volume of traffic has increased substantially and traffic conflict situation is seen regularly on this R/A. The volume of traffic to the Domestic Airport has increased manifold. In the next two years, traffic is likely to increase further due to impetus being given to low fare to the air travellers.

It has now been reported that NHAI has also constructed a ramp which will merge this Airport link road short of this R/A which will further add to the volume of traffic on this road. It can be recorded that Mr. Sajan, the then Chief Engineer, D.D.A. had promised that before the construction of the ramp by NHAI, landing up close to the R/A, engineering solution by way of construction of vehicular underpass would be ready, but nothing has been done about the planning and construction of such vehicular underpass.

Contd.....P-2/C

I shall be grateful if you kindly look into this matter personally and direct the Planning and Engineering Division to work out the vehicular underpass or any other engineering facet to solve the traffic conflicting situation on this R/A.

With regards,

Yours sincerely,

(QAMAR AHMED)

उ० अभि० (दि० पू० क्षेत्र) कार्यालय
डायरी संख्या ...3486
दिनांक 6-6-06

Shri Dinesh Rai,
Vice Chairman,
D.D.A.,
Vikas Sadan,
New Delhi.

Delhi Development Authority
EM's Deptt.

No.: EM13(104) 2004/Vol II/1985 dt 2/6/06

Copy to:- 1) Commissioner (Plg) for taking n/a pl
2) CE (SEZ) for taking n/a pl.

AE 7/EM's office 7/6/06

NO: CE(SEZ) 7(177)06/ 1612 DT 8/6/06

Copy to
1) SE/CE-16
2) E.E/SED-8
for information & further n/a pl

EA to CE(SEZ)

SE(HQ)
SE/CE-16

EA. II

Item No. 110/2006

Sub: Policy regarding regularization of delay under alternative allotment and Rohini Residential Scheme 1981.

F.No.PA/DD/RO/06/35. **PRECISE**

BACK GROUND

The Authority vide its resolution no. 52/04 dated 24.8.04 and 69/04 dated 22.11.04 (Appendix 67to71) approved the amendments in the case of regularization of allotment made under Rohini Residential Scheme 1981 which are given as under :-

1. In case of delay beyond 180 days Principal Commissioner should have the powers upto 270 days (inclusive 180 days) and upto 360 days (inclusive of 270 days) the case shall be regularized by Vice Chairman, DDA. This regularization will be done on payment of restoration charges and penal rate of interest @ 15% p.a. However, if the fault is of Department then restoration irrespective of the period of delay would be at PDR of the year of allotment+ interest @ of 7 % annually.

2. Beyond 360 days no regularization should be entertained unless on extremely deserving grounds where the power should lie with Hon'ble L.G. Delhi.

3. Within the above scheme, if the deficient amount involved is only upto 10% of the demanded amount or Rs.20,000/- whichever is less then the power to restore the delay would vest with Commissioner (LD) irrespective of the period of delay.

Proposal in Brief

On certain occasion, the payment deposited by the allottee is found to be short by an amount which is less than Rs.5000/- In such cases, recovery of restoration charges @ Rs.300/- per sq. mtr. which comes to Rs.18,000/- for MIG category and Rs.9600/- for LIG category and interest for delay on such short payments is considered harsh and unjustified. It is, therefore, proposed that the short payment of premium upto an amount of Rs.5000/- irrespective of the period of delay may be exempted from restoration charges and made subject to payment of interest only.

Financial implication if any

There is only marginal financial implication.

Why the Authority's approval is required ?

The competency to accept the proposal vests only with the Authority therefore Authority approval is required.

R E S O L U T I O N

Consideration of this item was deferred.

****

Appendix Item no.110/06

Item No. 52/2004

Sub: Regularisation of delay under *Alternative Allotment and* Rohini Residential Scheme

I Alternative Allotment Scheme: Under the alternative allotment scheme, plots of various sizes are being allotted to some persons whose lands are being acquired on the recommendations of the Govt. of Delhi under the present policy, even after a plot is allotted, the allottees are given two more chances in the event that they do not take the plot allotted to them. In cases where initial allotments are cancelled due to non-payment, etc. the second and third chance is given after a gap of one year each. In such a dispensation, it is frequently observed that the payment schedule stipulated in the policy is not adhered to apparently due to the fact that DDA is routinely regularizing the delay in making the payment after charging 18% per annum interest and restoration charges (in case of delay more than 90 days). It is felt that the present policy is too liberal and gives undue benefit to the allottees who are already being given a facility over and above the very liberal compensation that they get for acquisition of their land.

With the passage of time, keeping in view the remunerative price (compensation) being given to the farmers and the fact that with many villages being given the status of urbanized villages are also being provided various types of infrastructure facilities, an idea has been mooted by the Secretary L&B Deptt, GNCTD to reconsider whether the scheme of allotment of alternative land to the farmers whose land has been acquired for planned development of Delhi under the scheme of Large Scale Development and Disposal of Land in Delhi (1961) is relevant any longer. Though a decision has yet to be taken in this respect at the appropriate level, it is felt that at least the norms and procedures being followed for allotment of alternate land need to be reviewed.

Under the present scheme, due to delays in communicating the acceptance of allotted plots and the gap of one year being these between the chances given to the recommendee, it could take even 5 to 6 years to finalise allotment of plots after completion of all the formalities. This results in hold up of vacant plots without disposal thereby blocking the revenue and also leads to non-availability of sufficient number of plots for those in the waiting list.

In view of the above the following amendments are proposed for the consideration and approval of the Authority.

i| Payment of 10% of premium

a) It is proposed that 10% premium to be termed, as earnest money/confirmation amount, should be called within 30 days of issue of demand letter.

b) The allottee who surrenders the allotment within one month will be considered in the immediate next draw **(without any penalty)** as and when it is held subject to availability of land.

c) The cases of allottees who do not deposit the above amount within the stipulated period of 30 days but accept the allotment and request for extension of time to make payment within this period should be considered for extension up to two months with interest @ 12.5% p.a. for the first month and thereafter 15% p.a.

d) If the acceptance of allotment and request for extension is not made but the amount of earnest money is deposited after the expiry of 30 days and before the expiry of 3 months he will allowed to do so subject to payment of opportunity charges @ 100/-per sq.mtr. and interest as in C).

e) In case the allottee does not surrender the allotted plot accept the offer and make payment as above within the stipulated period of three months, no further chance will be given to him on any account and the allotment will be deemed to have been cancelled.

ii] Balance 90% premium

1. Payment of 25% premium within 60 days of issue of demand letter
2. Payment of 50% premium within 120 days of issue of demand letter.
3. Payment of 15% premium within 150 days of issue of demand letter.
4. Differential premium payable if any on account of finalization of PDR by Ministry of Urban Development will have to be deposited within 30 days of demand for the same.

The payments mentioned at Sl. No. 1 to 4 above are to be made as per the schedule given and following procedure will be adopted for regularizing the delay in making the payment.

A) Penal interest will be charged @ 12.5% per annum if the delay is up to one month and 15% per annum if the delay is more than one month beyond due date.

B) No restoration shall be allowed beyond 180 days in case of first two chances. However, in case of third draw (last chance)/ restoration may be allowed subject to payment being made within a maximum period of 360 days after which the allotment would stand automatically cancelled. Regularization up to 270 days shall be done at the level of Principal Commissioner and upt to 360 days the case shall be regularized by the Vice Chairman.

C) In extremely deserving cases where delay was beyond the control of allottee/legal heirs such as death, encroachment on the land allotted, orders of competent court etc. the case can be put up with full justification to Hon'ble L.G. for regularization. However, this stipulation should be used with all precautions and should be used very sparingly

D) Within the above scheme, if the deficienet amount involved is only upto 10% of demanded amount or Rs. 25000/- whichever is less then the power to restore the delay would vest with Commissioner (LD) irrespective of the period of delay.

E) In case of differential premium which is being raised after finalization of PDR by Ministry of Urban Development, powers to regularize the delay would rest with Commissioner (LD) irrespective of, period of delay and amount subject to payment of penal interest @ 15% per annum. Generally this amount does not exceed Rs. 50,000/-

II <u>Amendments proposed in the case of allotments made under Rohini Residential Scheme</u>

1. In case of delay beyond 180 days Principal Commissioner should have the powers upto 270 days (inclusive of 180 days). This regularization will be done on payment of restoration charges and penal rate of interest @ 15% per annum. However, if the fault is of the deptt. then restoration irrespective of the period of delay would be at PDR of the year of allotment + interest at 5% annually.
2. Beyond 1 year no regularisation should be entertained unless on extremely deserving grounds where the power should lie with Hon'ble LG. Delhi.
3. Within the above scheme, if the deficienet amount involved is only upto 10% of demanded amount or Rs. 25000/- whichever is less then the power to restore the delay would vest with Commissioner (LD) irrespective of the period of delay.

Proposals I & II put up for consideration and approval of the Authority.

Resolution

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 Kapoor suggested that the formalities and procedures required to be completed for making the payment and taking possession etc. needed further simplification.

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.

The Authority also approved the amendments proposed in Rohini Residential Scheme as contained in para II of the agenda item.

Item No. 69/2004

Proposed additions to agenda item No. 52/2004 regarding regularisation of delay of Rohini Resdl. scheme plots beyond 270 days.

No. DDVA (2)2004/July-9

The agenda item No. 52/2004 approved by the Authority in its meeting held on 24.8.2004 consisted of two parts. One related to alternative allotment and the other related to allotment under Rohini Residential Scheme. The main content of the item in both the parts is regarding regularization of delay in remittance of premium.

While proposing the agenda item for Rohini Residential Scheme, the provision for regularization of delay beyond 270 days and upto 360 days has not mentioned due to oversight. According to the resolution adopted in the case of alternative allotment, VC, DDA is the competent authority to allow the regularization of delay in making the payment beyond 270 days and upto 360 days. Accordingly similar amendment to the said agenda Rohini Residential Scheme plots has also been proposed as below :-

"In case of delay beyond 180 days Principal Commissioner shoul have the powers upto 270 days (inclusive of 180 days) and upto 360 da (inclusive of 270 days) the case shall be regularized by Vice Chairma This regularization will be done on payment of restoration charges an penal rate of interest @ 15% per annum. However, if the fault is of th deptt. then restoration irrespective of the period of delay would be at PL of the year of allotment + interest at 5% annually".

The above proposal is submitted for consideration and approval of the Authority in continuation of agenda item No. Resolution No. 52/2004.

Resolution

Proposals contained in the agenda item were app ved by the Authority.

It was pointed out that whereas 5% rate of inte est was being proposed in the agenda item for restoratio e. plots by the lands deptt., housing deptt. was charg ig 7% rate of interest in similar situations. Suggest ig 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 i the matter at his level.

Item No. 111/2006

Sub: REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES REGULATIONS, 2006.

File No.F.20(4)2005/MP/Pt.II

In exercise of powers conferred by sub-section 2 of Section 11(A) of Delhi Development Act, 1957 (61 of 1957), Ministry of Urban Development (Delhi Division), Government of India vide Notification dated 7.9.06 (Appendix I) page No.81 to 110 had made certain modifications in the Master Plan for Delhi-2001 concerning Mixed Land Use Regulations and Registration of Mixed Use Premises.

Subsequent to that, *Under Secretary to the Government of India, Ministry* of Urban Development (Delhi Division) *vide letter dated 20.9.06* (Appendix II) page No 78 to 80. conveyed the approval of the Government of India for fixation of the following charges in accordance with the provisions of the Notification dated 7.9.06. The scale of charges is as per Appendix II.

(i) Annual mixed use charges

(ii) One time registration charges

(iii) Special conversion charges *in commercial streets*

(iv) One time cost of development of parking

DDA has been desired to frame appropriate regulations for Notification under section 57 of Delhi Development Act *indicating the relevant provisions for levy of such charges* contained *in the Notification dated 7.9.2006* and the schedule of charges to be levied.

In pursuance of the above letter dated 20.9.06 of MOUD, draft Regulations named as "Registration of mixed use Premises and Payment of Charges Regulations – 2006 were framed and sent to the Ministry of Urban Development vide letter No. F.20(4)05-MP/Pt.II dated 22.9.06 by Joint Director (Master Plan).

Since as per provisions of Section 57 of Delhi Development Act, 1957, the Authority may make Regulations with the previous approval of the Central Government, vide the above said letter dated 22.9.06, MOUD, Government of India was requested to communicate approval of the draft Regulations. MOUD was also informed that simultaneous action is being taken to put up these draft Regulations for approval of the Authority.

Accordingly, the draft Regulations which contain charges for Registration of Mixed land use properties, annual mixed land use charges, special conversion charges, penalty and one time cost for development of parking are attached herewith for approval of Authority as per Appendix III page No. **74 to 77** The details of the schedule of rates for levy of various charges are attached with Appendix II. **(Page No. 78 to 80)**

Proposal: The draft Regulations named as "Mixed Land Use Premises and Payment of Charges Regulations – 2006" as contained in Appendix III are submitted for approval of the Authority.

Resolution

Registration of mixed use premises and payment of charges regulations 2006 were approved by the Authority.

****

Appendix III of item No.111/2006.

REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES REGULATIONS, 2006

In exercise of powers conferred by section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority makes with the previous approval of the Central Government, Registration of Commercial Streets and Registration of Mixed use Premises and Payment of charges Regulations, 2006 which may be read as under:-

1. **Short title and commencement** (1) These Registration of Mixed Use Premises and Payment of Charges Regulations may be called the Declaration of Commercial Streets and Mixed use of Land regulations, 2006.
2. These Regulations shall come into force from the date of publication in the Gazette of India.

2.1These Regulations shall apply to all the street/localities including mixed use, areas included in the Zones A to H of Annexure-I of the modifications in the Modified Master Plan of Delhi-2001 Notified Vide Notification No. S.O.1456(E) dated 07-09-2006 published on September 7, 2006 in the Gazette of India (extraordinary) part-II.

3. **Definitions-** In these regulations, unless the context otherwise requires.

(a) "Assessment Year" means a year starting from the 1st day of April of each year and expiring on 31st day of March of the Next year.

(b) "Declaration" means a statement given by the owner/allottee resident/ultimate user of the premises subject to mixed use on the prescribed form.

(c) "Local Authority" means the concerned local authority such as Municipal corporation of Delhi, New Delhi Municipal Council, Delhi Cantonment Board and the Delhi Development Authority

(d) "Mixed Use" means the provision for non-residential activities in residential premises except those activities which are not permissible as per the Master plan of Delhi 2001.

4. **Declaration and Registration**- The owner/allottee/resident/ultimate user of the plot/dwelling unit, in case of plotted development and dwelling unit in the case of group housing, shall be required to declare actual nature of mixed use commencement of such use, area of mixed use, by filling up a prescribed form and shall register the property with the local authority on one time payment of the registration charges as per para 10.9(i) of Notification dated 7.9.2006 and indicated hereunder:

1.	Retail shops	Rs.1000/-
2.	Other activities	Rs.500/-
3.	Professional activities	Rs.250/-

5. **Annual/Mixed Use Charges**: As per Para 10.9(ii) of Notification dated 7.9.2006,the premises under mixed use shall be subject to levy of annual mixed use charges at the rates notified with the approval of the Central Government for the period in which the premises remained/to be remained under the mixed use. The annual mixed use charges for the financial year 2006-07 as approved by the Government of India shall be as under:

(Rates In Rs. Per sq.mtr built up area)

S.No.	Type of Mixed Use	A&B Category	C&D Category	E,F & G Category
1.	Retail Shops	2300	1533	575
2.	Other Activities	1150	767	288
3.	Professional Activities	575	383	144

The payment of annual mixed-use charges shall be made by the owner/allottee/resident/ultimate user of the premises to the local body voluntarily before 30th June of every year in respect of the previous assessment year. The delay in payment of Mixed Use charges upto the expiry of the next assessment shall be compoundable on payment of interest at the rates determined by the local authority from time to time with the previous approval of the Central Government.

6. **Addition, alteration and Modification in the premises:** As per Para 10.9(iii) of Notification dated 7.9.2006, no addition, alteration and modification for using the residential premises for non-residential activities under the mixed land use would be permissible unless the concerned authority has sanctioned the revised building plan on payment of requisite fees.
7. **Random check and Survey-** The local body shall be entitled to carry and conduct random checking and survey to verify whether premises under mixed land use has been registered with it and a proper declaration has been made and submitted to it by the owner/allottee/resident/ultimate user of the premises under mixed land use.
8. **Special Conversion charges:** The owner/allottee/resident/ultimate user of the plot/dwelling unit on the notified Commercial streets/areas shall also liable to pay Special Conversion Charges in the manner provided in para 10.12.3(iv) of the notification-dated 7.9.2006. The special conversion charges for the year 2006-07 shall be as under:
    a. The annual special conversion charges for permitting commercial use in residential premises on upper floors on notified commercial streets/areas would be twice the annual mixed land use charges applicable in the colony for mixed use streets as mentioned in Para 5 above.
    b. Retail shops on ground floors, other activities and professional activities being carried in residential premises on notified commercial streets and commercial areas would be only liable to the payment of annual mixed-use charges for that extent of mixed use as applicable to the colonies as indicated in para 5 above.
9. **Penalty-** As per Para 10.9(v) of Notification dated 7.9.2006,all premises found under mixed use without making declaration and registration and payment of annual charges and one time penalty shall be liable to pay to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use.

10. **One time cost for development of parking:** As provided in Para 10.4 and para 10.12.3 of the Notification dated 7.9.2006, the owner/allottee/resident/ultimate user of the plot/dwelling unit under mixed land use & notified commercial street/area shall also be liable to pay one time cost for development of parking at the rates approved by the Government of India from time to time and such rate for the year 2006-07 for one ECS per 50 sq.mtr. shall be as under:

A & B Colonies:	Rs.2, 10,500/-
C&D Colonies	Rs.1, 49,750/-
E,F & G Colonies	Rs. 66,500/-

Further to above, one time parking charges would not be required to be levied in streets notified as pedestrian shopping streets.

11. An option to deposit the entire dues for 10 years at one time instead of annual time will be available. A rebate of 20% in the annual mixed use charges and special conversion charges shall be allowed for deposits made for a period of 10 years at one go.

ANNEXURE -II
(Item No. 111/2006)

I/c dissem
A
20.9.06
Dr Chel)

Urgent
By Special Messenger

No. K-12016/9/2006-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
******

Nirman Bhawan, New Delhi
Dated 20th September, 2006

To

The Vice Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi

Subject: **Fixation of Rates for mixed use charges vide notification no. 1456(E) dated 7.9.2006.**

Sir,

I am directed to refer to this Ministry's notification dated 7.9.2006 as mentioned above and to convey the approval of the Government for fixation of the following charges in accordance with the provisions of notification dated 7.9.2006:-

(i) Annual mixed use charges
(ii) One time registration charges
(iii) Special conversion charges in commercial streets
(iv) One time cost of development of parking

The rates at which the charges are to be levied in respect of the above are given in the annexure.

2. You are, therefore, requested to frame appropriate Regulations for notification under section 57 of the Delhi Development Act. The regulation so framed shall indicate the relevant provisions for levy of such charges contained in the notification dated 7.9.2006 and also the schedule of the charges to be levied as mentioned above.

17578
20/9/06

Yours faithfully,

(S.Mukherjee)
Under Secretary to the Govt. of India

ANNEXURE-I

Schedule of rates for levy of various charges under mixed land use regulations as notified vide Gazette Notification S.O. No. 1456(E) dated 7.9.2006

1. **Annual Mixed Use Charges**
(in Rs. Per sqm. built up area) vide para 10.9 of the notification

Sl. No.	Type of mixed use	A&B Category	C&D Category	E,F&G Category
1	Retail Shops	2300	1533	575
2	Other activities	1150	767	288
3	Professional activities	575	383	144

2. **One Time Registration Charges**
vide para 10.9 of the notification

Retail Shops - Rs. 1000/-
Other activities - Rs 500/-
Professional activities- Rs. 250/-

3. ***Special conversion charges in commercial streets***
vide para 10.12.3 of the notification

(i) The annual special conversion charges for permitting commercial use in residential premises on upper floors on notified commercial streets / areas would be twice the annual mixed land use charges applicable in that colony for mixed use streets.

(ii) Retail shops on ground floors, other activities and professional activities being carried in residential premises on notified commercial streets and commercial areas would be only liable to the payment of annual mixed use charges for that extent of mixed use as applicable to the colonies as indicated in Sl. No. 1

4. **One time cost for development of parking**
vide para 10.4 and para 10.12.3 of the notification

Parking Charges per 1 ECS (for 50 sqm plot) =
{[(Commercial rate of land x 32) + (cost of construction x 32)]4}/4
AB colonies
[(Rs.101250x32) +(4000x32)]/4/4=Rs.2,10,500/-

C&D colonies
[(Rs.70875x32) +(4000x32)]/4/4=Rs.1,49,750/-

E,F & G colonies

[(Rs.29250x32) +(4000x32)]/4/4=Rs.66,500/-

One time parking charges would not be required to be levied in streets notified as pedestrian shopping streets.

Note: An option to deposit the entire dues for 10 years at one time / go instead of annual time will be available.. 20% rebate in the annual mixed use charges and special conversion charges shall be allowed for deposits made for a period of 10 years at one go.

ANNEXURE-I

Appendix-1 to item No.111/2006

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 7th September, 2006

S.O. 1456(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi 2001, were published in the Gazette of India, Extraordinary as public notice vide S.O. No. 1161 (E) dated 21st July 2006, by the Delhi Development Authority in accordance with the provisions of section 44 of the Delhi Development Act 1957 (61 of 1957) inviting objections and suggestions as required under sub-section (3) of Section 11 A of the said Act , within thirty days from the date of the said notice;

2. Whereas the objections and suggestions received with regard to the proposed modifications were considered by a Board of Inquiry duly constituted by Delhi Development Authority under the relevant rules, and the Authority, after considering the report of the said Board, has recommended the modification of the Master Plan of Delhi 2001 as envisaged in the said public notice, with certain changes;

3. And Whereas the Central Government has, after carefully considering all relevant aspects of the matter, decided to modify the Master Plan for Delhi 2001;

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11 A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi 2001 with effect from the date of Publication of this Notification in the Gazette of India.

Modification:

In Gazette of India, Part II, section 3, sub-section (ii) dated 1.8.1990 the following shall be incorporated:-

(i) On page 165(RHS) under CLAUSE 10.0 MIXED USE REGULATIONS the existing provisions, as modified vide notification S.O. No. 425(E) dated 28.3.2006 shall be substituted by the following:-

10.0 MIXED USE REGULATIONS

This chapter covers the policy for mixed use of land for certain permissible purposes. The policy acknowledges the need for permitting use of land for purposes other than that for which it was originally envisaged and lays down the conditions under which this may be applied in different situations. The general procedure to be followed for implementation of the said policy, and mitigating measures to be taken to counter the effect of such non-intended use in such areas are also described.

10.1 GOVERNING PRINCIPLES FOR MIXED USE

i. Mixed use for the purposes of this Chapter means the provision for non-residential activity in residential premises.

ii. The policy aims to balance the socio-economic need for such activity and the environmental impact of the said activity in residential areas.

iii. Mixed use allows access to commercial activities in the proximity of the residences and reduces the need for commuting across zones in the city. However at the same time, it needs to be regulated in order to manage and mitigate the associated adverse impact related to congestion, increased traffic and increased pressure on civic amenities.

iv. The over-riding principles for permitting mixed use are the need to acknowledge and make adequate provision for meeting community needs, mitigating environmental impact and providing for safe and convenient circulation and parking.

v. Mixed-use shall not be permitted in the Lutyens Bungalow Zone, Civil Lines, Government housing, institutional and staff housing of public and private agencies and buildings/precincts listed by the Heritage Conservation Committee.

2783/2007/1

10.2. MIXED USE IN RESIDENTIAL AREAS:

10.2.1. DIFFERENTIATED APPROACH:

i) The need for a differentiated approach to mixed use policy arises from the fact that Delhi, being the country's capital and an important centre of economic activity has a large diversity in the typology of residential areas. Apart from the planned residential colonies built as part of Lutyens' Delhi as well as through the process of planned development undertaken by the Delhi Development Authority, there are authorized residential areas in the Walled City, Special areas and urban villages. Other planned areas include resettlement colonies and pre-Delhi Development Act colonies, including post-partition rehabilitation colonies. There are also regularized-unauthorized colonies; unauthorized colonies as well as slums and jhuggi jhonpri clusters in various parts of Delhi.

ii) Moreover, the extent of non-residential activity seen as being necessary or desirable by the residents themselves varies from area to area based on the socio-economic status of the residents as well as the past pattern of development in that area. While certain colonies may need non-residential activity as an integral part of their livelihood, some others may wish to preserve the residential character of their colonies and neighborhood.

iii) Hence it is proposed to follow a differentiated approach in the application of the mixed use policy in Delhi. The

differentiated approach would be based on categorization of colonies from A to G as adopted by MCD for Unit Area method of property tax assessment.

10.2.2. **TYPES OF MIXED USE**

Subject to the provisions of this notification, the following three broad types of mixed use shall be permissible, in residential premises:

i) Commercial activity in the form of retail shops as per conditions given in para 10.6 in plots abutting notified mixed use streets.

ii) "Other activity" broadly in the nature of 'Public and Semi-Public' facilities listed in para 10.7.1 and as per conditions specified in para 10.7, in plots abutting roads of minimum ROW prescribed in para 10.3.2.

iii) Professional activity as per conditions specified in para 10.8.

The above mentioned types of mixed use shall be subject to the general terms and conditions specified in the succeeding paragraphs.

10.3 IDENTIFICATION OF MIXED USE AREAS IN EXISTING URBAN AREAS AND URBANIZABLE AREAS:

The identification of mixed use areas / streets in both the urbanized/urban as well as urbanizable areas of Delhi would be as follows:

10.3.1. In already urbanized /urban areas, mixed use shall be permissible in the following areas:

2783GI/06-2

i. On all streets/ stretches already notified by the competent authority under MPD 2001 and indicated in **Annexure-I** (List of identified stretches / Streets).

ii. Residential areas and Streets/ stretches earlier declared as commercial areas/ streets or where commercial use was allowed in MPD 1962 shall continue such use at least to the extent as permissible in MPD 1962.

iii. Commercial activity existing from prior to 1962 in residential areas, subject to documentary proof thereof.

iv. Identification and Notification of mixed use streets in future, shall be based on the criteria given in para 10.3.2 and as per procedure prescribed in para 10.3.3, and given wide publicity by the local bodies concerned.

10.3.2. The extent of mixed use permissible in various categories of colonies is further clarified as follows:

1. **In colonies falling in categories A and B:**

No commercial activities will be permissible in the colonies of A & B categories **except** the following:

- Professional activity, subject to conditions given in para 10.8.
- Mixed use and Commercial activity up to one plot depth, in plots abutting Master Plan roads that are notified as mixed use streets, and Commercial streets respectively, since such roads are not internal to the colonies (provided that the request of the RWA concerned shall not be necessary for notifying the Master Plan Roads abutting the colonies, as mixed use streets or Commercial Streets).

- "Other activity" restricted to Guest Houses, Nursing Homes and Pre-primary Schools, as defined in para 10.7.1, subject to conditions contained in para 10.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New Banks and Fitness Centres will not be permissible with effect from the date of this notification. Banks and Fitness Centres, which already exist, in accordance with notifications issued in this regard under Master Plan for Delhi 2001, from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall, however, remain permissible.
- Retail shops in terms of para 10.6. on such mixed use streets with a minimum 18 m ROW, within the colony, in regular residential plotted development, as are notified in terms of para 10.3.3, if there is a specific request of the RWA concerned, in terms of para 10.10.

Note:

Commercial activity on mixed use streets, within A & B category colonies, earlier notified under MPD 2001 shall cease with immediate effect (other than in plots abutting Master Plan roads).

2. **<u>In colonies falling in categories C and D</u>:**

- Mixed use in the form of Retail shops shall continue to be permissible as per conditions in para 10.6, in plots abutting notified mixed use streets listed in Annexure I.

- "Other activity" in terms of para 10.7 shall be permissible in plots abutting roads of minimum 18 m ROW in regular plotted development, 13.5 m ROW in rehabilitation colonies and 9m ROW in Walled City, Regularized-Unauthorized colonies, resettlement colonies, Special areas, and Urban Villages, subject to conditions in para 10.7.
- Notification of mixed use streets in future, of minimum 18 m ROW in regular residential plotted development, 13.5 m ROW in rehabilitation colonies and 9 m ROW in Regularized-Unauthorized colonies, resettlement colonies, Walled city, Special Area and urban villages in terms of para 10.3.3 shall be subject to consultation with RWAs concerned in terms of para 10.10.
- Mixed use shall be permissible in Pedestrianised Shopping streets as per para 10.3.3.

Professional activities shall be permissible as per conditions laid down in para 10.8.

3. **<u>In colonies falling in categories E, F and G</u>**:

- Retail shops shall continue to be permissible as per conditions in para 10.6., in plots abutting notified mixed use streets listed in Annexure I.
- "Other activity" in terms of para 10.7 shall continue to be permissible in plots abutting roads of minimum 13.5 m ROW in regular plotted development, 9 m ROW in rehabilitation colonies and 6m ROW in Walled City, Regularized-Unauthorized colonies, resettlement

colonies, Special areas, and urban Villages subject to conditions in para 10.7.

- Professional activities shall be permissible subject to conditions in para 10.8.
- Notification of mixed use streets in future, of minimum 13.5 m ROW in regular residential plotted development, 9 m ROW in rehabilitation colonies and 6 m ROW in Regularized-Unauthorized colonies, resettlement colonies, walled City, Special Area and urban villages shall be in terms of para 10.3.3.
- Mixed use shall be permissible in Pedestrianised Shopping streets as per para 10.3.3.

4. **Group housing in all categories of colonies:**

- Only professional activity shall be permissible. Retail shops specifically provided for in the lay out plan of group housing would be permissible.

5. **In respect of colonies falling in NDMC area** (excluding Lutyens Bungalow Zone, Government housing, institutional and staff housing of public and private agencies and buildings/precincts listed by the Heritage Conservation Committee), existing mixed use streets / stretches will be notified by NDMC. Future notification of mixed use streets/ stretches will be done on a field level survey to assess the community needs, environmental impact and traffic circulation/ adequate parking and in consultation with Residents Welfare Associations concerned.

2783GI/06-3

10.3.3. **Notification of mixed use streets in urban areas in future:**

i). The minimum ROW for identification of a street or stretch of road as mixed use street would be as follows:

In A&B Colonies:	18m ROW in regular plotted development, if there is a specific request of the RWA concerned.
In C&D colonies:	18 m ROW in regular residential plotted development, 13.5 m ROW in rehabilitation colonies and 9 m ROW in Regularised-Unauthorised colonies, resettlement colonies, Walled City, Special area and urban villages; in consultation with RWA concerned.
In E,F&G Colonies:	13.5 m ROW in regular plotted development, 9 m ROW in rehabilitation colonies and 6m ROW in Walled City, Regularized-Unauthorized colonies, resettlement colonies, Special areas, and Urban Villages.

ii) Streets of less than 9 m (or 6 m in E, F & G category colonies) ROW in Regularised-Unauthorised colonies, resettlement colonies, urban villages, Special Area and Walled City, if notified for mixed use, shall be declared as Pedestrian Shopping Streets (PSS) and will not be open to motorized transport.

Note:

(a) Request of the RWA concerned or *consultation with* RWAs concerned, shall not be necessary for *notifying* the Master Plan Roads abutting the colonies as mixed use streets, since such roads are not internal to the colonies.

(b) Specific request of or consultation with RWA concerned shall be governed by para 10.10

iii) For the notification of mixed use streets, local bodies shall be required to carry out within a reasonable time of the Notification coming into force, and with due expedition, a survey of all streets of the above-mentioned width, if not already done, with a view to identifying stretches of such streets as mixed use streets.

iv) The field survey shall assess the extent of existing non-residential use on the street, the stretch of the street to be notified, the additional requirement of civic amenities and the provision for traffic circulation and parking.

v) The notification shall be issued by the local body/ Authority, with the approval of the Competent Authority under the relevant Act, immediately after the field survey is completed.

10.3.4. **Notification of mixed use streets in urbanizable areas in future:**

In new urbanizable areas, mixed use shall be permissible in the following areas:

i) In newly developed residential areas, mixed use as specified above shall be permitted only on residential plots abutting 18 m. ROW roads.

ii) In villages that are declared as urban and get integrated into the process of development, mixed use shall be permissible in areas/ stretches identified in the local area plan/ lay out plan prepared for such integration.

iii) The layout plan in such new areas shall earmark such stretches/ plots and notify them under the Mixed Use Policy at the time of grant of permission for layout plan in the case of private development and at the time of disposal by allotment or auction in the case of areas developed by DDA.

10.4 GENERAL TERMS AND CONDITIONS GOVERNING MIXED USE:

In terms of the conditions prescribed for different categories of colonies, in para 10.3.2, and provided that the plot abuts a notified mixed use street (in the case of retail shops) or a road of prescribed minimum ROW (in the case of other mixed use activities), mixed use shall be permitted, subject to the following general terms and conditions:

In residential plotted development:

(i) Where there is only one dwelling unit in a residential plot, only one type of mixed use (i.e., retail shop as per para 10.6 OR professional activity OR one of the other activities listed in para 10.7) shall be permissible in that unit.

(ii) Where there are more than one dwelling units in a residential plot, each of the dwelling units will be permitted to have only type of mixed use activity (either retail shop as per para 10.6, OR professional activity OR any one of the other activities listed in para 10.7)

In group housing:

(iii) In group housing, only professional activity is permissible. Retail shops shall be permissible if specifically provided for in the lay out plan of group housing.

Other terms and conditions:

(iv) No encroachment shall be permitted on the streets or public land.

(v) Development control norms as applicable for the particular residential use will continue to be applicable, even if the plot/ dwelling unit is put to mixed use.

(vi) If the notified street is a Master Plan Road, and if a service road is available or provided for by local bodies, then, the mixed use premises should be approached from such service road and not directly from the main carriageway;

(vii) In plotted development, front setback should not have boundary wall, so that it can be used for additional parking.

(viii) Parking @ 2.0 ECS per 100 sqm shall be provided within the premises. Where this is not available, cost of development of parking, shall be payable by the plot

2783GI/06-4

allottee/ owner to the local body concerned. This condition shall apply even if residential premises are used only for professional activity.

(ix) Common parking areas would be earmarked on notified mixed use streets taking into account the additional load on traffic and parking consequent upon notification of the street under Mixed Use Policy. If no parking space is available, land/ plot on the said street may be made available by Traders association, wherever possible, or acquired for construction of parking facilities, preferably, multi level parking. Development of such parking facilities shall be done by either the traders Association or by local bodies and may include public-private partnership as a model for implementation.

10.5 PERMISSIBLE AND NON-PERMISSIBLE USES:

Any trade or activity involving any kind of obnoxious, hazardous, inflammable, non-compatible and polluting substance or process shall not be permitted.

10.6 RETAIL SHOPS

i. Retail shops shall be permitted on plots abutting streets notified for mixed use only on the ground floor and up to the maximum permissible ground floor coverage.

ii. The following activities shall not be allowed under Mixed Use:

a) Retail shops of building materials (timber, timber products (excluding furniture), marble, iron and

steel, (gravel, cement and sand)[2]), firewood, coal and any fire hazardous and other bulky materials.

b) Repair shops of automobiles repair and workshop, tyre resoling and re-treading, and battery charging[3].

c) Storage, go-down and warehousing.

d) Junk shop

e) Liquor shop

f) Printing, dyeing and varnishing

g) Any other activity that may be notified from time to time by Government.

Note:

1. Will not include business of finished marble products where cutting and polishing activity of marble is not undertaken.

[2] Retail shops of gravel, sand and cement shall be permissible in residential plots of at least 50 sqm, in notified mixed use streets in E , F, and G category colonies , provided that the material is kept entirely within the plot premises.

[3] The repair shops and workshops in case of automobiles shall not be prohibited on plots abutting mixed use streets or commercial streets of right of way (ROW) of 30 m or more

10.7 OTHER ACTIVITY

10.7.1 Subject to the general conditions given in para 10.4 and additional conditions given in para 10.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 10.7.2, whether or not the road is notified as mixed use street:

(a) Pre-primary school (including Nursery/Montessori School, Crèche.)

(b) Nursing home (including clinic, dispensary, pathology lab and diagnostic centre)

(c) Guest house (including lodging houses) irrespective of number of rooms.

(d) Bank

(e) Fitness Centre (including Gymnasium, yoga/ meditation centre)

10.7.2. The minimum ROW of a street or stretch of road on which the above-mentioned other activities are permissible is as follows:

In A&B Colonies*:	18m ROW in regular plotted development;
In C&D colonies:	18 m ROW in regular residential plotted development, 13.5 m ROW in rehabilitation colonies and 9 m ROW in Regularized-Unauthourised colonies, resettlement colonies, Walled City, special area and urban villages; and in Pedestrianised Shopping Streets.

Note

*Banks and fitness centres shall however, not be permissible, except those already operating on the date of this notification.

In E,F &G Colonies:	13.5 m ROW in regular plotted development, 9 m ROW in rehabilitation colonies and 6m ROW in Walled City, Regularised-Unauthourised colonies, resettlement colonies, Special areas, and urban Villages and in Pedestrianised Shopping Streets.

10.7.3. The above mentioned public and semi-public activities shall be subject to the following additional conditions in addition to general conditions prescribed in preceding paras:

(i) Subject to the specific conditions mentioned in succeeding paras, the minimum size** of the plot on which these activities shall be permissible, on streets of prescribed minimum ROW, shall be 200 sqm in regular plotted development, 75 sqm in rehabilitation colonies, regularized-unauthorized colonies, resettlement colonies, Walled City, special area & urban villages. However, the minimum plot size shall be 50 sqm for clinic, dispensaries and pathology labs running in these colonies and also in E, F and G Category colonies.

(ii) Banks shall be permissible on 2/3rd of FAR subject to 600 sqm, while Guest House and Nursing Homes will be permissible up to 3/4th of the floor area.

(iii) However, Nursing Homes operating in plots abutting Master Plan roads and Zonal Plan roads shall be

permissible up to 100% of built up area and the limits on the size of the plot would not apply.

(iv) Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limits on the size of the plot shall not apply.

(v) Pre-primary school and fitness centre (other than those on plots abutting Commercial streets) shall be restricted only to the ground floor up to the permissible ground coverage.

(vi) The above mentioned activities shall also be subject to any other specific terms and conditions, as may be prescribed in the relevant Statutes/ Acts applicable to them.

(vii) It shall be the responsibility of the plot allottee/ owner to make arrangements for parking so that the parking does not encroach/ spill over on public land.

Note:

**Variation of ± 5% in plot size may be disregarded.

10.7.4. **Banquet hall** shall be permissible only in industrial areas and commercial areas and not in the residential use zone. Development control norms in respect of Ground coverage, FAR, height and basement shall be applicable as per Master Plan Norms for the specific land use for that premises.

10.8. PROFESSIONAL ACTIVITY

Subject to the general terms and conditions specified in para 10.4, professional activity is permissible in plotted development and group housing under the following specific conditions:

i. Professional activity shall be permitted if carried out by the resident him/her self.

ii. Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant.

iii. In group housing, and plotted development with multiple dwelling units, professional activity shall be permitted on any floor subject to maximum of 50% of the permissible or sanctioned FAR, whichever is less, of each dwelling unit

iv. In the case of plotted development with single dwelling unit, professional activity shall be permissible on any one floor only, but restricted to less than 50% of the permissible or sanctioned FAR, whichever is less on that plot.

10.9 REGISTRATION OF MIXED USE PREMISES AND PAYMENT OF CHARGES:

i. In respect of a residential premises already under mixed use or intended to be put to mixed use, the owner/allottee/ resident of the plot/ dwelling unit, in case of plotted development and dwelling unit in the case of group housing, shall be required to declare such mixed-use by filling up a form in this respect and

depositing it with the local body concerned and pay one-time registration charges at rates to be notified with the approval of the Central Government.

ii. The premises under mixed use shall also be liable for payment of mixed-use charges every year to the local body concerned, at the rates notified with the approval of Central Government, for the period during which the property is put to mixed use. Such payment will be made by the property owner/ allottee voluntarily before 30th June of every year in respect of the previous assessment year (April- March).

iii. No modification to the building for using residential premises for non-residential activities, under the mixed use policy, shall be permitted unless the allottee/ owner has obtained sanction of revised building plans and has paid necessary fees or charges.

iv. The local body concerned shall be responsible for the conduct of test check of properties under mixed use, whether registered with it or not.

v. In addition to other penal action available under the relevant Act, properties found to be under mixed use, without registration or in violation of the terms of this notification shall be liable to pay, to the local body, a penalty amounting to 10 times the annual conversion charges for mixed use.

10.10 CONSULTATION WITH RWAs:

i. The Resident Welfare Association (RWA) shall be a body registered before 21.7.2006, under any Statute, such as Societies Registration Act.

ii. Consultation with the RWA concerned for the purposes of declaring mixed use streets shall be done by the local bodies concerned.

iii. Genuine efforts for meaningful consultations with RWAs shall be made by the local bodies. Such efforts may include wide publicity to the proposed consultations, maintenance of record of consultation and providing access to those records to RWA concerned and public.

iv. Consultation with the RWA concerned shall be limited to identification of mixed use streets, and not for grant of permission in individual cases. However RWAs shall have a right to be heard in cases of complaints of public nuisance and non-permissible uses.

10.11 UNDER WHAT CONDITIONS MIXED USE CAN BE DENIED/ WITHDRAWN/ RESTRICTED:

10.11.1. Permission or registration for mixed use can be cancelled or suspended by the concerned local body in case of violation of any of the conditions under which such mixed use is permissible/ permitted.

10.11.2. The following non-residential activities, not covered under the mixed use policy, shall be permissible in residential areas under the following conditions:

(i) Schools operating in residential premises in the Residential use zones shall continue till 18th May 2007. The local body concerned may allow the schools to continue thereafter, subject to necessary changes being made in the use-premises/ lay-out plan, by the local body, within its competence, in terms of Sub clause 8 (2) A of the Master Plan for Delhi 2001 (Page 152 -153 under S.O. 606 (E) in the Gazette of India Extraordinary dated 1.8.1990), and for this purpose the schools shall be required to apply to the local body concerned.

(ii) In addition, Coaching centres and similar educational institutions, running in residential premises, shall be allowed to continue till the end of the current academic year or till 18st May 2007, whichever is earlier.

10.12 COMMERCIAL STREETS AND AREAS:

10.12.1. The following streets/ stretches of streets or areas may be notified as Commercial Streets or Commercial areas by the local authority:

(a) where more than 70% of the plots abutting roads of ROW exceeding 24m, in a stretch of at least 300m, in regular plotted development are under commercial use, on (provided that no street in colonies in A and B categories shall be notified as commercial street).

(b) where more than 70% of the properties abutting roads of less width than 24m ROW, in a stretch of at least 100m, in rehabilitation colonies, Regularized-Unauthorized colonies, resettlement colonies, Walled City, Special Area and urban

Villages and local commercial streets declared under MPD 1962 as per para 10.3.1; and

(c) In E, F and G category colonies, where, [If] 80% of residential plots are under mixed use, or if there are 300 shops, within a contiguous area of 1 hectare.

10.12.2. Identification of such streets/ stretches is to be done on the basis of field survey to be conducted by the local body within a reasonable period of time and with due expedition of the date of this notification coming into force.

10.12.3 After identification is done, notification of commercial stretches/ streets by the ~~local body~~ UDD GNCTD/ authority (LG Delhi) with the approval of the Competent Authority would necessitate compliance to the following terms and conditions:

i) Preparation of revised lay-out plan/ Scheme for such areas/ streets with the approval of the local body/ Authority;

ii) The lay-out plan/ Scheme for such areas/ streets should indicate adequate provision for circulation, parking, open spaces and other planning norms;

iii) Common parking areas would be earmarked taking into account the additional load on traffic and parking consequent upon notification of the street as commercial area/ street. If no parking space is available, land/ plot on the said street/ area may be made available by Traders association, wherever possible, or acquired for construction of parking facilities, preferably, multi level parking. Development of such parking facilities may be done by either the traders Association or by local bodies and may include public-private partnership as a model for implementation.

iv) On notification of a Commercial street/ area under this clause, such streets/ areas shall be considered as non-hierarchical commercial centres as mentioned in Development Code in Master Plan 2001. The plot owners / allottees on these commercial streets/ areas shall have to pay Special conversion charges at rates approved by the Central Government, in respect of the built up area used for commercial purpose, provided that such built up area shall not exceed the residential development control norms applicable to the plot. This is only a one-time facility for plot allottees/ owners in such Commercial areas/ streets and shall not be construed as relaxation of the development control norms in future.

v). Any other condition that may be prescribed by Government from time to time.

[No.K-13011/2/2006/DDIB]

S. MUKHERJEE, Under Secy.

Annexure – I

MIXED USE STREETS IN VARIOUS ZONES OF DELHI

1. Zone 'A' & part 'C' (Walled City)
   1. Chandni Chowk road (100 ft R/W)
   2. Netaji Subhash Marg (80 ft. R/W)
   3. Ansari Road (60 ft. R/W)
   4. Khari Baoli (80 ft. R/W)
   5. Naya Bazar Road (80 ft. R/W)
   6. Shardanand Marg (80 ft. R/W)
   7. Ajmeri Gate Bazar (60 ft. R/W)
   8. Church Mission Road (60 ft. R/W)
   9. S.P.M. Marg (120 ft. R/W)
   10. H.C Sen Road (100 ft. R/W)
   11. Ajmeri Gate Road Bazar Sita Ram, Gali Kucha Pati Ram, Gali Arya Samaj, Gali Kali Masjid, Gali Katra Anikhan.
   12. Bazar Dilli Darwaza
   13. Netaji Subhash Marg, Sir Syed Ahmad Marg, Gali Kuncha Chalan, Gali Pataudi House, Gali Kala Mehal.
   14. Gali Churiwalan Chawri Bazar, Bazar Matia Mahal, Sita Ram Bazar, Gali Pandit Prem Narainh
   15. Ajmeri Gate Road, Fasil Road, Gali Shah Tara, Gali Kucha Pandit, Gali Sahaganj Farashkhana Road, Lal Kuan Bazar.
   16. Farash Khana Road, Samosa Wali Gali, Fasil Road, Naya Bans Road, Bazar Khari Baoli, Katra Dariyan Road, Gali Batashawali, Gali Kucha Nawab.
   17. Netaji Subhash Marg, Dayanand Road, Ansari Road
   18. Katra Bariyan Road, Lal Kuan Road, Gali Ballimaran, Gali Kashim Jaan, Chawri Bazar, Nai Sarak, Chandni Chowk.
   19. Nai Sarak, Chandni Chowk Esplanade Road, Dariba Kalan Bazar Gulian, Chawri Bazar, Chatta Shahji, Gali Khajoor, Gali Katra Kushal Rai, Gali Anar Wali, Kinari Bazar, Maliwara Road.
   20. Chandni Chowk, Katra neel, Church Mission Road, Katra Natwar Area.
   21. H.C. Sen Road, Chandni Chowk
   22. Bara Bazar Road.

2. Zone – A (Part other than Walled City):

1.	Rani Jhanzi Road (Azad Market Chowk to Filmistan)	From crossing with Gaushala Road to Filmistan (On East side)
2.	Qutub Road (Singhara Chowk to Pul Mithai)	From junction near Sr. Sec. School Sadar Bazar to Pul Mithai and Western side of the road.
3.	Sadar Thana Road	Sadar Thana to Phoota Road
4.	Idgah Road	Singhara Chowk to crossing with Sadar Thana Road (on North side of the road)
5.	Azad Market Road	Azad Market Road to Pul Mithai
6.	Chamelian Road	From crossing with Rani Jhansi Road to junction with Maharaja Agrasen Marg.
7.	Maharaja Agrasen Marg	From junction with Rani Jhansi Road to crossing with Qutub Road (Sadar Bazar)
8.	Main Paharganj Road	From junction with Chemsford Road to Ram Krishna Ashram
9.	Desh Bandhu Gupta Road	Paharganj Police Station Crossing to opposite Sheila Cinema.
10.	Rajguru Road (Guru Wala road)	Junction with Desh Bandhu Gupta Road to junction with main bazaar Paharganj Road
11.	Nehru Bazar Road	From junction with Panchkuin Road to junction with main Paharganj Bazar road

3. Zone – B:

1.	Desh Bandhu Gupta Road	From crossing with Faiz Road to junction with proposed 30 mtr Road (road No.4 in the layout plan)
2.	Bank Street	From crossing with Faiz road to crossing with Rama Krishna Marg
3.	Hardhyan Singh Road	-do-
4.	Arya Samaj Road	From crossing with Faiz Road to crossing with proposed 30 mtrs. wide road(Road No.4 in the layout plan).

5.	Padam Singh Road	From crossing with Satbravan Girls School road to Crossing with Gurudwara Road
6.	New Rohtak Road (South Side)	From crossing with Faiz Road to junction with Joshi road
7.	RoadNo.4(Proposed 30M wide Road (East Side)	From crossing with D.B.Gupta Road to junction with Padam Singh Road
8.	New Pusa Road	From junction with D.B.Gupta Road to junction with Tank Road
9.	Ram Krishan Dass Marg	From junction with D.B.Gupta Road to junction with Road No.31 of the layout plan
10.	Vishnu Mandir Marg	From junction with D.B.Gupta Road No.31 of the layout plan
11.	Saraswati Marg	From junction with D.B.Gupta Road to junction with Arya Samaj Road
12.	Ajmal Khan Road	From junction with Tank Road to junction with Pusa Lane
13.	Gurudwara Road	From junction with D.B.Gupta Road to junction with Padam Singh Road
14.	Laxmi Dwar Marg	From junction with Arya Samaj Road to junction with Pusa Land
15.	Abdul Aziz Road	From junction with Bank Street Road to junction with Arya Samaj Road
16.	Krishna Dass Road	From junction with D.B.Gupta Road to junction with Arya Samaj Road
17.	Satbharavn Arya Girls School Marg (West Side)	From junction with Arya Samaj Road to junction with Pusa Lane
18.	Joshi Road	From junction with New Rohtak Road to junction with D.B. Gupta Road
19.	Abdul Rehman Road	From junction with D.B.Gupta Road to junction with Arya Samaj Road
20.	Ilahi Baksh Marg	-do-
21.	Faiz Road (West Side)	-do-

4. Zone – C:

1.	Roshnara Road	1.00
2.	G.T.Road	2.18
3.	Shakti Marg (Nagia Park round about)	0.32
4.	Satyawati Road	0.15
5.	Mandella Road	0.06
6.	Kolhapur Road	0.06
7.	Malka Ganj Road	0.88

5. Zone – D :
   1. Temple Road, Bhogal
   2. Shahi Hospital Road, Bhogal
   3. Central road, Bhogal
   4. Masjid Road, Bhogal
   5. Gurudwara Road, Lajpat Nagar-IV
   6. New Delhi South Extn. Part-I Service Road along Ring Road.
   7. Main Road (24 M wide) between blocks 'O' & 'K', Lajpat Nagar-II
   8. Central Market & Lajpat Nagar-II
   9. Alankar Cinema Road/Pushpa Market Road (Lajpat Nagar)
   10. Bhisham Pitamah Road (Defence Colony)
   11. In addition, shops, plots forming part of an approved layout of the competent authority.

6. Zone – E :
   1. Shopping Centre, Krishna Nagar
   2. Chhota Bazar, Shahdara
   3. Main Gandhi Nagar Bazar
   4. Bara Bazar, Shahdara
   5. Anaj Mandi, Shahdara
   6. Shopping Area of Viswas Nagar
   7. Shopping Area of Seelampur/ Salimpur
   8. Farash Bazar, Shahdara

9.	Railway Road, Shahdara	
10.	Main Road Gandhi Nagar	From Marginal Bandh to Jheel Bus Terminal
11.	Main Vikas Marg	From Marginal Bandh to Patparganj Road
12.	Vijay Chowk Road (Laxmi Nagar Main Road)	From Vikas Marg to Patparganj Road
13.	Patparganj Road	From Jheel Bus Terminal to Madhuvan *Railway* Crossing *excluding* the GHBS and Rehabilitation Colonies
14.	Road No.57	From GT Railway Line to Parwana Road excluding CGHS and *facility* centres
15.	Bhola Nath Nagar Road	From No.57 to Babu Ram School
16.	Mandir Marg Road	From Raghunath Mandir to Road No.57
17.	Road No.35A	From Vikas Marg to Mother Dairy excluding bridge area and Mother Dairy Plant
18.	60 ft. wide Road	From Teliwara to Babu Ram School
19.	Proposed Master Plan Road No.67 in Maujpur area	From Road No.66 to Ghonda Chowk
20.	Loni Road	From G.T. Road to Road No.68
21.	G.T. Road	From Radhu Cinema to Loni Road
22.	Road No.66	From G.T. Road to Road No.68 on Western side only.
23.	Brahmpuri Main Road	From Ghonda Chowk to New Seelampur Market, Road
24.	Yamuna Vihar Road	From Ghonda Chowk to DTC Depot.
25.	60 ft wide road Balbir	From Eastern Yamuna

	Nagar (Babur Pur Road)	Canal to G.T. Road
26.	100 ft. Road No.68	From Eastern Yamuna canal upto Railway level crossing
27.	Wazirabad Road	From Marginal Bund upto Yamuna Vihar Scheme (on South side only)

7. Zone – F :
   (a) New Delhi South Ext.Part-II(Portion fronting on Ring Road)
   (b) Kalkaji Main Road (Between Block G&H and E&F).
   (c) Malviya Nagar (Main Market Road)
   (d) Road between Govindpuri and Govindpuri extension
   (e) Shop-plots, forming part of an approved layout plan of the competent authority

8. Zone – G :
   a) Main Najafgarh Road from Laxman Sylvania, New Moti Nagar Chowk to Outer Ring Road Crossing i.e. Ganesh Nagar
   b) Between Kirti Nagar Maya Puri Chowk to Kirti Nagar Patel Nagar Chowk
   c) Lajwanti Garden Chowk to Nangal Raya
   d) Subhash Nagar to Din Dayal Upadhyaya Hospital
   e) Tilak Nagar Chowk to Nangal Raya Flyover i.e. Jail Road
   f) H-Block, Bali Nagar Najafgarh Road to B-Block, Bali Nagar.

9. Zone – H :

1.	Road No.43, Rani Bagh	200 ft.
2.	Main Bazar, Rishi Nagar	50 ft
3.	Main Bazar (Road Rani Bagh)	50 ft.
4.	Main Road, Raja Park	100 ft.
5.	Main Road, Shastri Nagar	200 ft.
6.	Main Road, Tri Nagar	50 ft.
7.	Road No.41, Rohini	45 mt.

Printed by the Manager, Govt. of India Press, Ring Road, Mayapuri, New Delhi-110064
and Published by the Controller of Publications, Delhi-110054.

Item No: - 112/2006

SUB: -Adoption of Annual Accounts for the financial year 2004-05 after certification of Annual Accounts by the office of the Accountant General (Audit) Delhi.

File no 6(59)05-06/A/Cs(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 & Poverty Alleviation in consultation with the office of Comptroller and Auditor-General of India.
2. Annual Accounts for the financial year 2004-05 were prepared in the prescribed formats which comprised of the following financial statement

   For Nazul Account-I and B-General Development Account

   a. Receipt and Payment Account for the year 2004-05 mentioned above.
   b. Income & Expenditure Account for the year 2004-05 mentioned above.
   c. Balance sheet for the year 2003-04 mentioned above.

   For Nazul Account – II

   (i) Receipt and Payment Account for the year 2004-05 mentioned above.
3. The above stated financial statements for the year 2004-05 were placed before the Authority for adoption vide Resolution no. 81/2005 and adopted by the Authority in its meeting held on 19.10.2005.

4. The Annual Accounts for the year 2004-05 were sent to the office of AG (Audit) Delhi for statutory audit on 1.12.2005 and the audit certificate has been received on 1.9.2006.

5. The Audit Certificate, Audit Report on the Accounts of the Authority for the year 2004-05 has been received in positive and is placed opposite as Appendix "A" (at page 114&115). Remarks of AG (Audit)are reproduced below:

"In my opinion and to the best of my information and according to the explanations given to me. The accounts give the information required under the prescribed format of accounts. The said Balance Sheet, Income and Expenditure Account and Receipts and Payments Account read together with the Accounting Policies and Notes thereon, and subject to the significant matters stated above and other matters mentioned in the separate Audit Report annexed herewith, give a true and fair view :- In so far as it relates to the Balance sheet of the sate of affairs of the Delhi Development Authority as at 31 March 2005; and in so far as it relates to the Income and Expenditure Account of the excess of Income over expenditure for the year ended on that."

6. The Audit Report & Annual Accounts for the year 2004-05 after having being certified by the Audit are to be placed before both the Houses of Parliament under Section 25(4) of the DD Act, 1957.

7. **PROPOSAL**

8. Following proposal is placed before the Authority for consideration and approval:-

(i) The Annual Accounts for the financial year 2004-05 as certified by the office of AG(Audit), Delhi may be adopted .

(ii) Approval for submission of these certified Annual Accounts for the year 2004-05 after adoption by the Authority, to the Ministry of Urban Development for placing the same before the Parliament.

RESOLUTION

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

****

Appendix 'A'

CONFIDENTIAL.

Audit Certificate

I have audited the attached Balance Sheet of the Delhi Development Authority as at 31 March 2005 and the Income and Expenditure Account, Receipts and Payments Account for the year ended 31 March 2005. These financial statements include the accounts of all units. Preparation of these financial statements is the responsibility of management of the Authority. My responsibility is to express an opinion on these financial statements based on my audit.

I have conducted my audit in accordance with applicable rules and the auditing standards generally accepted in India. These standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. I believe that my audit provides a reasonable basis for my opinion.

Based on our audit, I report that:

1. I have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit.

2. Subject to the major observations given below and detailed observations in the Separate Audit Report annexed herewith, I report that the Balance Sheet; and the Income and Expenditure Account and the Receipts and Payments Account dealt with by this report are properly drawn up and are in agreement with the books of accounts.

- Earnest Money of Rs. 85.70 crore shown as debit balances remained un-reconciled. ***(Para –3.2)***
- Six Bank Accounts, which had been closed long back, shown minus balances of Rs. 8.23 lakh. ***(Para – 4.2)***
- Providing of dilapidation/depreciation of Rs.3.95 crore on closing stock of built up shops. ***(Para –4.5)***

3. In my opinion and to the best of my information and according to the explanations given to me:

(i) the accounts give the information required under the prescribed format of accounts;

(ii) the said Balance Sheet, Income and Expenditure Account and Receipts and Payments Account read together with the Accounting Policies and Notes thereon, and

subject to the significant matters stated above and other matters mentioned in the Separate Audit Report annexed herewith, give a true and fair view:

a In so far as it relates to the Balance Sheet of the state of affairs of the Delhi Development Authority as at 31 March 2005; and

b In so far as it relates to the Income and Expenditure Account of the excess of income over expenditure for the year ended on that date

Accountant General (Audit), Delhi.

Place :

Date :

Annexure-B

REFERENCE:- AGENDA ITEM NO. 112 / 2006

STATEMENT SHOWING THE POSITION OF OUTSTANDING PARAS AND REPLY THEREOF IN RESPECT OF AUDITED ACCOUNT FOR THE YEAR 2004-05

Sl. No.	Para No.	Brief Description of Para	Reply sent to AG Audit	Remarks
1.	3.2	Earnest Money of Rs. 85.70 cr. shown as debit balances remained un-reconciled	This para relates to refund of registration money to the registrants of various Housing Schemes and not the earnest money as pointed out by the Audit. This is a case of misclassification and not the excess payment. Out of Rs. 85.70cr. , Rs. 80.00cr. has been reconciled and shown to the Audit party. The reconciliation of remaining Rs.5.00 Cr. is in progress and it is expected this para may not be taken in the current year's Audit report.	This issue was discussed with the DAG Audit who agreed to settle this para in the next year's audit report.
2.	4.2	Six Bank accounts, which had been closed long back , shown minus balances of Rs. 8.23 lac	These are quite old balances relating to six banks wherein accounts had been closed long back. As a result of vigorous persuation, balances with two banks to the extent of Rs. 3.71 lakh have been reconciled and closing balance came down to Rs.4.52 lakh only. Efforts are being made to reconcile with remaining four banks also so as to minimise the minus baiance during the current year.	During discussion with the DAG Audit, he agreed to modify the para to this extent.
3.	4.5	Providing of dilapidation / depreciation of Rs. 3.95 cr. on closing stock of built up shops	The method of valuation of stock of "built up properties" was explained to Audit. The provision was made for the anticipated expenditure to be incurred on fixtures and fittings. While valuing the stock, the anticipated expenditure is always reduced so that true value of the stock can be shown in the balance sheet. In case same is not considered, stock would get overvalued. It is a basic valuation methodology and it is expected that this para will not be taken in the current year's audit report.	During discussion with DAG Audit, he agreed to the plea taken by DDA and it is expected that this para may be settled in the next year's audit report.

Item No : 113/2006

Sub : Change of land use of 37.0 ha land and 1.08 ha land from 'Agricultural & Water body' to 'Residential' & 'Public & Semi Public (grave yard, Cremation ground)'.

File No.F.3(10)2000-MP

Background

1. In compliance of the Supreme Court orders for removal / resettlement of squatters encroaching on public lands and other important projects, DDA undertook a Resettlement Scheme at Madanpur Khadar covering an area of about 51.0ha for about 10,000 families. This scheme was planned into three phases.

2. The change of land use of Phase I(14.17 ha) had been notified vide Gazette Notification dated 18.4.01. After its approval by the Authority vide Resolution No.59/2002 dated 18.6.02. The proposal for change of landuse of 37.0 ha of land of Phase II and Phase III was referred to MOUD & PA vide DDA letter dated 2.8.02. This was forwarded by MOUD & PA to NCR Planning Board for examination vide its letter dated 18.10.02.

3. NCR Planning Board vide letter No.K-14011/169/2005-NCRPB dated 7.6.2005 has considered and recommended the proposal to Chairman, NCRPB and Hon'ble Urban Development Minister for consideration.

4. The case of change of land use for 1.05 ha of land from Agricultural & Water Body to Public & Semi Public(Graveyard/cremation ground) was considered in the Authority meeting held on 28th February 2005 vide item No.15/2005 and vide item No.19/2005 on 29th March 2005.

5. Under Secretary, Ministry of Urban Development, Government of India vide letter No.K-13011/2/2001-DDIB dated 30th September 2005 has conveyed approval of the Central Government for issue of Public Notices under Section 11-A of Delhi Development Act 1957.

6. The Public notice was issued vide notice No.F.3(10)2000-MP dated 10.3.2006 inviting Public objection/suggestion with respect to the change of land use of 37 ha and 1.05 ha land at Madanpur Khadar from 'Agricultural & Water body' to 'Residential' and 'Public and Semi Public (grave yard/Kabristan/Cremation ground)' respectively.

7. 6(six) Objection/suggestions were received in response to the above said notification.

8. The objection/suggestion were heard by the Special Screening Board in its Meeting held on 28.7.2006 in which the Special Screening Board recommended the change of land use of 37 ha of land from 'Agricultural & Water body' to 'Residential' and 1.05 ha of land from 'Agricultural and Water body' to 'Public and Semi Public facility (graveyard/burial/cremation ground)' for consideration of the Authority. Minutes of the Meeting of the Special Screening Board is placed at Annexure 'A'. (Page No. 118 to 126)

Recommendation :-

In view of the recommendation of Special Screening Board the case is placed before the Authority for consideration of issue of final notification for change of land use of 37 ha land from 'Agricultural & Water body' to 'Residential' and 1.05 ha of land from 'Agricultural and Water body' to 'Public and Semi Public facility (graveyard/burial/cremation ground)'.

R E S O L U T I O N

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

****

Annexure 'A'

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No.F.3(10)2000-MP/318 Dated: 8 September,2006

Sub: Minutes of the Meeting of Special Screening Board held on 28.7.2006

Please find enclosed herewith the Minutes of the Meeting of Special Screening Board held on 28.7.2006 to hear the public objections / suggestions filed in response to Public Notice No.F.3(10)2000-MP dated 10.3.06.

(A.K. Manna)
Joint Director (MP)

Copy to:

1. P.S. to EM, DDA for kind information of the latter.
2. P.S. to Finance Member, DDA for kind information of the latter.
3. Chief Planner, TCPO.
4. Commissioner (Planning), DDA.
5. Chief Town Planner, MCD.
6. Additional Commissioner (Plg) II, DDA.
7. Additional Commissioner (Plg) III, DDA.
8. O.S.D. (Plg), DDA.
9. Director (RYP), DDA.

DELHI DEVELOPMENT AUTHORITY
RIVER YAMUNA PROJECT

No- F3(10)2000/MP **Dt- August 2006**

Sub: Minutes of the Meeting of the Special Screening Board held on 28.7.06 to hear the public objections / suggestions filed in response to the public notice No.F.3 (10)2000-MP dated 10.3.2006.

The meeting of the Special Screening Board was held under the chairmanship of Engineer Member, DDA on 28.7.2006. List of the Members / Officers present in the Meeting and list of persons appeared before the Special Screening Board is placed as Annexure - A.

Ms. Gita Dewan Verma at Sl.No.1 and Sh. Rajender Singh at Sl.No.3 appeared before the Screening board for hearing. After hearing the respondent and going through the objections/ suggestions, the following observation/suggestions are made.

SUMMARY OF OBJECTIONS AND SUGGESTIONS RECEIVED IN RESPONSE TO THE PUBLIC NOTICE NO F3 (10)2000MP DATED 10.3.2006

Sr. No.	Name & Address of Person who filed objection / suggestion	Summary of Objections & Suggestions	Recommendation/Observation
1.	Ms. Gita Dewan Verma 1356, D-1 Vasant Kunj, New Delhi-10070	a. The Madanpur Khadar scheme is fully developed. Post-facto public notices are untenable in planning law & sense.	a. Although change of land use should have been processed earlier, the Special Screening Board was informed that this scheme was undertaken in pursuance of the decision taken by the Ministry of

		b. Since the public notice has been issued during the tenure of the monitoring committee constituted by Hon'ble High Court, the proposal of change of landuse be placed before the Monitoring Committee for clearance. C She has sought information on the following: i) Decision of the Monitoring Committee regarding the change of land use proposal. ii) Proper enquiry by Board of enquiry on Madanpur Khadar project. iii) Information on disposal of the objection/suggestion made in response to public notice dt 31.8.2005 for Tehkhand.	Urban Development vide letter No K-19011/1/2001-DDIB dated 17.1.01 (Copy placed Annexure-A). b & c. The change of land use of the scheme which has already been developed, is not required to be placed before the Monitoring Committee. A Special Screening Board has been constituted to go into the details of objection/suggestion. (i) As explained above. ii) The issue has been considered by Screening Board. iii) Not relevant to the present notification.
2.	Ms. Prabha Chand 6484, B-9 Ext. Vasant Kunj, New Delhi	a) Requested for a joint hearing in response to the public notice dt.10.3.2006 &draft MPD-2021 with other respondents. b) To supply a copy of the report by DDA, this was prepared after the deposition of the above mentioned person before the Standing Committee.	a) The person did not appear in the public hearing. The issues regarding Public notice dated-10-3-06 & draft MPD-2021 are different and are being processed separately. b). Not relevant.

3.	Sh. Rajinder Singh 1356, D-1, Vasant Kunj, New Delhi.	a). The public notice is a post-facto notification in contrary to the judgment of 16.9.02 in WP(C) 4978/2002.	a). As comments at Sl.No .I(a)
		b). The public notice is contrary to the statement made on behalf of DDA against unlawful resettlement of Arjun Camp in Vasant Kunj.	b). These are separate schemes.
		c). The Public Notice is to regularize slum like illegal development in Zone 'O' is contrary to the court orders for removal of all unauthorized structures from River bed area.	c).This is a resettlement scheme and not the regularization of illegal slum/JJ clusters.
		d). The public notice regularizes the site but not the scheme which has 12.5 & 18 sqm. plots which are illegal in terms of Master Plan minimum plot size of 25 sqm.	d). The sizes of the resettlement plots are as per Govt. policy vide MOUD letter dated 17.01.2001 (Copy placed below).
4.	Sh. Nizamuddin and others J -278, Moolchand Basti - III Raghat, New Delhi	a) The Madanpur Khadar is already developed. It will remain unauthorized even after the change of landuse because it has 12.5 &18 sqm. Plots and no modification of Master Plan	The person did not appear in the public hearing. a) Covered at Sl.No.3 above.

		minimum plot size is proposed. b) To paste a Notice to leave Pushta indicating the last date.	b) Not concerned with the notification under consideration.
5.	Sh. Harphool Singh & others Belagaon, Rajghat, New Delhi.	a) The Public Notice is either to regularize unauthorized slum like development in Khadar/ river bed or, as it does not propose modification of minimum plot size of 25 sqm. b) This is an ad-hoc proposal in absence of mandatory Zonal Development Plan. c) Objected to DMRC Tender Notice dated 15.7.2005 for temporary Amusement park. d) 16 Ha. Camping site to be compensated either at Rajghat or elsewhere in Riverbed.	The person did not appear in the public hearing. a) Covered at Sl.No.3. b)The change of land use under Sec.11(A) has been necessitated due to absence of zonal plan. c) & d) Not relevant to present notification.
6.	Sh. Amit Marks, Harpool Singh, Nizamudin M-72 (Ist floor) Saket, New Delhi-110012	a) These Public Notice are not issued with approval of Monitoring Committee Constituted as per High Court Order dated 3.3.2003. b) These are unplanned Projects without mandatory Zonal Plan.	The person did not appear in the public hearing. a)Covered under comments at 1(b) b) Covered under comments on 5 b.

		c) Hearing was not granted in respect of Public Notice dated 18.9.2004 related to IT Park.	c) Not relevant to present notification.
		d) Post-facto approval to legitimize the unauthorized Project.	d)Covered under comments at 3(c).

Based on the above observation and facts, the Special Screening Board recommended the change of land use of 37 Ha. of land from'Agricultural & Water body 'to 'Residential' and 1.05 Ha. land from 'Agricultural and water body to 'Public & Semi public facility (grave yard / burial / cremation ground)' for consideration of the Authority

(A.K. Jain)
Commissioner (Plg)
Secretary

Finance Member, DDA
Member

Chief Town Planner, TCPO
Member

Engineer Member, DDA
Chairman

Special Invitees

Director (RYP)

Additional Commissioner(Plg)III

Annexure-A

List of Officers present in the hearing

S.No.	Name	Designation
Members of the Special Screening Board		
1.	Sh. A.K. Sarin	EM, DDA in Chair
2.	Sh. A. K. Patnaik	FM, DDA
3.	Sh. K.T.Gurmukhi,	Chief Planner,TCPO
4.	Sh. A.K.Jain,	Commissioner(Plg)
Special Invitees		
1.	Dr. S.P. Bansal	Addl. Commissioner (Plg)III
2.	Sh. Sh. P.M. Parate	Director (Plg)
Other Officers		
3.	Sh. N.K.Chakraborty	Director (NP)
4.	Sh. D.K.Nagar	Asstt. Director(RYP)

List of persons who attended the hearing

1. Ms Gita Dewan Verma
2. Sh. Rajender Singh

No. K-14011/1/2001-DMC 495 **Annexure B**

Government of India
Ministry of Urban Development & Poverty Alleviation

34 675 Nirman Bhawan, New Delhi
Dt.

The Vice-Chairman
Delhi Development Authority

The Commissioner
Municipal Corporation of Delhi

Subject: Removal/relocation of JJ Clusters encroaching on Government land

I am directed to refer to the meeting held in the room of Urban Development & Poverty Alleviation Minister on January 08, 2001 on the subject cited above and to communicate to you the following Government decisions in the matter:

1. JJ Clusters in and around Nehru Place; Arya Samaj Mandir, Green Park; Colonies of Alaknanda and Mandakini; and areas around Spastic Society of Northern India would be cleared by the Delhi Development Authority and the squatters would be resettled in Madanpur Khadar area in accordance with the Government approved patterns and as per density-achievement norms of 250 persons per acre. Central Government land needed for this purpose would be made available to the Delhi Development Authority and developed by it.

2. The jhuggi clusters of what is known as Arjun Das Camp; Sarojini Nagar and also squatters near the Community Hall, Sarojini Nagar and behind Prime Minister's house, should be cleared by the NDMC/Shahi Department of Municipal Corporation of Delhi, on the Government approved patterns and resettled on the land of Central Government in Madanpur Khadar area. The density to be achieved for the purpose of resettlement would also be about 250 persons per acre.

3. The Madanpur Khadar land would be proportionately divided between the Municipal Corporation of Delhi and the Delhi Development Authority in

accordance with the requirements of resettlement of the [illegible] stated above.

The Central Government lands, when they were under the management of the Delhi Development Authority, have [illegible] The lands in question fall within the urban extension area and as such should be formally changed. Necessary notification in this regard should be issued and formalities completed as early as possible.

6. It should be clearly understood, both by the Delhi Development Authority and Municipal Corporation of Delhi that there is only one Government policy and one approved pattern of resettlement, that is, allotment of 18 square metres to pre-1990 squatters and 12.5 square metres to post-1990 but pre-1998 squatters. Any other procedure and pattern of development would be violation of Government order and policy and administratively and financially irregular. The duality of treatment is not to be accorded, under any circumstances, to any case involving clearance and resettlement.

7. Fortnightly meetings about the progress made in regard to clearance-cum-resettlement-cum-redevelopment would be held in the room of Minister of Urban Development and Poverty Alleviation. The first meeting will be held on February 01, 2001 or thereabout.

Osk

(Madhukar Gupta)
Joint Secretary to Government of India

Copy to Chairperson, NDMC, Palika Kendra, New Delhi w.r.t. para 2 above.

Ahu

(N.L. Upadhyay)
Under Secretary

Item No. 114/2006

Sub: Annual Administration Report of D.D.A. for the year 2005-2006.

File No. F.1(4)2006/P&C/AAR/Pt.I

PRECIS

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 2005-2006 has been prepared and is placed before the Authority for approval. (Appendix 'A' pages 128 to 217 Booklet.)

RESOLUTION

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

*****

145 to 169

Item No. 114/2006

Sub: **Annual Administration Report of D.D.A. for the year 2005-2006.**

File No. F.1(4)2006/P&C/AAR/Pt.I

PRECIS

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 2005-2006 has been prepared and is placed before the Authority for approval. (Appendix 'A' pages 128 to 217 Booklet.)

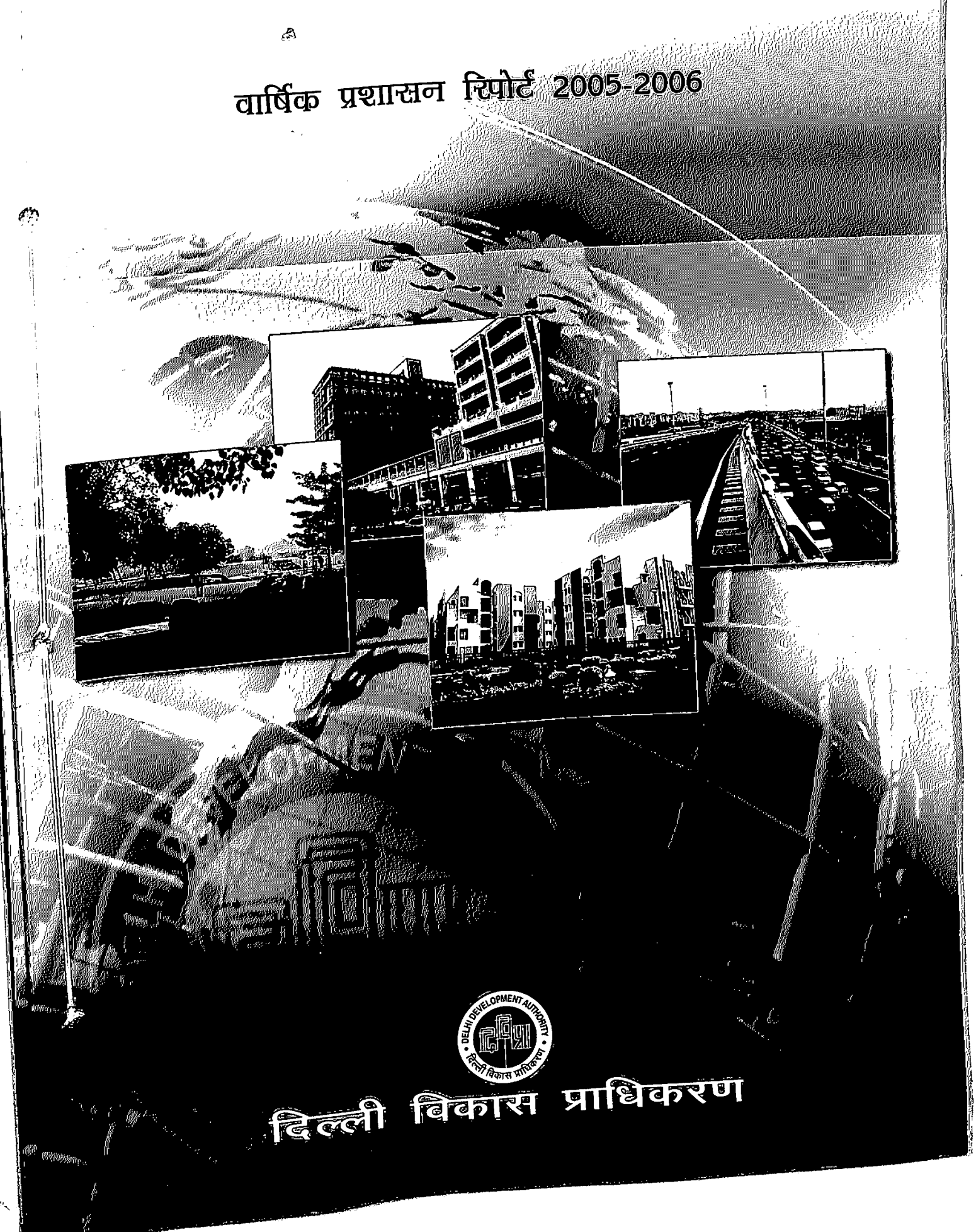
RESOLUTION

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

*****

145 05

वार्षिक प्रशासन रिपोर्ट 2005-2006



दिल्ली विकास प्राधिकरण

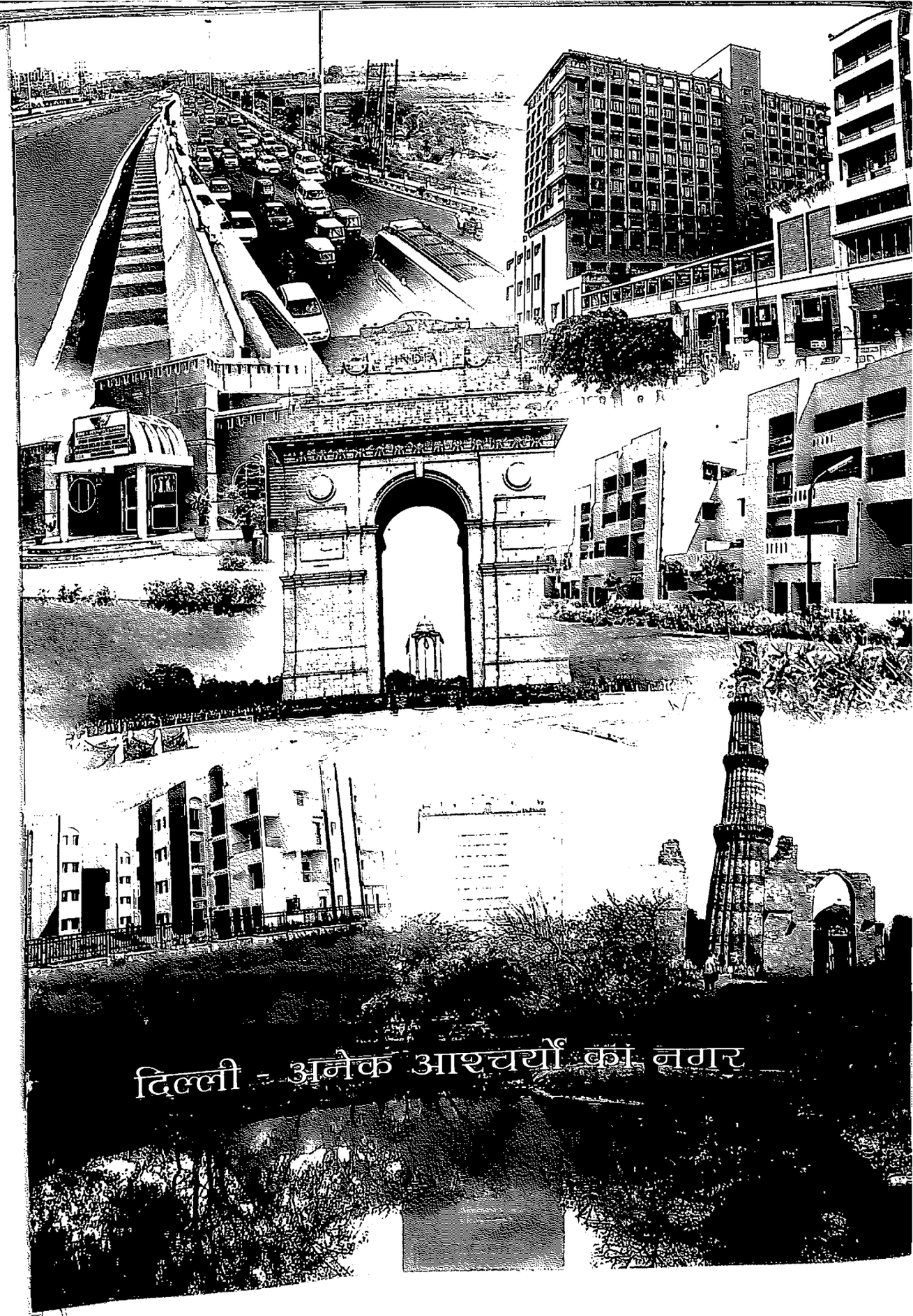
श्री एस. जयपाल रेड्डी, माननीय केन्द्रीय शहरी विकास मंत्री यमुना जैव–वैविध्य पार्क के इंटरप्रिटेशन सेंटर में.

श्री एस. जयपाल रेड्डी, माननीय केन्द्रीय शहरी विकास मंत्री एवं श्री दिनेश राय, उपाध्यक्ष, (दि.वि.प्रा.) दि.वि.प्रा. की पुष्प प्रदर्शनी देखते हुए.

श्री वी. एल. जोशी, माननीय उपराज्यपाल, दिल्ली, दि.वि.प्रा. पुष्प–प्रदर्शनी का अवलोकन करते हुए

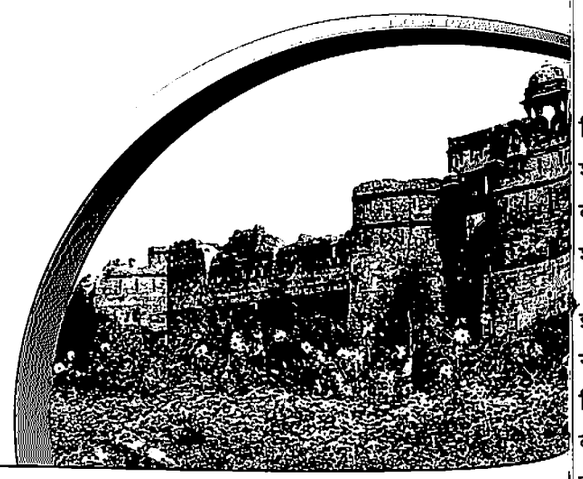
विषय–सूची

दिल्ली–आश्चर्यों का नगर | 2 | वर्ष की उपलब्धियां | 4 | प्राधिकरण का प्रबंध–तंत्र | 7 | कार्मिक विभाग | 11 | सतर्कता विभाग | 13 | विधि विभाग | 15 | प्रणाली एवं प्रशिक्षण | 20 | इंजीनियरिंग एवं निर्माण कार्य–कलाप | 23 | योजना एवं वास्तुकला | 33 | आवास | 55 | भूमि प्रबंध एवं निपटान विभाग | 59 | खेलकूद | 66 | उद्यान – राजधानी को हरा–भरा बनाना | 76 | कोटि आश्वासन कक्ष | 77 | वित्त एवं लेखा विंग | 79 |



दिल्ली - अनेक आश्चर्यों का नगर

दिल्ली – आश्चर्यों का नगर

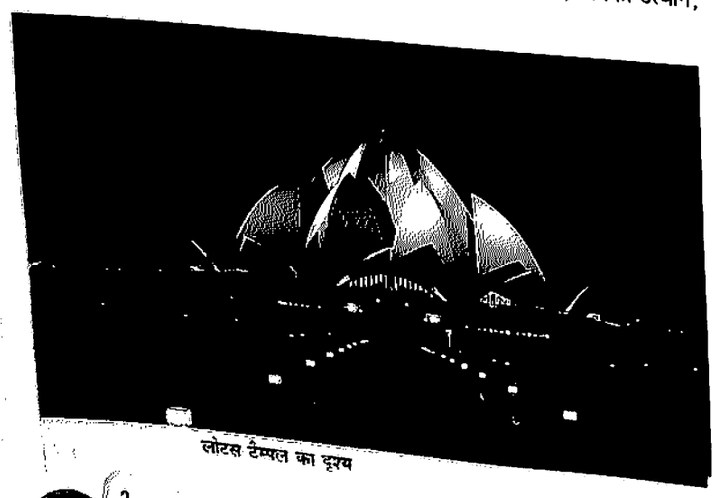


दिल्ली नगर हजारों वर्षों से उप-महाद्वीप जैसे बड़े साम्राज्यों की राजधानी रहा है और यह नगर न केवल समस्त भारत से बल्कि अन्य सभ्यताओं से भी उत्कृष्ट प्रतिभाओं को आकर्षित करता रहा है।

इसका परिणाम सम्मोहक बहुमूर्तिदर्शी है जो असंख्य संस्कृतियों और सभ्यताओं को मिलाती है और इससे दिल्ली की पहचान अनूठे आत्मसात करने वाले नगर के रूप में बनी है।

इतिहास हमें बताता है कि समुत्थान दिल्ली की युगचेतना का प्रमाण-चिह्न है। दिल्ली नगर कई बार उजड़ा है और हर बार यह नये उत्साह के साथ उभरा है।

महाकाव्य महाभारत से यह पता चलता है कि पुराने किले और हुमायूं के मकबरे के बीच 1400 ईसा पूर्व के आसपास ''इंद्रप्रस्थ'' नाम का भव्य नगर विद्यमान था इसे दिल्ली के सात नगरों, जिनका उत्थान, पतन और पुन: उत्थान हुआ, में से पहला नगर माना जाता है। इंद्रप्रस्थ नगर के तीन हजार वर्षों से अधिक काल में दिल्ली समय के साथ-साथ बदलती रही और यह अपने गौरव और वैभव के साथ-साथ अपने सबसे बुरे समय का भी साक्षी रहा है जब इसे लुटेरे आक्रमणकर्ताओं द्वारा लूटा गया।



लोटस टैम्पल का दृश्य

दिल्ली का नाम सम्भवत: पहली शताब्दी ईसा पूर्व में वर्तमान कुतुब मीनार के समीप राजा धीलू द्वारा बनाए गए नगर के कारण पड़ा और इसका नाम ही राजा धीलू के नाम पर पड़ा। तत्पश्चात् इतिहास में दिल्ली का वर्णन किलों के नगर के रूप में मिलता है। ये किले आज के कुतुब क्षेत्र में राजा अनंगपाल, कन्नौज के तोमर राजा द्वारा बनाए गए, जिन्होंने नगर को ''लाल कोट'' नाम दिया।

12वीं शताब्दी में मोहम्मद गौरी ने अपनी आक्रामक सेना के साथ खैबर पास से आकर हमला किया और पृथ्वी राज चौहान को पराजित किया, जो उस समय लाल कोट क्षेत्र में शासन कर रहे थे और उनके दादा ने तोमरों को लड़ाई में हराया था। गौरी अपना नया साम्राज्य अल्लाउद्दीन खिलजी को सौंप कर वापिस खैबर पास के पार चले गया। खिलजी ने 1303 तक लाल कोट को अपनी राजधानी रखी जब तक उसने आक्रामक राजपूतों को सीरी (एशियाई खेल गांव के आसपास) हरा नहीं दिया और लड़ाई के स्थल के आसपास दिल्ली का दूसरा नगर बसाया।

दिल्ली के तीसरे नगर, तुगलकाबाद का निर्माण 14वीं शताब्दी में गयासुद्दीन तुगलक ने मात्र चार वर्षों में करवाया। यह नगर उस स्थान पर बसाया गया जहाँ आज तुगलकाबाद किला और शूटिंग रेंज विद्यमान हैं। इस नगर को पानी की कमी के कारण छोड़ देना पड़ा। चौथे दिल्ली नगर का निर्माण सुल्तान मोहम्मद बिन तुगलक ने कुतुब मीनार के पीछे और निकट करवाया और इसे ''जहांपनाह'' नाम दिया गया।

फिरोज शाह तुगलक ने दिल्ली के पांचवें नगर का निर्माण फिरोज शाह कोटला (आज के क्रिकेट स्टेडियम के समीप) के आसपास करवाया और इसे फिरोजाबाद नाम दिया। इस प्रकार तुगलकों ने 14वीं शताब्दी में दिल्ली में तीन नगर बसाए।

इसके दो शताब्दियों के बाद मुगल शासक, हुमायूं ने तत्कालीन इंद्रपस्थ नामक स्थान को चुना और वहां पर पुराना किला बनाया। इस प्रकार दिल्ली का छठा नगर बना। इस किले में शेरशाह सूरी, जिसने हुमायूं को भारत से बाहर खदेड़ दिया था, ने और निर्माण कार्य करवाए। हुमायूं शीघ्र ही अपनी नयी सेना लेकर मध्य एशिया से लौट आया और दिल्ली के सिंहासन पर दुबारा आसीन हुआ।

मुगल बादशाह, शाहजहां ने सन् 1638 से आरम्भ करके लगभग 12 वर्षों में शाहजहानाबाद (पुरानी दिल्ली) का निर्माण करवाया। यह रहने योग्य नगर है और इसमें कई ऐतिहासिक स्मारकों के साथ-साथ जामा मस्जिद और लाल किला हैं।

दिल्ली का आठवां नगर-जिसे अब नई दिल्ली के नाम से जाना जाता है, का निर्माण ब्रिटिश द्वारा करवाया गया और इसका उद्घाटन केवल 75 वर्ष पूर्व सन् 1931 में, ब्रिटिश इण्डिया की राजधानी कलकत्ता से दिल्ली में स्थानांतरित करने के बीस वर्ष बाद, किया गया। इस भव्य नगर का डिज़ाइन दो ब्रिटिश वास्तुकारों एडविन लुटियन और सर हरबर्ट बेकर द्वारा तैयार किया गया, जिन्हें ब्रिटिश राज के वैभव को दर्शाने वाले नगर का डिज़ाइन बनाने का कार्य सौंपा गया था। सन् 1947 में ब्रिटिश राज से स्वतंत्रता प्राप्त करने के बाद से ही नई दिल्ली स्वतंत्र भारत की राजधानी है।

देश की स्वतंत्रता के साथ ही भारत को विभाजन की विभीषिका भी झेलनी पड़ी और दिल्ली में लाखों शरणार्थी भाग कर आ गए जिसके परिणामस्वरूप कुछ ही महीनों में नगर की जनसंख्या दुगनी होकर 1.8 मिलियन हो गयी। हालांकि नई कालोनियों का निर्माण भी किया गया, परन्तु फिर भी नगर की आधारिक-संरचना पर जबर्दस्त दबाव पड़ा। बढ़ी हुई जनसंख्या के कारण दिल्ली में अनियंत्रित विकास भी हुआ।

सरकार ने राजधानी के विकास को नियंत्रित करने और उसकी योजना बनाने 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 योजना और नियंत्रण प्राधिकरण'' बनाने की अनुशंसा की। इसके परिणामस्वरूप, दिल्ली (भवन कार्य नियंत्रण) अध्यादेश, 1955 को लागू करते हुए दिल्ली विकास (अनंतिम) प्राधिकरण का गठन किया गया।

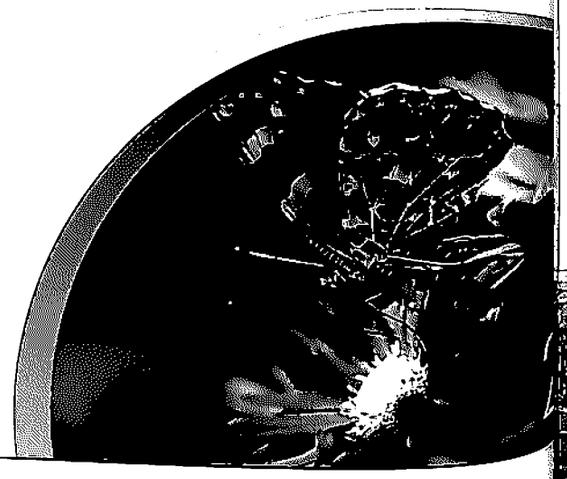
सन् 1957 में संसद ने दिल्ली विकास अधिनियम पारित किया और इस अधिनियम के अंतर्गत दिल्ली विकास प्राधिकरण को अपना वर्तमान नाम और अधिकार मिला। अधिनियम के अंतर्गत इसे दिए गए व्यापक चार्टर के कार्यान्वयन में दि.वि.प्रा. विभिन्न प्रकार के और उद्देश्यपूर्ण नगर-निर्माण कार्य कर रहा हैं। इन कार्यों में भूमि के बड़े पैमाने पर अधिग्रहण से लेकर आवासीय परिसरों, हरित पट्टियों, बाजारों और व्यावसायिक केन्द्रों का विकास और अन्य कार्य इसके कार्यकलापों में शामिल हैं।

निरंतर बढ़ती हुई जनसंख्या की मांग को पूरा करने और एक ऐसे देश जो महाशक्ति बनने की ओर अग्रसर हो और आर्थिक शक्तिगृह बनने जा रहा हो, के राजधानी नगर की आवश्यकताओं को दि.वि.प्रा. द्वारा पूरा किया जा रहा है। दिल्ली मुख्य योजना -2021 आने वाले 15 वर्षों में दिल्ली के चहुंमुखी विकास की रूपरेखा प्रस्तुत करेगी।

48 वर्षों के अपने अथक और निरंतर कार्य के दौरान दिल्ली विकास प्राधिकरण ने न केवल दिल्ली के पुराने गौरव को बरकरार रखा बल्कि दिल्ली के चहुंमुखी विकास में विश्वास योग्य सुविधादाता की भूमिका भी निभायी। इस कार्य को करते हुए दि.वि.प्रा. ने दिल्ली की स्वाभाविक रूप से आत्मसात करने की प्रकृति और उन्नति के क्षितिज को इस तरह समेटा कि दिल्ली का विकास रहने योग्य और वहन करने योग्य बना रहा। दि.वि.प्रा. दिल्ली में सन् 2010 में राष्ट्रमण्डल खेलों की मेजबानी की तैयारियों में, योजना बनाने और खेल स्थल और खेल गांव दोनों को तैयार करने में महत्वपूर्ण भूमिका निभा रहा है।

कुतुब मीनार का दृश्य

वर्ष की उपलब्धियां



2.1 वर्ष 2005-2006 के दौरान खेलकूद कार्यकलापों और हरित क्षेत्रों के विकास के लिए आधारिक संरचना विकास सहित भूमि के अधिग्रहण एवं विकास, आवासों के स्टॉक और आधारिक - संरचना में वृद्धि हुई है। राष्ट्रमण्डल खेलों से संबंधित कार्य सहित पहले से विकसित व्यावसायिक केन्द्रों, मुख्य हरित क्षेत्रों के विकास में तेजी आयी है और शहरी विकास के बहुविध पहलुओं पर जोर दिया गया है। सूचना क्योस्कों, वेबसाइट, सलाहकारों और टेलीकांउस्लिंग आदि के द्वारा सूचना का प्रभावी प्रसार किया गया, जिससे दि.वि.प्रा. आबंटितियों के सभी लेनदेनों में पारदर्शिता देखने को मिलती है। ग्राहकों को पूर्ण संतुष्टि की सेवाएं और ऐसी सेवाएं - जो उनको अधिकतम सुविधाजनक हो, प्रदान करके ग्राहकों तक पहुंच बनाने के लिए हर सम्भव प्रयास किए गए हैं। सूचना अधिकार अधिनियम, 2005, 12 अक्तूबर, 2005 से लागू किया गया।

द्वारका में एसएफएस फ्लैटों का दृश्य

2.2 आवास

i) **निर्माण-कार्य:** चल रही विभिन्न योजनाओं के पंजीकृत व्यक्तियों की बकाया संख्या को निपटाने के लिए निर्माण कार्यकलापों में तेजी लायी गयी। इस वित्तीय वर्ष के आरंभ में 99 आवासों का निर्माण-कार्य चल रहा था। इनमें से 2570 आवासों का निर्माण कार्य पूरा हो चुका था और 1675 अन्य आवासों का निर्माण - कार्य चल रहा था।

ii) **आबंटन:** वर्ष 2005-2006 के दौरान चल रही विभिन्न आवासीय योजनाओं के अंतर्गत 11596 फ्लैट आबंटित किए गए। 2468 पंजीकृत व्यक्ति आबंटन के लिए प्रतीक्षारत थे।

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 कार्य आरम्भ किया।

वर्ष 2004-2005 में 1765.60 एकड़ भूमि के मुकाबले में वर्ष 2005-06 के दौरान 3426.96 एकड़ भूमि का वास्तविक कब्जा लिया गया।

2.4 भूमि का निपटान

i) **आवासीय प्लाट :** वर्ष 2005-06 के दौरान रोहिणी आवासीय योजना-1981 के अंतर्गत विभिन्न श्रेणियों के 1174 फ्लैट आबंटित किए गए। 25854 पंजीकृत व्यक्ति आबंटन के लिए प्रतीक्षारत हैं।

रोहिणी में जिला पार्क

ii) **व्यावसायिक प्लाट :** वर्ष 2005-06 के दौरान 56 व्यावसायिक प्लाटों का निपटान नीलामी द्वारा किया गया और इससे 1188 करोड़ रु. की राशि प्राप्त हुई। इसके अतिरिक्त, 532 वैकल्पिक प्लाटों का आबंटन किया गया।

2.5 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 हैक्टेयर हरित क्षेत्रों का विकास किया। वर्ष के दौरान बड़े पैमाने पर चलाए गए वृक्षारोपण अभियान में लगभग 4.10 लाख पौधे लगाये गये। नये मैदानों (लॉन) के रूप में 121.09 एकड़ भूमि का विकास किया गया और 16 बाल-उद्यानों का भी विकास किया गया।

2.6 दिल्ली मुख्य योजना - 2021

जनता से आपत्तियां और सुझाव आमंत्रित करने के लिए भूमि उपयोग योजना सहित दिल्ली मुख्य योजना -2021 का मसौदा भारत के राजपत्र में अधिसूचित किया गया। इसे दि.वि.प्रा. की वेबसाइट में डाला गया है। प्रमुख समाचार पत्रों में 8 अप्रैल, 2005 को सार्वजनिक सूचना भी जारी की गयी थी। लगभग 7000 आपत्तियां/सुझाव प्राप्त हुए है। रिपोर्टाधीन अवधि के दौरान जांच और सुनवाई बोर्ड ने अपनी 14वीं बैठक में इन आपत्तियों/सुझावों की जांच की।

2.7 अवैध निर्माण गिराना

अवैध निर्माण गिराने की 344 कार्रवाई की गयीं, जिनमें 4495 अनधिकृत ढ़ांचों को हटाया गया और लगभग 158.90 एकड़ भूमि अतिक्रमण से मुक्त करायी गयी।

2.8 कोटि नियंत्रण

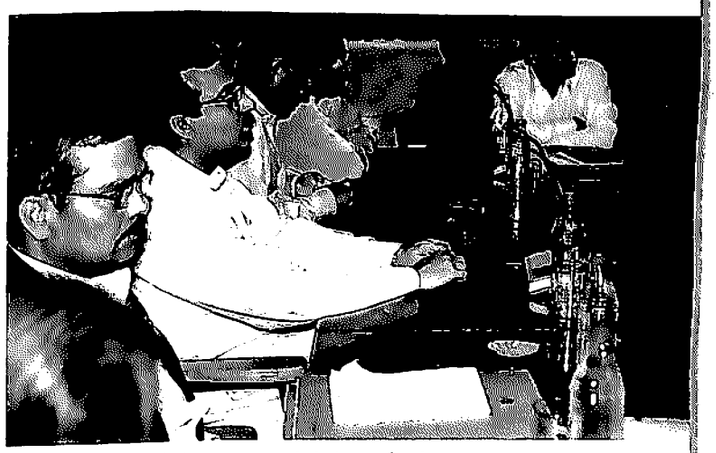
इसकी विभिन्न चल रही परियोजनाओं में कोटि सुनिश्चित करने के लिए कोटि नियंत्रण विभाग ने 330 निरीक्षण किए, 480 यादृच्छिक नमूने एकत्रित किए और अपनी प्रयोगशाला में 6480 परीक्षण (टेस्ट) किए।

2.9 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 ने 59 विभागीय कार्यक्रमों का आयोजन किया, जिसमें 684 कर्मचारियों ने भाग लिया। इसके अतिरिक्त, 180 कर्मचारियों को 60 बाह्य कार्यक्रमों के लिए नामित किया गया।

2.10 ग्राहक-संतुष्टि के प्रयास

वर्ष के दौरान विभिन्न लेनदेनों और कार्यविधियों के संबंध में सूचना का अधिकतम प्रसार सुनिश्चित करने और उसे आबंटितियों को



श्री अजय माकन, शहरी विकास राज्य मंत्री दि.वि.प्रा. के वरिष्ठ अधिकारियों को सम्बोधित करते हुए

सुविधाजनक रूप से उपलब्ध कराने के लिए गम्भीर प्रयास किए गए। इस दिशा में निम्नलिखित प्रयास किए गए:

श्री अजय माकन, शहरी विकास राज्य मंत्री विकास सदन स्थित नये विकसित स्वागत कक्ष का अवलोकन करते हुए

i) **टेलीफोन सलाह सेवा** आरम्भ की गयी, जिसमें आर्बटितियों को विभिन्न लेनदेनों से संबंधित सारी सामान्य सूचना टेलीफोन पर ही दी जाती है।

ii) **सूचना क्योस्क :** दि.वि.प्रा. के विकास सदन और विकास मीनार स्थित कार्यालयों में टच स्क्रीन प्रौद्योगिकी के साथ सूचना क्योस्क लगाए गए। ये क्योस्क प्राथमिकता संख्या, योजनाओं, पद्धतियों, नीतियों आदि के संबंध में सारी सूचना प्रदान करते हैं और इन क्योस्कों से नाममात्र के शुल्क पर विभिन्न लेनदेनों के प्रारूप भी डाउनलोड किए जा सकते हैं।

iii) मुख्य योजना सहित सारी नयी परियोजनाओं/नीतियों संबंधी सूचना शामिल करके ग्राहकों को अधिकतम सूचना उपलब्ध कराने के लिए दि.वि.प्रा. ने विद्यमान वेबसाइट को अद्यतन बनाया है।

iv) सुविधा केन्द्र के कर्मचारियों के साथ-साथ सलाहकारों को प्रशिक्षण प्रदान करके और उनकी संख्या बढ़ा कर सलाहकार सेवा को और मजबूत बनाया गया।

v) स्वागत कक्ष एवं सुविधा केन्द्र के क्षेत्र का विस्तार किया जा रहा है।

2.11 सूचना अधिकार अधिनियम - 2005

सूचना अधिकार अधिनियम - 2005, 12 अक्तूबर, 2005 से ल हुआ। दि.वि.प्रा. ने 49 जन सूचना अधिकारी (पी.आई.ओ.) निपु किए, जिन्होंने कार्मिक और प्रशिक्षण विभाग द्वारा आयोजित प्रशि कार्यक्रम में भी भाग लिया। सूचना अधिकार अधिनियम, पी.अ ओ. और अपील प्राधिकारियों, आवेदन फार्म आदि के संबंध में सू दि.वि.प्रा. की वेबसाइट पर उपलब्ध करायी गयी है। सूचना अधि अधिनियम के अंतर्गत 1988 आवेदन-पत्र प्राप्त हुए, जिनमें से 18 आवेदन-पत्रों को निपटाया गया और 156 आवेदन-पत्रों पर कार्यवा की जा रही है।

2.12 सतर्कता जागरूकता सप्ताह

दि.वि.प्रा. ने 07-11-2005 से 11-11-2005 तक मनाये गये सतर्क जागरूकता सप्ताह के दौरान दो लोक शिविरों - भूमि निपटान वि और आवास विभाग प्रत्येक के लिए एक-एक, का आयोजन कि इन लोक शिविरों में 186 हस्तांतरण विलेख निष्पादित किए गए, मामलों में हस्तांतरण विलेख दस्तावेज जारी किए गए और 208 परि मामलों को अनुमोदित किया गया। दि.वि.प्रा. की समर्पित सेवा के लिए दि.वि.प्रा. के 10 कर्मचारियों को पुरस्कार देकर सम्मा भी किया गया।

2.13 सड़क सम्पर्क-मार्ग का कार्य पूरा हुआ

दि.वि.प्रा. ने निम्नलिखित महत्वपूर्ण सड़क सम्पर्क-मार्ग कार्य पूरा किया जिससे क्षेत्र में यातायात निर्बाध रूप से चल लगा है।

i) आई.जी.आई. हवाई अड्डे की दक्षिणी सीमा के सा साथ द्वारका उप-नगर से राष्ट्रीय राजमार्ग-8 को जोड़ने लिंक रोड।

ii) मथुरा रोड को निजामुद्दीन रेलवे स्टेशन रोड से जोड़ने बारापुला नाला के साथ-साथ लिंक रोड।

iii) छावनी क्षेत्र से होकर द्वारका उप-नगर को दक्षिण दिल्ली जोड़ने वाला पहुंच मार्ग।

3 प्राधिकरण का प्रबंध-तंत्र

3.1 दिल्ली विकास प्राधिकरण का गठन दिल्ली विकास अधिनियम, 1957 की धारा 3 के अंतर्गत किया गया है। यह एक निगमित निकाय है जिसे सम्पत्ति का अर्जन, धारण और निपटान करने की शक्ति प्राप्त है। यह मुकदमा कर सकता है और इस पर मुकदमा किया जा सकता है। श्री बी.एल. जोशी, एक विख्यात प्रशासक हैं, जिन्होंने दिनांक 9 जून, 2004 को दिल्ली के उपराज्यपाल और अध्यक्ष, दि.वि.प्रा. का पदभार संभाला तथा वे संगठन के विविध कार्यकलापों के संबंध में निरंतर निदेश देते रहते हैं।

अध्यक्ष			
श्री बी.एल. जोशी	1.4.05	से	31.3.06
उपाध्यक्ष			
श्री मधुकर गुप्ता	1.4.05	से	31.8.05
श्री दिनेश राय	1.9.05	से	31.3.06
पूर्ण कालिक सदस्य			
श्री ए.के. पटनायक, *वित्त सदस्य*	1.4.05	से	31.3.06
श्री प्रभाष सिंह *अभियंता सदस्य*	1.4.05	से	30.9.05
श्री आर. सी. किंगर, *अभियंता सदस्य*	27.10.05	से	2.1.06
श्री ए.के. सरीन, *अभियंता सदस्य*	3.1.06	से	31.3.06
केन्द्र सरकार द्वारा नामित			
श्री पी.के. प्रधान, *संयुक्त सचिव* शहरी विकास मंत्रालय	1.4.05	से	31.3.06
श्री पी. के. मिश्रा *सदस्य सचिव, रा.रा.क्षे. योजना बोर्ड*	1.4.05	से	14.2.06
श्री एच.एस. आनन्द *सदस्य सचिव, रा.रा.क्षे. योजना बोर्ड*	15.2.06	से	31.3.06
श्री राकेश मेहता *आयुक्त, दि.न.नि.*	1.4.05	से	14.11.05
श्री अशोक कुमार *आयुक्त, दि.न.नि.*	15.11.05	से	31.3.06
श्री के.टी. गुरमुखी *मुख्य योजनाकार, टी.सी.पी.ओ.*	1.4.05	से	31.3.06
गैर-सरकारी सदस्य			
श्री महाबल मिश्रा, *विधायक*	1.4.05	से	31.3.06
श्री जिले सिंह चौहान, *विधायक*	1.4.05	से	31.3.06
श्री मांगे राम गर्ग, *विधायक*	1.4.05	से	31.3.06
श्री वीरेन्द्र कसाना, *पार्षद, दि.न.नि.*	1.4.05	से	31.3.06
श्री ईश्वर दास, *पार्षद, दि.न.नि.*	1.4.05	से	31.3.06

1.4.05 से 31.3.06 के दौरान प्राधिकरण की 5 बैठकें हुई और उनमें कुल मिलाकर 81 मदों पर विचार किया गया।

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 संबंधित 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।

श्री बी.एल. जोशी			
अध्यक्ष	1.4.05	से	31.3.06
लोक सभा सदस्य			
श्री सज्जन कुमार	1.4.05	से	31.3.06
श्री किशन सिंह सांगवान	1.4.05	से	31.3.06
राज्य सभा सदस्य			
श्री आर.के. आनन्द	1.4.05	से	31.3.06
उपाध्यक्ष			
मधुकर गुप्ता			
श्री दिनेश राय	1.4.05	से	31.8.05
सदस्य	1.9.05	से	31.3.06
श्री हीरेन टोकस, *पार्षद, दि.न.नि.*	1.4.05	से	31.3.06
श्री सुग्रीव सिंह, *पार्षद, दि.न.नि.*	1.4.05	से	31.3.06
श्री रोहित मनचंदा, *पार्षद, दि.न.नि.*	1.4.05	से	31.3.06
श्रीमती निर्मला वत्स, पार्षद, दि.न.नि.	1.4.05	से	31.3.06
श्री जे.पी.गोयल			
श्री चतर सिंह			
श्री सुनील देव			
अध्यक्ष, दि.प.नि.			
अध्यक्ष, सी.ई.ए			
महानिदेशक (रक्षा सम्पदा), रक्षा मंत्रालय			
महानिदेशक (आर.डी.) और अपर सचिव, परिवहन मंत्रालय			
मुख्य योजनाकार, टी.सी.पी.ओ.			
महाप्रबंधक (पी.एम.), महानगर टेलीफोन निगम लि.			
नगर स्वास्थ्य अधिकारी, दि.न.नि.			

श्री वज़ाहत हबीबुल्ला, मुख्य सूचना आयुक्त, सूचना अधिकार विषय पर दि.वि.प्रा. अधिकारियों को सम्बोधित करते हुए

3.3 सूचना अधिकार कार्यान्वयन और समन्वय शा

सरकार के कार्यकलापों में पारदर्शिता लाने और सरकारी कर्मचा में जिम्मेदारी की भावना पैदा करने तथा भ्रष्टाचार दूर करने के सूचना अधिकार अधिनियम, 2005 के नाम से जाना जाने अधिनियम 12 अक्तूबर, 2005 से लागू किया गया।

नये अधिनियम का मुख्य उद्देश्य सार्वजनिक क्षेत्र में अपेक्षित प्राप्त कराना है। इससे दि.वि.प्रा. के कार्यकलापों में न केवल पार आएगी, वरन् विभिन्न योजनाओं और परियोजनाओं में शामिल प्रक्रि के रहस्यों को समझने में भी मदद मिलेगी।

दि.वि.प्रा. ने अपने कार्यालयों में आर.टी.आई. के लिए पृथक का खोले हैं, जहाँ फार्म/आवेदन-पत्र और शुल्क भी प्राप्त किया है। दि.वि.प्रा. ने पांच सलाहकार भी नियुक्त किए हैं, जो आर.टी.आ के संबंध में जनता के प्रश्नों का उत्तर देते हैं। आर.टी.आई. के सूचना प्राप्त करने के लिए एक फार्म तैयार किया गया है जो अनिवार्य नहीं है एवं नि:शुल्क है, परन्तु दि.वि.प्रा. डाक इलेक्ट्रॉनिक मीडिया आदि के माध्यम से सादे कागज पर आवेदन-पत्र स्वीकार करता है।

दि.वि.प्रा. ने विभिन्न विभागों से संबंधित 49 पी.आई.ओ. नियुक्त हैं। इतनी बड़ी संख्या में पी.आई.ओ. जरूरी हैं, क्योंकि दि.वि.प्रा. कार्यालय दूर-दूर फैले हुए है। सभी पी.आई.ओ. को ई-मेल डी. उपलब्ध करायी गयी है, जिससे जनता उनसे आसानी से कर सके। इन सभी अधिकारियों को कार्मिक एवं प्रशिक्षण वि द्वारा आयोजित कार्यक्रमों में प्रशिक्षण दिलाया गया है। पी.आई में जागरूकता लाने के लिए समय-समय पर अनुदेश जारी जाते हैं।

आर.टी.आई. के संबंध में पूरी जानकारी, पी.आई.ओ. और अ प्राधिकारियों की सूची, आवेदन-पत्र और आर.टी.आई. के सं अन्य विविध सूचना दि.वि.प्रा. की वेबसाइट पर उपलब्ध है।

दि.वि.प्रा. को 31 मार्च, 2006 तक अधिनियम के अंतर्गत आवेदन-पत्र प्राप्त हुए, जिनमें से 1832 आवेदन-पत्रों को नि गया और 156 आवेदनपत्रों पर कार्यवाही की जा रही है आवेदन-पत्र 30 दिनों से कम अवधि से लम्बित हैं।

3.4 स्टाफ क्वार्टर आवंटन शाखा

रिपोर्टाधीन अवधि के दौरान, इस शाखा में विभिन्न श्रेणियों के कर्मच से स्टाफ क्वार्टरों के आवंटन के लिए 467 आवेदन-पत्र प्राप्त

वर्ष 2005-06 के दौरान विभिन्न श्रेणियों के कर्मचारियों से स्टाफ क्वार्टरों के आबंटन के लिए प्राप्त आवेदन-पत्रों का विवरण नीचे दिया गया हैं

क्र.सं.	टाइप	परिवर्तन	नये	कुल
1.	I	55	18	73
2.	II	77	88	165
3.	III	50	112	162
4.	IV	33	22	55
5.	V	03	09	12
	कुल	218	249	467

वर्ष 2005-06 के दौरान मार्च 2006 तक टाइप-I, II, III, IV और V में 410 स्टाफ क्वॉटर आबंटित किए गए। आबंटन का विवरण निम्नानुसार है:

क्र.सं.	टाइप	परिवर्तन	नये	कुल
1.	I	17	35	52
2.	II	48	147	195
3.	III	27	93	120
4.	IV	32	03	35
5.	V	08	00	08
	कुल	132	278	410

शिकायतों के आधार पर 36 मामलों में निरीक्षण किये गये और गलत कब्जे के मामलों में कार्रवाई की जा रही है।

3.5 नजारत शाखा

नजारत शाखा का मुख्य कार्य सामान्य प्रशासन और कार्यालय प्रबंध का कार्य देखना है। इसलिए, यह शाखा कार्यालय के निर्विघ्न कार्यकलापों के लिए अपेक्षित विभिन्न मदें अर्थात् स्टेशनरी मदें, कार्यालय फर्नीचर, वर्दी, कार्यालय उपकरण अर्थात् फोटोकापिंग मशीन, फैक्स मशीनों, सेल फोन, क्राकरी, केलकुलेटर, कम्प्यूटर आदि के लिए इंक कार्टरिज़ आदि उपलब्ध कराती है और उन्हें जारी करती है। उपर्युक्त के अतिरिक्त यह शाखा कार्यालय में अपेक्षित अन्य मदें अर्थात् डैजर्ट कूलर, वाटर कूलर, एयर कंडीशनर्स आदि उपलब्ध कराने का कार्य भी करती है। रिपोर्टाधीन अवधि के दौरान समय-समय पर काफी बैठकें आयोजित की गयी और संबंधित स्टाफ को सभी मदें समय पर उपलब्ध करायी गयीं। उपर्युक्त कार्यों के अतिरिक्त, यह शाखा कार्यालय-स्थल के आबंटन का कार्य भी देखती है। विभिन्न अधिकारियों/कर्मचारियों को हर सम्भव सीमा तक कार्यालय स्थल देने के प्रयास किए गए।

3.6 हिन्दी विभाग

हिन्दी विभाग द्वारा भारत सरकार की राजभाषा नीति के कार्यान्वयन को अधिक प्रभावशाली बनाने के लिए 121 निरीक्षण किए गए। प्राधिकरण की राजभाषा कार्यान्वयन समिति की तीन बैठक आयोजित की गई। वर्ष के दौरान कर्मचारियों को हिंदी में नोटिंग-ड्राफ्टिंग का प्रशिक्षण देने के लिए 8 हिंदी कार्यशालाएं आयोजित की गई, जिनमें 273 कर्मचारियों को प्रशिक्षण दिया गया। सितम्बर, 2005 में आयोजित किए गए हिंदी पखवाड़े के दौरान हिंदी आशुलिपि, हिंदी टंकण, हिंदी नोटिंग-ड्राफ्टिंग तथा वाद-विवाद प्रतियोगिता का आयोजन किया गया। इन प्रतियोगितओं में विजेता 18 कर्मचारियों को कुल 16,800/-रु. के नकद पुरस्कार दिए गए। प्राधिकरण के अधिकारियों/कर्मचारियों के बच्चों के लिए भी एक भाषण प्रतियोगिता का आयोजन किया गया, जिसमें 20 विजेता बच्चों को कुल 3420/-रु. के नकद पुरस्कार व उपहार दिए गए।

'हिंदी प्रतिभा विकास पुरस्कार' योजना के अंतर्गत वर्ष 2003 और 2004 में उत्तीर्ण एम.ए. (हिंदी) अंतिम वर्ष व सी.बी.एस.ई. की 12वीं कक्षा में हिंदी विषय में अधिकतम अंक प्राप्त करने वाले कुल 34 बच्चों को 207999/-रु. के नकद पुरस्कार व अन्य उपहार दिए गए। इसी योजना के अंतर्गत प्राधिकरण के अधिकारियों/कर्मचारियों के 15 बच्चों को भी 82998/-रु. के नकद पुरस्कार व उपहार दिए गए।

इनके अतिरिक्त सरकार की राजभाषा नीति के अनुपालन में प्राधिकरण की कार्य प्रणाली की वेबसाइट की सामग्री, वार्षिक प्रशासनिक रिपोर्ट, 2001-02 और 2002-03 की लेखा परीक्षा रिपोर्टों, मसौदा दिल्ली मुख्य योजना - 2021, प्रेस विज्ञप्तियों, प्राधिकरण की बैठकों की

"हिंदी पखवाडे" के दौरान चल रही वाद-विवाद प्रतियोगिता का दृश्य

कार्यवली मदों, विकासवार्ता के लेखों, आवास विभाग और खेल परिसरों के ब्रोचर, संसदीय समिति की रिपोर्ट, लोक लेखा समिति प्रश्नावली, सीएजी रिपोर्ट, शहरी विकास रिपोर्ट, नानावती जांच आयोग रिपोर्ट, अभियंता सदस्य कार्यालय से प्राप्त संशोधित बजट और व्यय अनुमोदन, संसद एवं दिल्ली विधानसभा के प्रश्नोत्तरों, फार्मों, संस्थापना आदेशों, अधिसूचनाओं आदि का अनुवाद किया गया।

3.7 जन सम्पर्क/जन शिकायत विभाग

दि.वि.प्रा. के जन शिकायत विभाग को भुगतान करके अथवा बिना भुगतान के प्रचार द्वारा संगठन की छवि बनाने से संबंधित कार्यकलापों को करने और संचार के विभिन्न माध्यमों का उपयोग करके जनता के साथ सौहार्दपूर्ण संबंध बनाने का कार्य सौंपा गया है। इसके अन्य मुख्य कार्यकलापों में विज्ञापन नीति तैयार करने, विज्ञापन दरें निर्धारित करने, विज्ञापन अभिकरणों का पैनल बनाने, निदेश पुस्तिकाओं, स्मारिकाओं, निविदा दस्तावेजों आदि सहित त्रैमासिक विभागीय पत्रिका, खेलकूद न्यूज लैटर, प्रचार साहित्य का प्रकाशन शामिल है। इसके अतिरिक्त, यह विभाग प्रेस सम्मेलनों/प्रेस भ्रमणों आदि की व्यवस्था करने के लिए भी जिम्मेदार है। विभिन्न समारोहों को कवर करने, प्रेस विज्ञप्तियां जारी करने, समाचार-पत्रों के माध्यम से की गयी और जन शिकायत विभाग, भारत सरकार और अन्य माध्यमों से प्राप्त शिकायतों की जांच एवं अनुवर्ती निगरानी करना, प्रतिनिधि मण्डलों की अगवानी करना और प्रति-प्रत्युत्तर जारी करना जैसे कुछ कार्य हैं, जो इस विभाग को सौंपे गये हैं।

3.7.1 2005-06 के दौरान किए गए कार्यकलाप

1. 39 प्रेस विज्ञप्तियां (अंग्रेजी एवं हिंदी दोनों में) जारी की गयीं, जिनमें अवधि के दौरान प्राप्त उपलब्धियों और विभिन्न गतिविधियों तथा आयोजित किए गए समारोहों का विवरण दिया गया। इन प्रेस विज्ञप्तियों को अवधि के दौरान प्रिंट के साथ-साथ दृश्य-श्रव्य मीडिया में भी कवर किया गया।
2. दो प्रेस सम्मेलन आयोजित किए गए। पहला 29 दिसम्बर, 2005 को आयोजित वार्षिक प्रेस सम्मेलन जिसे उपाध्यक्ष, दि.वि.प्रा. ने सम्बोधित किया। दूसरा 2006-07 के बजट की घोषणा के अवसर पर, जिसे उपाध्यक्ष, दि.वि.प्रा. ने सम्बोधित किया। दोनों सम्मेलनों को प्रिंट के साथ-साथ दृश्य-श्रव्य मीडिया में भली-भांति कवर किया गया। फरवरी, 2006 में दि.वि.प्रा. के विभिन्न हरित क्षेत्रों में एक दो दिवसीय मीडिया ट्रिप का भी आयोजन किया गया, जिसमें मीडिया-कर्मियों ने बड़ी [illegible] में भाग लिया।
3. अभियानों सहित विभिन्न समाचार-पत्रों में 83 विज्ञापन (अं + हिंदी) प्रकाशित किए गए।
4. विभिन्न समाचार-पत्रों में छपी 98 प्रेस कतरनों पर अनुवर्ती कार्र की गयी ताकि प्रत्येक शिकायत का निवारण किया जा सके और सम्पादकों को 57 पत्र (खण्डन) जारी किए गए।
5. जन शिकायत विभाग, मंत्रि-मण्डल सचिवालय, भारत सरकार के माध्यम से 169 शिकायतें प्राप्त हुई, जिनमें से 97 शिकायतों का निवारण किया गया।
6. शहरी विकास मंत्रालय से 59 शिकायतें प्राप्त हुई और शिकायतों को निपटाया गया।
7. जनता से 189 शिकायतें सीधी प्राप्त हुई, जिन्हें सम्बन्धित विभा को निपटान के लिए भेजा गया। इनमें से 30 शिकायतों सम्बन्धित विभाग द्वारा निपटाया गया।
8. स्वागत कक्ष पर कम्प्यूटरीकृत प्राप्ति और प्रेषण काउन्टर द्वारा 134113 पत्र प्राप्त हुए और 58771 पत्र प्रेषित किए
9. पुस्तकालय के लिए 1404 नई पुस्तकें खरीदी गयीं, समाचार-पत्रों में से दि.वि.प्रा. से सम्बन्धित 8180 प्रेस काटी गयी।
10. **दिल्ली विकास वार्ता के अंक:** 64 पृष्ठ की विभागीय पत्र का सम्पादन किया गया और मुद्रण के आदेश दिए गए। अतिरिक्त दि.वि.प्रा. की वार्षिक प्रशासन रिपोर्ट का सम्पादन गया।
11. 16-16 पृष्ठों (प्रत्येक के) वाले "स्पोर्ट्स न्यूज लैटर" अंकों का सम्पादन किया गया और प्रकाशित किए गए तथा विभाग, दि.वि.प्रा. द्वारा वितरित किए गए।
12. 12 पृष्ठों वाले जैव-वैविध्य न्यूजलेटर का एक अंक प्रका किया गया और भूदृश्यांकन विभाग, दि.वि.प्रा. द्वारा वितरित गया।
13. फोटो सेक्शन द्वारा 115 समारोहों को कवर किया गया। फोटोग्राफ लिए गए और 3370 फोटोग्राफ डेवलप किए प्रकाशन एवं रिकार्ड के लिए जारी किए गए।
14. टेली-काउन्सिलिंग के माध्यम से 11372 काल सुनी
15. कैलेण्डर 2006 मुद्रित करवाया गया।
16. "दि.वि.प्रा. द्वारा हरित क्षेत्र" पर विवरणिका का मुद्रण चल रहा है।

4 कार्मिक विभाग

4.1 कार्मिक विभाग अपने कर्मचारियों पर समुचित ध्यान देकर यह सुनिश्चित करता है कि कर्मचारियों को पर्याप्त प्रोत्साहन मिले, ताकि दि.वि.प्रा. द्वारा दिल्ली के लोगों की सेवा के लिए निर्धारित किए गए लक्ष्यों को पूरा किया जा सके। इसका उद्देश्य अपने कर्मचारियों में नेतृत्व के गुण, जिम्मेदारी एवं अनुशासन की भावना पैदा करना है।

शिकायत निवारण प्रणाली इस बात पर ध्यान देती है कि कर्मचारियों की बात को समुचित स्तर पर सुना जाए और कर्मचारियों और प्रबंध के बीच सौहार्दपूर्ण संबंध स्थापित किए जा सकें।

रिपोर्टाधीन वर्ष के दौरान कार्मिक विभाग ने कर्मचारियों की क्षमता बढ़ाने और कर्मचारियों की आकांक्षाओं को समझकर उनके कल्याण हेतु उपाय करके संस्था की आवश्यकता को पूरा करने के प्रयास किए हैं। वर्ष के दौरान किए गए विभिन्न प्रयास निम्नलिखित हैं:

4.2 की गयी पदोन्नतियां

समूह	क	ख	ग	घ	कुल
	69	142	92	14	317

4.3 की गयी भर्ती

समूह घ में छह नियुक्तियां अनुकम्पा आधार पर की गयीं।

4.4 चयन वेतनमान दिया गया

2 अधिकारियों को चयन ग्रेड का लाभ दिया गया है।

4.5 ए.सी.पी. योजना

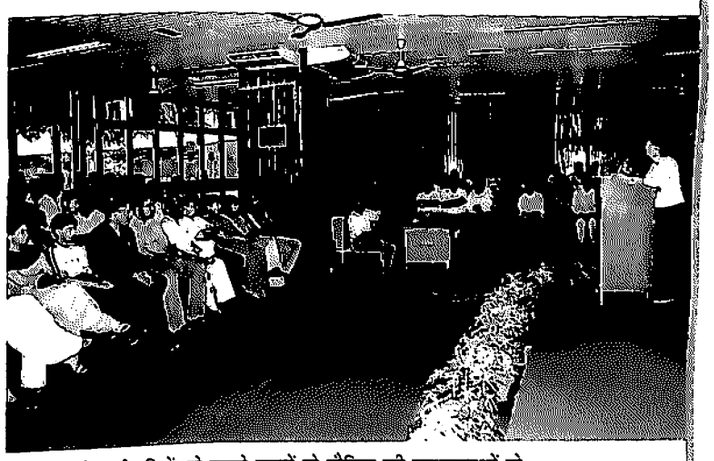
भारत सरकार में लागू की गई योजना के अनुसार दिल्ली विकास प्राधिकरण में समूह ख, ग और घ कर्मचारियों के लिए ए.सी.पी. योजना शुरू की गई। 744 पदधारियों की यह लाभ दिया गया।

4.6 दक्षतारोध पार करना

विभिन्न श्रेणियों के कुल 6 कर्मचारियों को दक्षतारोध पार करने की अनुमति दी गई।

4.7 अनुकम्पा आधार पर नियुक्तियां

रिपोर्टाधीन अवधि के दौरान समूह 'घ' में कुल 6 नियुक्तियां अनुकम्पा आधार पर की गयीं और मृत कर्मचारियों के कानूनी वारिसों को चार दुकानें आबंटित की गयीं।



दि.वि.प्रा. के कर्मचारियों को उनके बच्चों के कैरियर की सम्भावनाओं के संबंध में विशेषज्ञ परामर्श देते हुए

4.8 वार्षिक गोपनीय रिपोर्ट

वर्ष 2005-06 के दौरान कुल 8774 वार्षिक गोपनीय रिपोर्टों के फार्म जारी किए गए।

4.9 पैंशन मामले स्वीकृत करना

दिल्ली विकास प्राधिकरण में सेवा-निवृत्ति के दिन पेंशन संबंधी देय राशियों का भुगतान करने की प्रणाली आरम्भ की गई। इन देय राशियों का भुगतान प्रत्येक माह एक समारोह के किया जाता है। पैंशन/मृत्यु मामलों में सहायता देने के लिए नौ कल्याण निरीक्षकों/कार्मिक निरीक्षकों को नियुक्त किया गया है। कल्याण अनुभाग में कल्याण निरीक्षक तैनात करने से काफी अच्छे परिणाम प्राप्त हुए हैं। पैंशन मामले यथासम्भव शीघ्रता से निपटाया जाता है। अवधि के दौरान पदधारी सेवा निवृत्त हुए और सभी व्यक्तियों की सेवा-निवृत्ति देय राशि का भुगतान कर दिया गया है।

आयुक्त कार्मिक, दि.वि.प्रा. सेवा-निवृत्त एक कर्मचारी को स्मृति-चिह्न देते हुए

4.10 अनुशासनात्मक मामले

रिपोर्टाधीन अवधि के दौरान विभिन्न श्रेणियों के 31 अनुशासनात्मक मामले निपटाए गए।

4.11 कैडर समीक्षा

योजना विंग, वास्तुकला विंग, उद्यान, प्रणाली और सचिवालय विभागों की कैडर समीक्षा की जा रही है और लेखा विंग तथा कैडर की कैडर समीक्षा की गयी।

4.12 31.3.2006 को कर्मचारियों की स्थिति

समूह	सामान्य	अनु. जाति	अ.ज. जाति	अ. पिछड़े वर्ग	कु
क	372	60	6	2	4
ख	1178	257	19	5	1
ग	4612	680	50	52	5
घ	1810	1059	4	39	2
कुल	7972	2056	79	98	10
			वर्कचार्ज		10
			महायोग		20

5 सतर्कता विभाग

5.1 सतर्कता विभाग, कार्मिक एवं प्रशिक्षण विभाग, केन्द्रीय सतर्कता आयोग और शहरी विकास मंत्रालय द्वारा समय-समय पर जारी अनुदेशों के अनुसार भ्रष्टाचार निवारक उपायों के कार्यान्वयन तथा सेवा में सत्यनिष्ठा बनाए रखने के लिए उत्तरदायी है। दि.वि.प्रा. में सतर्कता विभाग शिकायतों को प्राप्त करने और उन पर कार्यवाही करने, गहराई से छानबीन करने तथा केन्द्रीय सतर्कता आयोग के परामर्श में चार्ज-शीट तैयार करने के लिए उत्तरदायी है। यह विभाग अनुशासनिक प्राधिकारियों के अवलोकन के लिए जांच रिपोर्टों का विश्लेषण भी करता है। आदेश, अपील, समीक्षा याचिकाएं तैयार करने, उनकी समीक्षा और नियमन का कार्य भी इस विभाग द्वारा किया जाता है।

5.2 143 कर्मचारियों के विरुद्ध अनुशासनात्मक कार्यवाही शुरू की गई। दिल्ली विकास प्राधिकरण आचरण, अनुशासन एवं अपील विनियम 1999 के अंतर्गत 85 कर्मचारियों के विरुद्ध भारी दण्ड और 58 कर्मचारियों के विरुद्ध हल्का दण्ड लगाने की कार्यवाही की गई।

5.3 138 मामलों में अनुशासनात्मक कार्रवाई को अंतिम रूप दिया गया।

5.4 इस अवधि के दौरान 1000 सामान्य शिकायतें प्राप्त हुई। 695 मामलों की जांच की गयी।

5.5 प्रारंभिक जांच के 57 मामले दर्ज किए गए और 39 मामलों में प्रारम्भिक जांच पूरी की गई।

5.6 अपीलों, समीक्षाओं और निलम्बन नियमन मामलों पर कार्रवाई जारी रखी गयी। 36 मामलों में अपील आदेश पारित किए गए और निलम्बन नियमन के 34 मामलों पर कार्यवाही की गयी। सात मामलों में अभियोजन अभिकरण के साथ प्रत्येक मामले को सुनने के बाद 18 कर्मचारियों के विरुद्ध अभियोजन संस्वीकृति प्रदान की गयी।

5.7 कार्मिक एवं प्रशिक्षण विभाग के दिनांक 7.1.04 के अनुदेशों के अनुसार समीक्षा समिति ने समूह क, ख, ग, और घ श्रेणियों के 111 निलम्बन मामलों की समीक्षा की। समीक्षा के परिणामस्वरूप 06 कर्मचारियों को बहाल किया गया और शेष कर्मचारियों की निलम्बन अवधि को बढ़ाया गया।

5.8 नरेला और बक्करवाला में टर्नकी परियोजनाओं की अंतिम जांच पूरी की गयी। अनुशासनात्मक प्राधिकारियों का निर्णय प्रतीक्षित है।

5.9 निगरानी मामलों की जांच की गई और 172 कर्मचारियों को चार्जशीट दी गयी।

5.10 दि.वि.प्रा. में प्राप्त आरोपों के सत्यापन के लिए सतर्कता कर्मचारियों द्वारा नियमित आधार पर निरीक्षण किए जाते हैं। वर्ष के दौरान 19 निरीक्षण किए गए, जिसके परिणामस्वरूप एक सतर्कता मामला बनाया गया।

श्री दिनेश राय, उपाध्यक्ष, दि.वि.प्रा. सतर्कता जागरूकता सप्ताह के अवसर पर दि.वि.प्रा. के कर्मचारियों को शपथ दिलाते हुए

5.11 अवधि के दौरान सी.बी.आई और भ्रष्टाचार-निवारण शाखा, दिल्ली पुलिस ने आई.पी.सी./क्रिमिनल पी.सी. के अंतर्गत 11 कर्मचारियों के विरुद्ध 08 मामले भी दर्ज किए। सी.बी.आई/ए.सी.बी. के साथ निरंतर सम्पर्क बनाए रखा गया। दलालों के दबाव को समाप्त करने के लिए दि.वि.प्रा. के अनुरोध पर ए.सी.बी. द्वारा निरीक्षण भी किए गए।

5.12 अधिक पारदर्शिता लाने के लिए, नोटिस, निविदा-आमंत्रण, फ्लैटों/प्लाटों के आबंटन से संबंधित सभी अपेक्षित सूचनाएं दि.वि.प्रा. की वेबसाइट पर दी गई है।

5.13 श्री विलायती राम मित्तल द्वारा जाली निष्पादन गारण्टी बाँड जमा कराने के संबंध में सतर्कता विभाग में प्राप्त शिकायत की जांच के परिणामस्वरूप निम्नलिखित कार्यवाही की गयी:-

(क) एक अधिशासी अभियंता (अब अधीक्षण अभियंता) और तीन खण्डीय लेखाकारों को निलम्बित किया गया।

(ख) ठेकेदार के विरुद्ध कार्यवाही करने के लिए भ्रष्टाचार निवारक शाखा को मामला सौंपा गया।

(ग) मैसर्स विलायती राम मित्तल के कार्यों को देखने वाले खण्डों (डिवीजनों) की विशेष लेखा-परीक्षा करने के आदेश पारित किए गए।

आयोजित किए गए लोक शिविर का दृश्य

(घ) ठेकेदार पंजीकरण बोर्ड को मैसर्स विलायती राम मित्तल की मान्यता रद्द करने का परामर्श दिया गया।

(ङ) मुख्य अभियंताओं को निदेश दिए गए कि वे संबंधित [illegible] से सभी बैंक गारण्टियों की जांच करें।

अनुशासनात्मक कार्यवाही करने के लिए और जांच की जा [illegible]

5.14 यह प्रस्ताव किया गया कि 2 लाख रु. और उससे कम [illegible] वाली एन.आई.टी. की प्रतियां निदेशक-प्रणाली को भेजी जाएं [illegible] उन्हें दि.वि.प्रा. की वेबसाइट पर डाला जा सके और उसकी [illegible] सभी कांट्रेक्टर्स एसोसिएशनों को भेजी जाएं।

5.15 07.11.2005 से 11.11.2005 तक मनाए गए सतर्कता जागरूकता सप्ताह के दौरान निम्नलिखित गतिविधियां आयो[illegible] की गयीं:-

(क) 07.11.2005 को प्रात: 10.00 बजे दि.वि.प्रा. के कर्मचा[illegible] और अधिकारियों द्वारा शपथ।

(ख) लोक शिविर-भूमि निपटान के दिनांक 09.11.2005 को [illegible] 10.00 बजे से सायं 7.00 बजे तक आयोजित लोक शि[illegible] में लगभग 500 लोगों ने भाग लिया और

(i) 82 हस्तांतरण विलेख निष्पादित किए गए।

(ii) 50 हस्तांतरण विलेख कागजात जारी किए गए और

(iii) 150 विवरणिकाएं बेची गयीं।

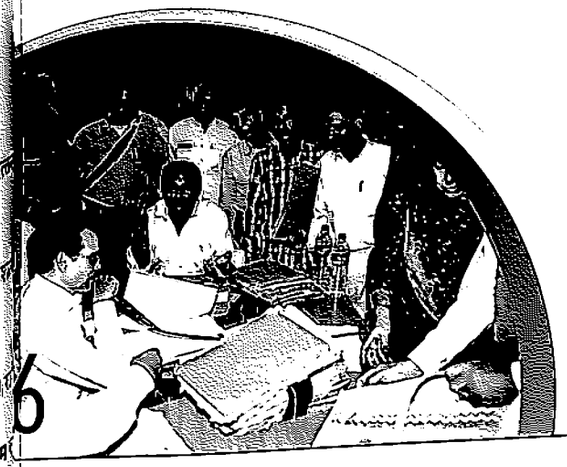
(ग) लोक शिविर-आवास विभाग : दिनांक 11.11.2005 को [illegible] 11.00 बजे से सायं 5.00 बजे तक।

(i) 104 मामलों में हस्तांतरण विलेख निष्पादित किए [illegible]

(ii) 42 मामलों में हस्तांतरण विलेख कागजात जारी [illegible] गए और

(iii) 208 मामलों में परिवर्तन अनुमोदित किया गया।

(घ) दि.वि.प्रा. की समर्पित सेवा करने के लिए दि.वि.प्रा. के [illegible] कर्मचारियों को ट्राफी/ प्रमाण-पत्र देकर सम्मा[illegible] किया गया।



6 विधि विभाग

6.1 प्राधिकरण द्वारा अथवा उसके विरुद्ध किए गए सभी मुकदमेबाजी के कार्यों की देखभाल विधि विभाग करता है और इसके प्रमुख मुख्य विधि सलाहकार हैं। विधिक मामलों की निगरानी (मानीटरिंग) के अतिरिक्त यह विभाग इसे भेजे गये विधिक मामलों पर कानूनी सलाह भी [illegible]ता है।

[illegible]1.4.2005 से 31.3.2006 के दौरान विभिन्न न्यायालयों में चले रहे, निर्णीत और लम्बित मामलों का विवरण तालिका रूप में नीचे दिया [illegible]गया है।

6.2 उच्चतम न्यायालय में मामले

क्र. सं.	विभाग का नाम	1.4.2005 को लम्बित मामले	वर्ष के दौरान प्राप्त नये मामले	2005-2006 के दौरान निर्णीत मामले	31.3.2006 को लम्बित मामले
1.	योजना	14	6	1	19
2.	कार्य-प्रभार संस्थापना	1	-	-	1
3.	कार्मिक और सतर्कता	4	2	-	6
4.	भवन अनुभाग	-	1	-	1
5.	भूमि निपटान	53	20	10	63
6.	प्रवर्तन भूमि	2	-	1	1
7.	आवास	49	8	5	52
8.	भूमि प्रबंध	328	77	142	263

6.3 उच्च न्यायालय में मामले

क्र. सं.	विभाग का नाम	1.4.2005 को लम्बित मामले	वर्ष के दौरान प्राप्त नये मामले	2005-2006 के दौरान निर्णीत मामले	31.3.2006 को लम्बित मामले
1.	योजना	35	36	29	42
2.	कार्य-प्रभार संस्थापना	134	19	18	135
3.	कार्मिक और सतर्कता	184	47	51	180
4.	भवन अनुभाग	36	12	9	39
5.	भूमि निपटान	2342	312	276	2378
6.	प्रवर्तन भूमि	35	34	13	56
7.	आवास	849	216	177	888
8.	भूमि प्रबंध	2334	1043	364	3013

6.4 जिला न्यायालय में मामले

क्र. सं.	विभाग का नाम	1.4.2005 को लम्बित मामले	वर्ष के दौरान प्राप्त नये मामले	2005-2006 के दौरान निर्णीत मामले	31.3.2006 को लम्बित मामले
1.	योजना	887	2	2	887
2.	कार्य-प्रभार संस्थापना	119	5	21	103
3.	कार्मिक और सतर्कता	11	6	5	12
4.	भवन अनुभाग	15	27	8	34
5.	भूमि निपटान	955	115	106	964
6.	प्रवर्तन भूमि	51	27	29	49
7.	आवास	849	216	177	888
8.	भूमि प्रबंध	2334	1043	364	3013

6.5 इंजीनियरिंग शाखा और पटियाला हाउस में न्यायालय मामले

क्र. सं.	विभाग का नाम	1.4.2005 को लम्बित मामले	वर्ष के दौरान प्राप्त नये मामले	2005-2006 के दौरान निर्णीत मामले	31.3.2006 को लम्बित मामले
1.	इंजीनियरिंग शाखा	926	145	204	867
2.	पटियाला हाउस	1621	315	296	1640
	2005-06 तक आर.टी.आई.				
	i) मार्च 2006 तक प्राप्त कुल शिकायतें	13			
	ii) निपटायी गयी कुल शिकायतें	13			
	iii) लम्बित	NIL			

6.6 मुख्य महत्वपूर्ण मामलों में केस हिस्ट्री और निर्णय निम्नानुसार हैं:-

6.6.1 सी.डब्ल्यू.पी. सं. 751-52/05 मैसर्स लॉर्ड वेंकटेश्वर बिल्डकॉन (प्रा.) लिमिटेड, बनाम दि.वि.प्रा. (निर्णय की तिथि 16.05.2005)

इस मामले में, प्लाट सं. बी-5, वजीरपुर के संबंध में 10.78 करोड़ रु. के आरक्षित मूल्य के विरुद्ध याचिकादाता की 10.84 करोड़ रु. की उच्चतम बोली को सक्षम प्राधिकरण, दि.वि.प्रा. ने नीलामी के निबंधन और शर्तों के अनुसार अस्वीकार कर दिया। याचिकादाता ने बोली को रद्द करने को इस आधार पर चुनौती दी कि याचिकादाता ने उच्चतम बोली दी थी, अत: सक्षम प्राधिकरण, दि.वि.प्रा. को याचिकादाता की बोली रद्द नहीं करनी चाहिए थी। यह मामला अनिल कुमार श्रीवास्तव बनाम उत्तर प्रदेश सरकार (2004) 08 एस सी सी 671 नाम के मामले में उच्चतम न्यायालय के निर्णय के आधार पर अमान्य सिद्ध किया गया, जिसमें यह निर्णय दिया गया कि यदि कोई बोलीदाता उच्चतम बोली देता है तो भी उसकी बोली रद्द जा सकती है और वह बोली-राशि पुष्टि के अधीन होती है। आमंत्रित करना कोई प्रस्ताव नहीं है, बल्कि यह पता लगाने का है कि कोई प्रस्ताव (बोली) अतिरिक्त राशि (मार्जिन) पर प्राप्त जा सकता है। दि.वि.प्रा. द्वारा यह तथ्य प्रस्तुत किए जाने के बाद 16 मई, 2005 के आदेश के द्वारा रिट खारिज़ कर दी गयी।

6.6.2 एल पी ए सं. 393/2003 - माउंट आबू एजुकेशन सोसा (रजि.) बनाम दि.वि.प्रा. और अन्य तथा इसी कानूनी मुद्दे 9 अन्य आवेदक (निर्णय की तिथि 07.09.2005)

अपील (लो)के इस समूह में अपीलकर्ताओं ने, दिल्ली उच्च न्या के सिंगल जज द्वारा दिनांक 6 मई, 2003 को पारित आदेश क उनकी रिट याचिकाओं को खारिज करने के निर्णय को चुनौ है। इन रिट याचिकाओं में अपीलकर्ताओं को लगभग 2 एकड़ आबंटित करने के दि.वि.प्रा. के निर्णय को इस आधार पर चुनौ गयी कि यह निर्णय मुख्य योजना के अनुरूप नहीं हैं क्योंकि द

दावा 4 एकड़ का था और दूसरे भूमि दरें सरकारी नियमों के विरुद्ध हैं। इन अपीलों को अमान्य कराने के लिए हमारे वरिष्ठ स्थायी वकील श्री जगमोहन सब्बरवाल, वकील ने जोरदार तरीके से मामले को लड़ा, क्योंकि दि.वि.प्रा. की काफी धनराशि और भूमि इसमें शामिल थी। न्यायालय के समक्ष यह सिद्ध किया गया कि सांस्थानिक आबंटन समिति की अनुशंसाएं केवल अनुशंसा के लिए हैं और उपराज्यपाल ने 27 अगस्त 1999 को अपीलकर्ताओं को 2 एकड़ भूमि का आबंटन करने का निर्णय लिया था और उपराज्यपाल के निर्णय को कभी भी चुनौती नहीं दी गयी। अत: अपीलकर्ताओं की अपील में कोई मामला नहीं बनता। आगे यह भी तर्क दिया गया कि भूमि के मूल्य में परिवर्तन मामूली परिवर्तन है और संयोगवश है तथा उसका भूमि उपयोग के नीति-निर्णय से कोई संबंध नहीं है। यह प्रसंग साहनी सिल्क मिल (प्रा.) लि. बनाम कर्मचारी राज्य बीमा निगम [(1994) 5 एस एस सी 346] के मामले में उच्चतम न्यायालय के निर्णय में आया था, जिसमें उच्चतम न्यायालय ने यह निर्णय दिया था कि वर्तमान प्रशासनिक व्यवस्था में न्यायालयों को अत्यधिक शक्तियां नहीं दी जा सकती। एक सार्वजनिक प्राधिकरण अपनी शक्तियों का प्रयोग करके किसी एजेण्ट को नियुक्त करने के लिए स्वतंत्र है। अत: अत्यधिक शक्तियां प्रदत्त करने के संबंध में अपीलकर्ताओं का तर्क उचित नहीं है। दरें सरकार द्वारा समय-समय पर निर्धारित दरों के आधार पर ठीक निर्धारित की गई है। इसके अतिरिक्त, केन्द्र सरकार ने दिनांक 03.06.09 के पत्र द्वारा दि.वि.प्रा. को सांस्थानिक दरें वसूल करने और नीलामी अथवा प्रतियोगी निविदाएं आमंत्रित करके आबंटन की प्रक्रिया पर उपयुक्त निर्णय लेने की स्वतंत्रता दी है। न्यायालय के समक्ष यह भी तर्क दिया गया कि मुख्य योजना, दि.वि.प्रा. को अपीलकर्ताओं को केवल 4 एकड़ भूमि का आबंटन करने के लिए बाध्य नहीं करती। न्यायालय ने दि.वि.प्रा. के तर्क की सराहना की और 07.09.05 के निर्णय के द्वारा सभी अपीलों को खारिज़ कर दिया।

6.6.3 एल पी ए 976/04 - दि.वि.प्रा. बनाम एम्बिशियस गोल्ड निब्स् (प्रा.) लिमिटेड (निर्णय की तिथि 6 फरवरी, 2006)

इस अपील में दि.वि.प्रा. ने कानून का एक महत्वपूर्ण प्रश्न उठाया है अर्थात् पट्टा समाप्त होने के बाद भूतपूर्व पट्टे का उल्लंघन करने पर पट्टाधारी के विरूद्ध दि.वि.प्रा. को क्या कानूनी राहत है। दिल्ली उच्च न्यायालय के सिंगल जज ने यह निर्णय दिया कि एक्सप्रेस न्यूजपेपर्स (प्रा.) लिमिटेड बनाम भारत संघ और अन्य के मामले में उच्चतम न्यायालय के निर्णय को ध्यान में रखते हुए दि.वि.प्रा. के लिए उपयुक्त विकल्प यह है कि वह सम्पत्ति का कब्जा लेने के लिए मुकदमा दायर करे और दि.वि.प्रा., सार्वजनिक परिसर अधिनियम 1971 की धारा 4 और 5 के अंतर्गत कार्यवाही का सहारा नहीं ले सकता। सिंगल जज के निर्णय से दि.वि.प्रा. के सम्पदा अधिकारियों के पास लम्बित मामलों को अमान्य करने की सम्भावना पैदा हो गई है, जिनमें पट्टे का उल्लंघन करने पर पट्टा (टे) समाप्त कर दिए गए हैं। तद्नुसार, एक अपील दायर करने का निर्णय लिया गया और अपील का मुख्य तर्क यह था कि एक्सप्रेस न्यूजपेपर (सुपरा) का निर्णय उच्चतम न्यायालय ने बाद में मैसर्स अशोक मार्केटिंग (प्रा.) लिमिटेड बनाम पंजाब नेशनल बैंक, ए.आई.आर. 1991 एस.सी. 855 में रिपोर्ट किया गया, के मामले में दिए गए निर्णय में भेद कर दिया। अशोक मार्केटिंग के मामले में निर्णय दिया कि एक्सप्रेस न्यूजपेपर मामले के अनुपात को प्रत्येक मामले में लागू नहीं किया जा सकता और उक्त निर्णय, उक्त मामले के विशेष तथ्यों और परिस्थितियों को ध्यान में रख कर दिया गया था।

मैसर्स सुधीर चन्द मिश्रा बनाम भारत संघ एवं अन्य के मामले में एक जज के निर्णय पर भी विश्वास प्रकट किया गया था जिसमें माननीय न्यायालय ने इस विधिक स्थिति की सराहना की थी। अपील न्यायालय ने दि.वि.प्रा. के तर्क को स्वीकार किया और अपील को अनुमति प्रदान कर दी तथा दि.वि.प्रा. के सम्पदा अधिकारी को निदेश दिया कि कोई आदेश पारित किये जाने से पहले प्रतिवादी को सुनवाई का एक मौका दिया जाना चाहिए।

संजय झील परिसर

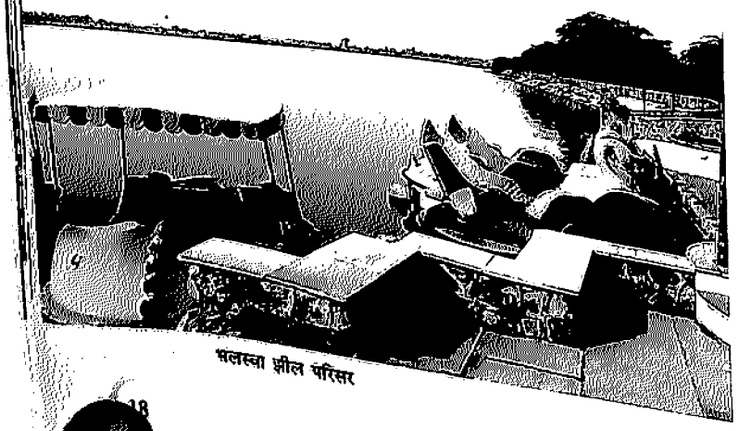
6.6.4 सिविल अपील नं. 5413/02 रेजीडेंट वेलफेयर एसोसिएशन, ग्रीन पार्क बनाम दि.वि.प्रा. एवं अन्य और सिविल अपील न. 869/02 दिल्ली नगर निगम बनाम रेजीडेंट वेलफेयर एसोसिएशन, ग्रीन पार्क एवं अन्य

दिनांक 31.05.02 को माननीय दिल्ली उच्च न्यायालय की फुल बैंच के निर्णय के विरूद्ध ये दो अपील की गई थीं, जिनमें माननीय उच्च न्यायालय अपने समक्ष रिट याचिका को निपटाते हुए इस निष्कर्ष पर पहुँचा कि न तो डी.एम.सी अधिनियम और न ही डी.डी. अधिनियम के अंतर्गत दिल्ली नगर निगम और दिल्ली विकास प्राधिकरण को दुरूपयोग के कारण किसी सम्पत्ति को सील करने का अधिकार है। दिल्ली उच्च न्यायालय ने निर्णय दिया कि परिसरों को सील करना एक बहुत सख्त कार्रवाई है और इसकी वजह से कोई व्यक्ति बेघर हो सकता है। अत: मानवीय अथवा मौलिक अधिकारों को लागू करते हुए दुरूपयोग के संबंध में सील करने की शक्ति इन दो अधिनियमों के प्रावधान में से जानबूझकर हटा दी गई है।

माननीय उच्चतम न्यायालय के समक्ष अपील में कानून संबंधी निम्नलिखित दो प्रश्न उठाये गए थे अर्थात् -

(i) क्या दिल्ली नगर निगम को डी.एम.सी अधिनियम के अंतर्गत दुरूपयोग के मामले में परिसरों को सील करने की शक्ति है ?

(ii) क्या दिल्ली विकास प्राधिकरण को दिल्ली विकास अधिनियम के अंतर्गत सील करने की ऐसी ही कोई शक्ति है अथवा नहीं ?



झलस्ता झील परिसर

(iii) व्यावसायिक उद्देश्य के लिए उपयोग की जा रही अ... सम्पत्तियों के संबंध में निदेश जारी किये जाने की आव... है।

माननीय उच्चतम न्यायालय के समक्ष दि.वि.प्रा. ने तर्क प्रस्तु... था कि दिल्ली विकास अधिनियम, 1957 के अंतर्गत दि.वि.प्रा. 4. दुरूपयोग के मामले में परिसरों को सील करने की शक्ति न... तथापि, दि.वि.प्रा. को यह शक्ति प्राप्त है कि वह परिसरों का उ... करने वाले व्यक्ति और उसके स्वामी पर दिल्ली विकास अधि... की धारा 29 के साथ पठित धारा 14 के अंतर्गत अभियोग चला... है। एम.सी. मेहता बनाम भारत संघ एवं अन्य के मामले में ... 16.02.06 को एक साधारण आदेश द्वारा अपीलों को निपटाते... माननीय न्यायालय ने दि.वि.प्रा. के तर्क को सही ठहराया और... दिया कि उच्च न्यायालय ने यह सही निर्णय दिया है कि दि... विकास अधिनियम के अंतर्गत दुरूपयोग के मामले में सील... 5. की कोई शक्ति नहीं है।

तथापि, उच्चतम न्यायालय ने निर्णय दिया कि दिल्ली उच्च न्या... का इस बारे में दिया गया निर्णय कि परिसरों के दुरूपयोग के... में दिल्ली नगर निगम के पास सील करने की कोई शक्ति न... 6. सही नहीं है। उच्चतम न्यायालय ने डी.एम.सी अधिनियम के... दिल्ली नगर निगम को सील करने की शक्ति के रूप में दिल्ली... न्यायालय के निर्णय को बदल दिया और निर्णय दिया कि डी.ए... अधिनियम की धारा 345-ए के अंतर्गत आयुक्त, दि.न.नि. प... परिसर के दुरूपयोग के मामले में उसे सील करने की शक्ति... 7. प्रयोग कर सकते हैं। पूर्वोक्त अपील को निपटाते हुए माननीय उ... न्यायालय ने दि.वि.प्रा के बारे में कोई निदेश पारित नहीं किया, ... निम्नलिखित निदेश दिल्ली नगर निगम के लिए जारी किये ... 8.

1. दिल्ली नगर निगम, 10 दिन के अन्दर मेन रोड पर किसी प्रमुख उल्लंघनों (ऐसे उल्लंघनकर्ताओं और रोड के उदाहरण इसमें पहले नोट किये जा चुके हैं) को निर्दे... हुए प्रमुख समाचार पत्रों में व्यापक प्रचार करेगा कि वे... 9. दुरूपयोग को 30 दिन की अवधि के अंदर रोक दें।
2. यह स्वामी/अधिभोगी की जिम्मेदारी होगी कि वह 30 के अंदर आयुक्त, दि.न. नि. को यह बताते हुए एक शपथ... 10. प्रस्तुत करेगा कि दुरूपयोग रोक दिया गया है।
3. यदि दुरूपयोग नहीं रोका जाता है, तो सार्वजनिक सूचना तिथि से 30 दिन के बाद 80 फुट या अधिक चौड़े रोड

उल्लंघनों से शुरू करते हुए परिसरों को सील करने की कार्रवाई शुरू की जाएगी। सभी प्राधिकरणों को निदेश दिया जाता है कि वे अपनी पूरी सहायता और सहयोग देंगे। सार्वजनिक सूचना की तिथि से 30 दिन की समाप्ति के बाद बिजली और पानी की आपूर्ति काट दी जाएगी।

रोड और उल्लंघनों का विवरण भी दिल्ली नगर निगम द्वारा वेबसाइट पर प्रस्तुत किया जाएगा और इसकी प्रतियाँ क्षेत्र की रेजीडेंट वेलफेयर एसोसिएशनों को भी भेज दी जाएंगी, जिन्हें दुरूपयोग को सील करने की कार्रवाई में शामिल होना चाहिए। आयुक्त, दि.न.नि. को इस निर्णय में निहित निदेशों के संबंध में दो सप्ताह के अंदर एक शपथ-पत्र प्रस्तुत करना होगा, जिसके बाद मॉनीटरिंग समिति के गठन के निदेश जारी किये जाएंगे। सील लगाने का कार्य आयुक्त, दि.न.नि. द्वारा प्राधिकृत अधिकारियों द्वारा मॉनीटरिंग समिति के परामर्श से किया जाएगा।

दुरूपयोग के लिए जिम्मेदार अधिकारी के विरुद्ध कार्रवाई, यदि कोई हो और उनके द्वारा तथा उल्लंघनकर्ताओं द्वारा मुआवजे के भुगतान के लिए उचित निर्देश दुरूपयोग के रूकने के बाद जारी किये जाएँगे।

कोई भी व्यक्ति सील के साथ छेड़छाड़ नहीं करेगा। सील के साथ किसी तरह की छेड़छाड़ के विरुद्ध सख्ती से निपटा जाएगा। सील के साथ छेड़छाड़ करने में परिसरों के उपयोग के लिए दूसरी तरफ से अन्दर जाने का रास्ता खोलना शामिल है।

स्वामी/अधिभोगी सील हटाने के लिए यह वचनबंध देते हुए आयुक्त से सम्पर्क कर सकेंगे कि परिसरों का उपयोग केवल प्राधिकृत उपयोग के लिए किया जाएगा।

जिन मामलों में उल्लंघनकर्ताओं द्वारा स्थगन आदेश प्राप्त किये जा सकते हैं, उनका विवरण दिल्ली नगर निगम द्वारा इस न्यायालय में प्रस्तुत किया जाएगा।

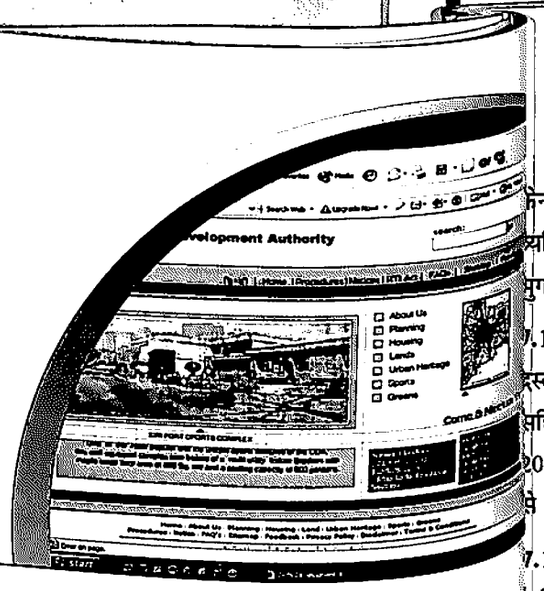
दिल्ली नगर निगम द्वारा 10 अप्रैल, 2006 से आरम्भ प्रत्येक माह की 15 तारीख तक की गई कार्रवाई के बारे में मासिक स्थिति रिपोर्ट प्रस्तुत की जाएगी।

सिविल अपील और विशेष अनुमति यचिकाओं में शामिल परिसरों में यदि दुरूपयोग नहीं रोका जाता है, तो इस निर्णय में जो कुछ गया है उसकी शर्त पर दिल्ली नगर निगम 30 दिन की समाप्ति के तुरन्त बाद उन परिसरों को सील करने का तत्काल कदम उठाएगा।

6.6.5 दि.वि.प्रा. बनाम श्रीमती रेणु जैन डब्ल्यू.ए. 118/04 एवं दि.वि.प्रा. बनाम मनजीत सिंह सोढ़ी एल.पी.ए. 159/04 एवं दर्शन लाल बनाम दि.वि.प्रा. एल.पी.ए. 58/04

यह मामला दिल्ली उच्च न्यायालय की पूर्ण पीठ के समक्ष प्रस्तुत किया गया था, जिसमें माननीय न्यायधीश श्री एम.के. शर्मा, न्यायधीश तीर्थ सिंह ठाकुर एवं न्यायधीश स्वतंत्र कुमार शामिल थे। ये वे मामले हैं, जिनमें दि.वि.प्रा. ने पांचवा एवं अंतिम मांग-पत्र जारी करने के समय दि.वि.प्रा. द्वारा निर्धारित निपटान कीमत पर 20 प्रतिशत अधिक अधिभार की वसूली की थी। अधिभार की इस वसूली से दु:खी आबंटितियों ने 120 न्यायालय मामले दायर किये तथा न्यायाधीश श्री एस.के. कौल ने 20 प्रतिशत अधिभार का मामला दि.वि.प्रा. के पक्ष में सही ठहराया। असंतुष्ट आबंटितियों ने सिंगल जज के आदेश के विरुद्ध एल.पी.ए. को वरीयता दी थी और दिल्ली के मुख्य न्यायधीश की अध्यक्षता वाली डिवीजन बैंच ने आबंटितियों द्वारा वरीयता दी गई इन सभी एल.पी.ए को खारिज कर दिया। इसके बाद वर्तमान लागत और 20 प्रतिशत अधिभार वसूल करने के मुद्दे पर कुछ आबंटितियों ने दिल्ली उच्च न्यायालय की डिवीजन बैंच के समक्ष दोबारा एल.पी.ए. दायर की। दि.वि.प्रा. ने भी इन सभी इकट्ठे मामलों में क्रॉस अपील दायर की। दि.वि.प्रा. ने इन मामलों में वरिष्ठ अधिवक्ता श्री मुकुल रोहतगी की सेवाएं लीं और इनमें सुश्री ए सलवान स्टेंडिंग काउन्सल ने सहायता की। दोनों पक्षों द्वारा पूर्ण पीठ के समक्ष दैनंदिन आधार पर तर्क जारी रहे और माननीय पूर्ण पीठ ने अधिकार की वसूली की विभिन्न नीतियों, संकल्पों और संकल्पना पर विस्तार से विचार किया। पूर्ण पीठ इन आबंटितियों से प्राप्त किये गये 20 प्रतिशत अधिभार के विस्तृत विवरण से पूरी तरह से अवगत थी और उसे पंजाब के विस्थापित, कश्मीर के विस्थापित आबंटितियों, कारगिल युद्ध में शहीद हुए सैनिकों की विधवाओं और समाज के निचले वर्ग के अन्य आबंटितियों, जो लागत में रियायती दर पाने के पात्र हैं, की लागत में अनुमत आर्थिक सहायता के विवरण की जानकारी भी थी। चूंकि आर्थिक सहायता 20 प्रतिशत अधिभार और अन्य कारणों से वसूल की गई राशि से पर्याप्त रूप से अधिक है, इसलिए पूर्ण पीठ ने भी अंतिम रूप से 20 प्रतिशत अधिभार को सिंगल जज द्वारा दिये गये निर्णय के अनुसार मान्य ठहराया। इस निर्णय के द्वारा सैंकड़ों करोड़ रूपयों की बचत हुई और यह विधि, प्रबंध और लेखा विभाग के कर्मचारियों की तरफ से एक प्रशंसनीय उपलब्धि है।

प्रणाली एवं प्रशिक्षण विभाग



7.1 प्रणाली विभाग

दि.वि.प्रा. के लिए स्वचलन संबंधी पहल के क्रम में प्रणाली विंग ने निम्नलिखित स्वचलन परियोजनाओं के विकास और सुधारों के क्षेत्र में भी कार्य किया है :-

7.1.1 दि.वि.प्रा. वेबसाइट

दि.वि.प्रा. की वेबसाइट www.dda.org.in दि.वि.प्रा. के विभिन्न पहलुओं जैसे आवास, भूमि, मुख्य योजना, खेलकूद, पर्यावरण आदि पर जानकारी उपलब्ध कराती है। जनहित की जानकारी जैसे आवास और भूमि निपटान के ड्रा के परिणाम इस वेबसाइट पर उपलब्ध रहते हैं। आम जनता की सुविधा के लिए डाटा बेस से पंजीकरण विवरण, प्राथमिकता की स्थिति और भुगतान का विवरण देखने के लिए फार्म के माध्यम से चौबीस घंटे पूछताछ करने की व्यवस्था कर दी गई है। यह पूछताछ वेबसाइट पर चौबीस घण्टे की जा सकती है। सार्वजनिक सूचनाएं और निविदा सूचनाएं दि.वि.प्रा. की वेबसाइट पर समुचित रूप से प्रदर्शित की जाती हैं। इस वेबसाइट में एक कार्य-पद्धति अनुभाग भी है, जिसमें आवास/भूमि संबंधी विभिन्न कार्यकलापों की कार्यपद्धति दी गई है और विभिन्न दस्तावेजों जैसे शपथ पत्र आदि के प्रारूप भी इससे डाउनलोड किये जा सकते हैं। वरिष्ठ अधिकारियों और सूचना अधिकार अधिनियम के अंतर्गत 41 जन सूचना अधिकारियों से ई-मेल के माध्यम से सम्पर्क किया जा सकता है और इन सभी अधिकारियों को व्यक्तिगत मेल बॉक्स भी उपलब्ध कराये गये हैं। आवास योजनाओं से संबंधित विवरण पुस्तिका और आवेदन फार्म वेबसाइट पर उपलब्ध कराये गये हैं ताकि जनता उन्हें डाउनलोड कर सके।

7.1.2 भूमि रिकॉर्ड स्वचलन

भूमि प्रबंध सूचना प्रणाली ने भूमि रिकॉर्ड के स्वचलन हेतु सॉफ्टवेयर विकसित किया है। यह प्रणाली जी.आई.एस. आधारित अनुप्रयोग है, जो अधिग्रहीत की गई भूमि के बारे में जानकारी उपलब्ध कर यह बढ़े हुए मुआवजे की मॉनीटरिंग करने के साथ-साथ किसी समय में अधिग्रहीत भूमि के इस्तेमाल और स्थिति को मॉनीटर में सहायता करेगा। 239 अधिग्रहीत/अधिग्रहणाधीन गांवों में गांवों के संबंध में भूमि सूची को भूमि रिकॉर्ड के साथ समन्वि लिया गया है। इस परियोजना को शीघ्र ही कार्यान्वित किया

7.1.3 आवास

"आवास" हाउसिंग मैनेजमेंट और एकाउंटिंग पैकेज सुचारू कार्य कर रहा है तथा इस पैकेज के द्वारा विभिन्न कार्यकलाप पंजीकरण, आबंटन, रद्दकरण, नामान्तरण/ अंतरण, पते में प भुगतान की विधि में परिवर्तन और प्राप्तियों के लेखाकरण का किया जा रहा है।

चालू वर्ष (1 अप्रैल, 2005 से 31 मार्च, 2006 तक) के "आवास" के माध्यम से 11898 फ्लैट आबंटित किये गए और आबंटितियों के लिए माँग-पत्र तैयार किये गये। मामलों के शीघ्र में सहायता करने के लिए सभी लेखा जोन में आवास की का ऑनलाइन सत्यापन चल रहा है। मांग एवं वसूली बही, वसूली प्रमाण-पत्र, विविध देनदार और चूककर्ता सूची के कार्रवाई करने के कार्यक्रम की व्यवस्था भी ऑनलाइन कर है।

विकास सदन के स्वागत कक्ष में फ्लैटों के फ्री होल्ड के आवेद ऑनलाइन प्राप्त करने के लिए एक नया सॉफ्टवेयर विकसित गया है। इसे मई, 2006 में क्रियान्वित किया जाएगा।

7.1.4 सूचना केन्द्र

जनता को जानकारी उपलब्ध कराने के लिए विकास सदन में सूचना केन्द्र और रोहिणी कार्यालय में दो सूचना केन्द्र काम कर हैं। जून, 2006 में पूरी दिल्ली में विभिन्न स्थानों पर छह और

केन्द्र लगाये जाएंगे। अब किसी फ्लैट या प्लॉट का कोई भी पंजीकृत व्यक्ति या आबंटिती अपने पंजीकरण विवरण, आबंटन विवरण और भुगतान विवरण की जांच कर सकता है।

7.1.5 दस्तावेज प्रबंध प्रणाली

दस्तावेज प्रबंध प्रणाली स्कैनिंग, इंडैक्सिंग और दोबारा देखने की सुविधा सहित तस्वीरों को स्टोर करने के लिए विकसित की गई है। 31 मार्च, 2006 तक वर्ष 2005 के दौरान लगभग 26800 फाइलें और 9 लाख से अधिक चालान स्कैन किये गये।

7.1.6 प्राप्ति एवं प्रेषण (आर.एण्ड.डी) सॉफ्टवेयर

प्राप्ति एवं प्रेषण प्रणाली में सूचना अधिकार अधिनियम के अनुसार सूचना प्राप्त करने के लिए जनता के अनुरोध फीड करने के लिए एक नई पद्धति शामिल की गई है। अन्य प्राप्ति एवं प्रेषण के अतिरिक्त लगभग 1658 अनुरोध लोड किये गये।

7.1.7 जन शिकायत निवारण एवं मॉनीटरिंग प्रणाली (पी.जी. आर.ए.एम.एस)

जन शिकायत निवारण एवं मॉनीटरिंग प्रणाली (पी.जी.आर.ए.एम.एस) डी पी जी और मंत्रालय से ऑनलाइन प्राप्त शिकायतों को प्राप्त करने और निवारण हेतु संबंधित अधिकारियों को प्रेषित करने के लिए क्रियान्वित की गई। इस वर्ष डीपीजी से 133 संदर्भ प्राप्त हुए।

7.1.8 पुस्तकालय स्वचलन

पुस्तकों के रिकॉर्ड को रखने, पुस्तकें जारी करने और उनकी वापसी के बेहतर प्रबंध एवं कार्य संचालन के लिए दि.वि.प्रा. के पुस्तकालय के लिए 'बार कोडिंग' का कार्य शुरू किया गया।

7.1.9 भूमि निपटान विभाग

भूमि निपटान विभाग में भूमि सॉफ्टवेयर पहले ही क्रियान्वित किया जा चुका है। भूमि सॉफ्टवेयर का प्रयोग करते हुए डाटाबेस में 1,06,000 आबंटितियों के रिकॉर्ड और 2,16,000 प्राप्ति डाटा अपलोड किये गये। इस सॉफ्टवेयर के माध्यम से रोहिणी आवासीय योजना और अन्य सम्पत्तियों के लॉटरी द्वारा ड्रॉ किये गये। भूमि सॉफ्टवेयर में लॉटरी द्वारा ड्रॉ के बाद विभिन्न रिपोर्ट तैयार करने की व्यवस्था है। विभिन्न एम.आई.एस. रिपोर्ट भी तैयार की जाती हैं।

आबंटितियों से प्राप्त प्राप्तियों की सही पोस्टिंग को सुनिश्चित करने के लिए आबंटितियों को कम्प्यूटर द्वारा तैयार किये गये चालान दिये जाते हैं। विभाग में फ्री होल्ड परिवर्तन पद्धत्ति विकसित और क्रियान्वित की गई है। यदि डाटाबेस में डाटा उपलब्ध न हो, तो फ्री होल्ड परिवर्तन आवेदन-पत्र से आबंटिती के रिकॉर्ड को लिया जाता है। परिवर्तन प्रभार परिकलित किये जाते हैं और परिकलन आदि वाली रिपोर्ट तैयार की जाती है। परिवर्तन प्रभारों को जमा करने का चालान तैयार किया जाता है। बैंक में भुगतान जमा कराने के बाद आवेदन-पत्र दि.वि.प्रा. के काउन्टर पर प्राप्त किये जाते हैं। आवेदक द्वारा आवदेन-पत्र प्रस्तुत करने वाले दिन ही आवेदन पत्र संबंधित अनुभाग में पहुंच जाते हैं। इसके अलावा, संबंधित अनुभाग में जमा राशि का सत्यापन ऑन लाइन किया जाता है। इससे समय की बहुत बचत होती है। विभिन्न शाखाओं में आवेदन पत्र की स्थिति की भावी निगरानी की व्यवस्था भी है।

7.1.10 कम्प्यूटर प्रोत्साहन प्रशिक्षण

दि.वि.प्रा. के कर्मचारियों के लाभ के लिए नियमित कम्प्यूटर प्रोत्साहन प्रशिक्षण कार्यक्रम आयोजित किये जाते हैं।

7.1.11 विधि मामलों की प्रबंध प्रणाली

यह सॉफ्टवेयर जी यू आई प्रणाली में क्रियान्वित किया जाता है। इस सॉफ्टवेयर का प्रयोग करते हुए विधि मामलों के डाटाबेस का रखरखाव किया जाता है और विभिन्न एम.आई.एस. रिपोर्ट तैयार की जाती हैं। फी बिल प्रोसेसिंग मॉड्यूल भी विकसित और क्रियान्वित किया जा चुका है। इस सॉफ्टवेयर का प्रयोग करते हुए 17260 मामलों में से 6304 मामले निपटाये गये।

7.1.12 एकीकृत प्रबंध प्रणाली

दि.वि.प्रा. के पूर्ण स्वचलन और विभिन्न अव्यवस्थित सॉफ्टवेयर एप्लीकेशन को एकीकृत करने के लिए फरवरी, 2005 में एकीकृत प्रबंध प्रणाली का कार्य शुरू किया गया और एस.टी.पी.आई. जो एम.आई.टी. के अधीन एक आई.टी. सोसायटी है, को इस कार्य के लिए एक तकनीकी सलाहकार के रूप में नियुक्त किया गया है। प्रणाली आवश्यकता

हिंदी कार्यशाला का आयोजन

विनिर्दिष्टियाँ (एस.आर.एस) और प्रस्ताव के लिए अनुरोध (आर.एफ.पी.) तैयार की गई तथा सॉफ्टवेयर विक्रेता से एक्सप्रेशन ऑफ इंटरेस्ट आमंत्रित किया गया, जिसका मूल्यांकन किया जा रहा है।

7.1.13 विकास मीनार में कम्प्यूटर समर्थित ड्राफ्टिंग एण्ड डिजाइनिंग कक्ष

कैड कक्ष ड्राइंगों की डिजाइनिंग, ड्राफ्टिंग और प्रिंटिंग के लिए वास्तुकारों और योजनाकारों को सुविधा उपलब्ध कराता है। इंजीनियरिंग विंग और केन्द्रीय डिजाइन संगठन के उपयोगकर्ता तथा अन्य इंजीनियरिंग कार्यालय भी कैड कक्ष की सुविधा का लाभ उठाते हैं। वे इन सुविधाओं का प्रयोग ड्राइंग, संशोधन, संरचनात्मक विश्लेषण और ड्राइंगों की प्रिंटिंग के लिए करते हैं।

7.1.14 वेतन-पत्र प्रणाली

विभिन्न वेतन नियंत्रण कार्यालयों में मेन्यू ड्राइवन पे-रोल सॉफ्टवेयर क्रियान्वित किया गया है। इस सॉफ्टवेयर का प्रयोग आय और कटौती की विभिन्न अन्य रिपोर्टों के अतिरिक्त पे-बिल, रजिस्टर और पे-बिल के प्रिंट तैयार करने के लिए किया जाता है।

7.1.15 वर्क चार्ज कर्मचारियों के विवरण का कम्प्यूटरीकरण

निदेशक (वर्क चार्ज) कार्यालय द्वारा वर्क चार्ज कर्मचारियों का डाटा प्रयोग किया जाता है। इक्यावन श्रेणियों के 12,135 वर्क चार्ज कर्मचारियों का डाटा तैयार और अद्यतन किया गया। रिपोर्टें तैयार करने की व्यवस्था भी है।

7.1.16 नेटवर्किंग

विकास मीनार और विकास सदन कार्यालय में इंटरनेट की व्यवस्था करने के लिए वी.एस.एन.एल से 2 एम.बी.पी.एस. शेयर्ड इंटरनेट लीज्ड लाइन ली गई है। रोहिणी कार्यालय को 128 के.बी.पी.एस लीज्ड लाइन से जोड़ा गया और विकास सदन में लगे डाटाबेस सर्वरों से सीधे सूचना का प्रचार करने के लिए सूचना केन्द्र लगाये गये हैं।

उपर्युक्त स्वचलन परियोजनाओं के अतिरिक्त प्रणाली विंग दि.वि.प्रा. के कम्प्यूटर बैंक को सुदृढ़ भी बना रहा है। साठ नये कम्प्यूटर उपलब्ध कराये गये हैं, ताकि स्वचलन की गति को बढ़ाया जा सके। इस समय प्रणाली विंग प्रिंटर और यू.पी.एस. सहित 500 से अधिक कम्प्यूटरों का रखरखाव कर रहा है। कम्प्यूटरों की कार्य-क्षमता और कार्य-निष्पादन में सुधार करने के लिए उन्हें समय-समय पर अपग्रेड किया जाता है।

7.2 प्रशिक्षण संस्थान

7.2.1 दिल्ली विकास प्राधिकरण का प्रशिक्षण संस्थान दि.वि.प्रा. के अधिकारियों और कर्मचारियों के लिए प्रशिक्षण कार्य आयोजन करता है और विभिन्न क्षेत्रों में उनके व्यावसायिक बढ़ाने की आवश्यकता की पहचान भी करता है। यह विभि और देश के अन्य भागों में अन्य व्यावसायिक संस्थानों द्वारा विभिन्न बाहरी प्रशिक्षण कार्यक्रमों में भाग लेने के लि कारियों/कर्मचारियों को नामित भी करता है।

7.2.2 वर्ष 2005-2006 के दौरान प्रशिक्षण संस्थान ने बड़ी में दि.वि.प्रा के सभी स्तरों के कर्मचारियों के लाभ के लिए प्रशिक्षण कार्यक्रमों का सफलतापूर्वक प्रशिक्षण दिया। कर्मचारी अन्य व्यावसायिक संस्थानों द्वारा आयोजित प्रशिक्षण का कार्यशालाओं, गोष्ठियों, सम्मेलनों आदि में भाग लेने के लिए किया गया।

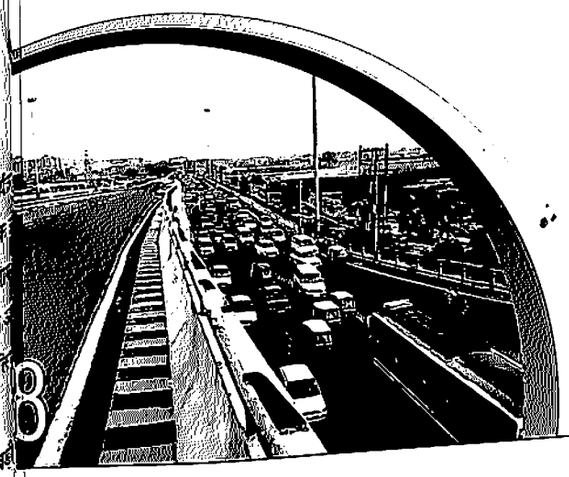
आयोजित किये गये कार्यक्रमों और भाग लेने वालों की संख्या का विवरण निम्नानुसार है :

क्र. सं.	विवरण	वर्ष	कार्यक्रमों की सं.	कार्य की सं.
1.	प्रशिक्षण संस्थान, दि.वि.प्रा. द्वारा आयोजित आंतरिक प्रशिक्षण पाठ्यक्रम	2004-05	61	2
		2005-06	59	
2.	बाहरी एजेंसियों/संस्थाओं द्वारा आयोजित बाह्य प्रशिक्षण पाठ्यक्रम	2004-05	60	
		2005-06	77	

7.2.3 विभागीय कार्यक्रमों में नि.श्रे.लि., उ.श्रे.लि, आशुलिपिकों और लेखा कार्मिकों आदि के कार्यक्रम शामि सहायक/वरिष्ठ आशुलिपिक/आशुलिपिक/उ.श्रे.लि श्रेणियों नए प्रशिक्षण मॉड्यूल्स और अगले ग्रेड में पदोन्नति के लिए परीक्षाओं हेतु पाठ्यक्रम तैयार करने पर विशेष जोर दिया गया

7.2.4 प्रशिक्षण संस्थान ने कार्मिक विभाग को सहायक पद की विभागीय परीक्षा में बैठने वाले उ.श्रे.लि और उ.श्रे.लि. पद की विभागीय परीक्षा में बैठने वाले नि.श्रे.लि के लिए प्रशिक्षण कार्यक्रमों में सहायता देने में भी महत्वपूर्ण भूमिका निभाई है। संस्थान ने सहायक निदेशक (लिपिक-वर्गीय) के लिए विभा परीक्षा का भी सफलतापूर्वक आयोजन किया है।

7.2.5 लेखा और अन्य क्षेत्रों में कम्प्यूटर साक्षरता लाने, कार्य अनुप्रयोग में सुधार के लिए भी नियमित कार्यक्रमों का आयोजन गया है। इससे दि.वि.प्रा. को विभाग में कम्प्यूटरीकरण करने मदद मिली है।



8 इंजीनियरिंग एवं निर्माण कार्य-कलाप

8.1 इंजीनियरिंग विंग के कार्यकलापों को मोटे तौर पर निम्नलिखित शीर्षों में वर्गीकृत किया जा सकता है :

(क) आवासीय भवनों का निर्माण।

(ख) व्यावसायिक केन्द्रों का विकास और निर्माण।

(ग) आवासीय, सांस्थानिक, औद्योगिक, मनोरंजनात्मक और व्यावसायिक उद्देश्यों हेतु भूमि का विकास।

(घ) विशेष परियोजनाएं/खेलकूद परिसर।

(ङ) हरित क्षेत्रों जैसे-मुख्य योजना हरित क्षेत्र, जिला पार्कों, समीपवर्ती पार्कों, मनोरंजनात्मक केन्द्रों, खेल के मैदानों और बच्चों के पार्कों इत्यादि का विकास एवं रखरखाव।

वर्ष 2005-2006 के दौरान दि.वि.प्रा. के इंजीनियरिंग विंग की उपलब्धियां निम्नलिखित हैं।

8.2 आवासीय भवनों का निर्माण

दिल्ली विकास प्राधिकरण बड़ी संख्या में पंजीकृत/अपंजीकृत व्यक्तियों के लिए विभिन्न श्रेणियों जैसे एस.एफ.एस./एचआईजी/एम.आई.जी/एल.आई.जी./जनता/ई.डब्ल्यू.एस. इत्यादि के मकानों का निर्माण करता है। दि.वि.प्रा. द्वारा 1.4.2005 को प्रगतिधीन मकानों, वर्ष 2005-2006 के दौरान शुरू किए गए नये मकानों और 2005-2006 के दौरान दि.वि.प्रा. द्वारा पूरे किए गए मकानों का संक्षिप्त विवरण (पिछले दो वर्षों के विवरण सहित) नीचे दिया गया है :-

क्र. सं.	विवरण	एच.आई.जी.	एम.आई.जी.	एल.आई.जी	ई.डब्ल्यू.एस./ जनता	कुल 2005-06	2004-2005	2003-2004
1.	1.4.2005 को प्रगतिधीन मकान	2361	1482	6123	शून्य	9,966	23016 (1.4.04 को)	20,704 (1.4.03 को)
2.	2005-2006 के दौरान शुरू किए जाने वाले नये मकानों का लक्ष्य	3459	1357	5860	शून्य	10,676	7943	14511
3.	2005-06 के दौरान शुरू किए गए नये मकान	शून्य	शून्य	1670	शून्य	1,670	3356	3988
4.	2005-06 के दौरान शुरू किए जाने वाले मकानों का लक्ष्य	2005	1132	5558	शून्य	8,695	12662	5919
5.	2005-06 के दौरान पूरे किए गए नये मकान	856	886	828	शून्य	2,570	9896	1676

8.3 व्यावसायिक केन्द्रों का विकास

8.3.1 दिनांक 1.4.2005 को प्रगतिधीन विभिन्न शॉपिंग/व्यावसायिक परिसरों और वर्ष 2005-06 के दौरान शुरू और पूरे किये गये नये परिसरों की स्थिति (पिछले दो वर्षों के विवरण सहित) अगले पृष्ठ पर दी गई है :-

iv) सीरी फोर्ट में स्नैक बार के पास मुख्य कार्यालय, स्क्वाश कोर्ट के चैंज रूम/ शौचालयों का नवीकरण।

v) सीरी फोर्ट स्क्वाश कोर्ट की दोबारा फ्लोरिंग करना।

vi) सीरी फोर्ट में टेनिस एरिना के रूम का नवीकरण।

vii) द्वारका खेल परिसर में टॉडलर स्वीमिंग पूल।

viii) राष्ट्रीय स्वाभिमान खेल परिसर में स्वीमिंग पूल।

ix) राष्ट्रीय स्वाभिमान खेल परिसर में कवर्ड बैडमिंटन हॉल।

x) भलस्वा गोल्फ कोर्स (7,8 होल्स)

8.5.4 खेलकूद कार्यकलाप जो चल रहे हैं :

i) मेजर ध्यानचंद खेल परिसर में दो लॉन टेनिस कोर्टों को दोबारा समतल करना।

ii) मेजर ध्यानचंद खेल परिसर में दो लॉन टेनिस कोर्टों में सिन्थैटिक टर्फ बिछाना।

iii) भलस्वा गोल्फ कोर्स (नौवा हॉल)।

iv) साकेत खेल परिसर में कवर्ड बैडमिंटन हॉल।

v) सरिता विहार में खेल मैदान का विकास कार्य।

8.6 उद्यान कार्यों का विकास/रखरखाव

दि.वि.प्रा ने हरित क्षेत्रों को विकसित करने पर जोर दिया है, जो शहर के वायुप्रद क्षेत्र हैं। दि.वि.प्रा. देश में श्रेष्ठ पार्कों/हरित क्षेत्रों की बेहतर प्रणाली का विकास करने का दावा कर सकता है। दि.वि.प्रा. ने लगभग 16000 एकड़ हरित क्षेत्र का विकास किया है, जिसमें नगर वन, हरित पट्टियां, जिला पार्क, जोनल पार्क, समीपवर्ती पार्क और रिहायशी कालोनियों में स्थित लघु भू-खंड शामिल हैं।

माननीया मुख्यमंत्री दिल्ली, श्रीमती शीला दीक्षित प्रगति मैदान में भागीदारी प्रदर्शनी में दि.वि.प्रा. के स्टाल का अवलोकन करती हुई, साथ में हैं श्री संदीप दीक्षित सांसद एवं श्री दिनेश राय उपाध्यक्ष, दि.वि.प्रा.।

वर्ष	वृक्षारोपण (लाखों में)		नए लॉनों का विकास (एकड़ में)		बाल उद्यान विकास (सं
	लक्ष्य	उपलब्धियां	लक्ष्य	उपलब्धियां	लक्ष्य उपल
2005-06	3.80	4.10	232.88	121.09	38
2004-05	4.50	4.47	314.95	180.85	35
2003-04	4.60	4.69	298.10	188.59	48

8.6.1 वसन्त विहार के उत्तर में अरावली जैव-वै पार्क-अवस्थिति एवं स्थल दशाएँ

अरावली जैव-वैविध्य पार्क इस समय वसन्त विहार और वसन्त के बीच में लगभग 690 एकड़ (277 हैक्टे.) क्षेत्र में फैला है। यहां पर काफी बड़ा पथरीला भू-भाग है जो कि स्थल के स्थल के दक्षिण की ओर फैला है। मुरादाबाद पहाड़ी और पहाड़ी के क्षेत्र को शामिल करके इसका कुल क्षेत्र, रा.रा.क्षे. सरकार की अधिसूचना के अनुसार एक अधिसूचित संरक्षित है। यह स्थल लहरदार और ऊंचा-नीचा है, जहां पर कीकर तथा रिज की झाड़ियाँ हैं। इस क्षेत्र के अंदर एक पुरानी मस्जिद मुरादाबाद पहाड़ी किले के नाम से प्रसिद्ध है।

विकास कार्य भारत के उच्चतम न्यायालय की तरफ से गठ (केन्द्रीय रूप से शक्ति प्राप्त समिति)के हस्तक्षेप के कारण दिया गया था।

विकास कार्यों की वर्तमान स्थिति :

1) एम.एस.रेलिंग सहित बाउन्डरी वॉल का निर्माण — पूरा हो
2) ट्यूबवैल (5) — पूरा हो
3) तीन गड्ढ़ों की सीलिंग — पूरी हो
4) ट्यूबवैलों का जी.आई.पाइप नेट वर्क — पूरा हो
5) पॉली हाउस (2) — पूरा हो
6) एक नेट हाउस — पूरा हो
7) नर्सरी (2) — पूरी हो
8) सिंधिया पौटरी विरासत भवन - पुन: चालू किया गया
9) कैम्प सुविधाएं अंदर प्रदान की गई।
10) बिजली की व्यवस्था की गई।
11) नर्सरी में विभिन्न किस्म के 1985 पौधे लगाए गए (पॉली हाउस और ओपन हाउस)
12) 75 जातियों के 19247 पौधे दिल्ली, उत्तरांचल, उ.प्र. और राजस्थान से एकत्र किए गए।
13) सामुदायिक वृक्षारोपण हेतु 6 हैक्टे. भूमि पर खरपतवार उन्मूलन किया गया।
14) नर्सरी क्षेत्र के चारों तरफ विभिन्न जातियों के 94 पौधे लगाए गए।
15) घाटी में 382 पौधे लगाए गए।
16) जल संग्रहण हेतु गड्ढ़े खोदे गए। (मसूदपुर डेरी सहित वसन्त कुंज के बरसाती नाले की प्रणाली को बरसाती जल संग्रहण हेतु इन गड्ढ़ों से जोड़ा गया है।) — पूरा हो गया

8.6.2 मनोरंजन पार्क

स्वर्ण जयन्ती पार्क के ठीक निकट 25 हैक्टे. भूमि के एक टुकड़े को नियोजित किया गया है और अंतरराष्ट्रीय स्तर के एक मनोरंजन पार्क के रूप में विकसित करने के लिए मैसर्स यूनीटेक लिमिटेड को सौंपा गया है। यह मनोरंजन पार्क दिल्ली शहर में एक मुख्य आकर्षण का केन्द्र होगा। विकासकर्ता ने इस पार्क के पूर्ण विकास के लिए 5 वर्ष की अवधि की योजना बनाई है और 2 वर्ष में पार्क को चालू करने का लक्ष्य निर्धारित किया है, जो सन् 2006 तक आरम्भ होने की आशा है।

8.6.3 अ.रा.बस अड्डा, सराय काले खाँ से भैरों मंदिर मार्ग तक इन्द्रप्रस्थ पार्क का विकास

इस पार्क की विशेषताएं निम्नानुसार होंगी :-

पार्क का कुल क्षेत्रफल	63 एकड़
रिंग रोड के साथ-साथ पार्क की कुल लम्बाई	2000 मीटर
पैदल पथ की कुल लम्बाई	लगभग 5 किलोमीटर
परियोजना की कुल लागत	23 करोड़ रूपये
वर्तमान स्थिति :	
i) फेज-I	i) पूरा हो गया
ii) फेज-II	ii) कुछ अतिरिक्त कार्य (रेलवे से प्राप्त भूमि पर) जैसे औपचारिक उद्यान, जोन IV में 2 रेन शेल्टर का निर्माण और पी/एफ गार्डन फर्नीशिंग का कार्य भी पूरा किया जा चुका है। अतिरिक्त पार्किंग को विकसित करने के लिए निविदाएं प्राप्त हो चुकी हैं और कार्य जल्दी ही आरम्भ हो जाएगा। यह कार्य जून, 2006 तक पूरा होने की आशा थी।

इसमें पाँच जोन बनाये गए हैं, जिनकी प्रत्येक की अपनी-अपनी विशेषता है, जैसे - स्मृति वन, सुगंधित गार्डन, बोगन विले गार्डन, टॉपिअरी गार्डन और फॉलिएज गार्डन।

8.6.4 वसन्त कुंज के निकट महरौली-महिपालपुर रोड पर सुल्तानगढ़ी मकबरे के संरक्षण परिसर का विकास

सुल्तानगढ़ी-मकबरा, जो सुल्तान इल्तुमिश के सुपुत्र सुल्तान नसीरूद्दीन महमूद की मजार है, महरौली-महिपालपुर रोड की रंगपुरी पहाड़ी क्षेत्र (उर्फ मलिकपुर कोठी) में सन् 1236 ई. में बनाया गया था।

फेज-I का कार्य पूरा किया जा चुका है: चारदीवारी, बरसाती जल संग्रहण प्रणाली के लिए नाली, डीक्यू स्टोन फुटपाथ और फेज-I में पाँच ट्यूबवैल लगाये गये।

फेज-II का कार्य: परामर्शदाता ने प्रारम्भिक ड्राइंगें दे दी हैं। प्रारम्भिक अनुमान प्रशासनिक अनुमोदन एवं व्यय संस्वीकृति प्रदान करने के लिए प्रस्तुत किया जा चुका है।

8.6.5 भलस्वा गोल्फ कोर्स का विकास

92.00 हैक्टे. से भी अधिक क्षेत्रफल में फैले हुए भलस्वा झील परिसर का विकास किया जाना प्रस्तावित है। झील के पूर्व की ओर 58 हैक्टे. भूमि दि.वि.प्रा. की है और 34 हैक्टे. भूमि डी.टी.डी.सी की है। झील की तरफ सुविधाओं, जैसे-8 किओस्कों, शैल्टरों, मार्गों और पार्कों का विकास दि.वि.प्रा. द्वारा पहले ही किया जा चुका है।

झील से लगा हुआ 46 हैक्टे. क्षेत्र 18 होल गोल्फ कोर्स के विकास हेतु निर्धारित है। फेज-I में 3 होल का गोल्फ कोर्स विकसित किया जा चुका है और जनता के लिए शुरू कर दिया गया है। होल नं. 4, 5, 6, 7,एवं 8 का कार्य पूरा किया जा चुका है। नौवें होल के निर्माण का कार्य चल रहा है और 31.5.2006 तक पूरा हो जाने की संभावना है। सिंचाई की स्वचलित प्रणाली का कार्य चल रहा है। 7 होल के लिए ट्यूबवैल एवं जी.आई. पाइप लाइन नेटवर्क और सभी 9 होल के लिए रेलिंग सहित चारदीवारी का कार्य पूरा किया जा चुका है। पम्प सहित सिंचाई प्रणाली का कार्य चल रहा है। प्लाजा और पार्किंग से संबंधित कार्य चल रहा है।

8.6.6 झड़ौदा माजरा और वजीराबाद में यमुना जैव-विविधता पार्क का विकास

जैव-वैविध्य पार्क यमुना नदी घाटी में जैव-विविधता की प्रचुरता और इसकी विरासत को बनाए रखते हुए शहरी जनता के पारिस्थितिकीय, सांस्कृतिक और शैक्षिक ज्ञान में वृद्धि करता है। इस

पार्क का विकास विभिन्न चरणों में किया जाएगा और इसके 10 वर्षों में विकसित होने की संभावना है। फिलहाल दि.वि.प्रा. फेज-I में 157 एकड़ भूमि पर जैव विविधता पार्क विकसित कर रहा है। अन्य 300 एकड़ भूमि दूसरे फेज में शामिल की जाएगी।

निम्नलिखित कार्य पूरे किए गए :

- 3 पोली-हाउस की व्यवस्था और स्थापित करना।
- 1 नेट हाउस की व्यवस्था और स्थापित करना।
- बांस के आच्छादित 3 खाद्य किओस्कों की व्यवस्था और स्थापित करना।
- 3 कम गहरे नलकूपों की बोरिंग करना और 2 पम्प-हाउसों का निर्माण करना।
- फलोद्यान नं -1 में आगन्तुक क्षेत्र में अनफिल्टर्ड जल-आपूर्ति हेतु जी.आई पाइप लाइनों को बिछाना।
- फुटपाथ (3 मीटर चौड़े मुख्य मार्ग) का निर्माण।
- कार्यालय परिसर/विवेचन केन्द्र का निर्माण।
- यमुना का सांस्कृतिक और पारिस्थितिकीय इतिहास तैयार कर लिया गया है।
- एम.एस. ग्रिल सहित रैन्डम रुबल मैसनरी चार दीवारी (5300 मीटर लम्बाई) का निर्माण।
- जलाशय और टीलों का निर्माण।
- पाथ (लूप ट्रेल) का निर्माण।
- जलाशय (अतिरिक्त) और टीलों का निर्माण।
- कैफेटेरिया का निर्माण।
- परियोजना हेतु पहुंच मार्ग और कार पार्किंग का निर्माण।
- बाउन्डरी के साथ-साथ लगभग 18000 वृक्षों और झाड़ियों का आरोपण।
- एसटीडी बूथ, पीने के पानी की सुविधा और मुख्य द्वार का निर्माण।
- सुरक्षा कक्ष का निर्माण।
- आगंतुक क्षेत्र।
- आर.सी.सी. बॉक्स टाइप नालियों और पार्किंग के लिए का निर्माण।
- बसों की पार्किंग का निर्माण।
- प्रवेश द्वार से स्कीम के अंत तक आरसीसी टाइप का निर्माण।
- स्टील-ब्रिजों का निर्माण।
- वृक्षारोपण।
- निर्मित आवासीय क्षेत्र के साथ-साथ विद्यमान आर/आर दीवार को ऊँचा उठाना।

एक बाँस द्वारा निर्मित पुल, एक सार्वजनिक शौचालय, द्वारा निर्मित रहने का स्थान और अनुपूरक नाले से योजना तक 18 मीटर मार्गाधिकार वाली सड़क के निर्माण का 2006 में शुरू किये जाने की संभावना है।

8.6.7 नेहरू प्लेस स्थित आस्था कुंज : इस परियोजना की मुख्य विशेषताएं निम्नलिखित हैं :

पार्क का कुल क्षेत्रफल	81 हैक्टेयर (200 एकड़)
पहुँच मार्ग :	
i) बाहरी रिंग रोड	दक्षिणी तरफ से
ii) राजाधीरसेन मार्ग	उत्तरी तरफ से
iii) कैप्टन गौड़ मार्ग	पूर्वी तरफ से
परियोजना की संभावित लागत	20 करोड़ रूपये
परियोजना के पूरा होने का संभावित समय	विवादास्पद
कार्य की वर्तमान स्थिति :	
i) चारदीवारी ग्रिल फेंसिंग	i) कार्य पूरा हो चुका है।
ii) एंटरेंस प्लाजा का निर्माण	ii) एंटरेंस प्लाजा नं 1,2,3,4 एवं 6 का कार्य पूरा हो गाया है और प्लाजा नं. 5 कार्य चल रहा है तथा जून, 2006 तक पूरा हो जाएगा।
iii) पैदल पथों का विकास कार्य और लॉन क्षेत्रों में मिट्टी भरने का कार्य	iii) कार्य चल रहा है और सितम्बर, 2006 तक पूरा कर लिया जाएगा।
iv) 5 जलाशयों का विकास कार्य	iv) पूरा हो चुका है।
v) इस्कॉन के पास पार्किंग का निर्माण	v) काम चल रहा है- मई, 2006 तक पूरा कर लिया जाएगा।
vi) फूड कोर्ट, शहरी पार्क, एम्फी थियेटर, सभा क्षेत्र, और टैम्पल के सामने बस पार्किंग का निर्माण।	vi) निविदाएँ दोबारा आमंत्रित की गई हैं, कार्य 2006 की पहली तिमाही में शुरू किये जाने की संभावना है और समाप्ति के बारे में विवाद है।

8.6.8 यमुना नदी तट विकास (यमुना पुश्ता पार्क)

3 हैक्टे. क्षेत्र जो झुग्गियों को हटाकर खाली कराया गया था, इस योजना के अंतर्गत प्रथम चरण में पुराने रेल पुल और आई.टी.ओ के ध्य समाधि क्षेत्र के पीछे यमुना नदी के पश्चिमी किनारे पर विकसित किया जाना है। योजना दि.वि.प्रा. की जांच समिति द्वारा और यमुना कार्य समिति द्वारा केन्द्रीय जल आयोग के संरक्षण के अंतर्गत अनुमोदित कर दी गई है।

भू-दृश्यांकन योजना में विविध ऐक्टिव एवं पैसिव मनोरंजनात्मक जोन शामिल किये गये हैं जिसमें एम्फी थियेटर, पहुँच द्वार, सूचना केन्द्र, दर्शनी स्थल, फूड कोर्ट, बच्चों के खेलने का क्षेत्र, रक्षित हरित, दलों के लिए टहलने के मार्ग, साइकिलिंग ट्रैक्स जैसी गतिविधियों वाले 'एक्टिव जोन' के एक भाग के रूप में कार्य कर रहे हैं।

सिव क्षेत्र में स्थल से होकर गुजरने वाले पैदल पथों और साइकिल मार्गों सहित अनेक जलाशय हैं। पैसिव क्षेत्र को हलचल भरे सक्रिय क्षेत्र की तुलना में शांत एवं स्वच्छ क्षेत्र के रूप में तैयार किया गया है। सक्रिय क्षेत्र में विद्यमान लघु नदी के पास एक जलाशय बनाया गया है।

स्थल पर निम्नलिखित कार्य किये जा रहे हैं:-

- सिंचाई एवं बाढ़ विभाग द्वारा अपेक्षित स्तरों के अनुसार मुगल बांध को ऊँचा करना।
- सक्रिय क्षेत्र में जलाशय का विकास कार्य पूरा कर लिया गया।
- मुगल बांध के साथ-साथ वृक्षारोपण और घास लगाने का कार्य किया जा रहा है।
- परियोजना में उपयोग में लाए जाने के लिए पेड़-पौधों की पौध के लिए एक नर्सरी बनाई गई।
- जलाशय के साथ-साथ स्लोप का कार्य चल रहा है।

8.6.9 विद्यमान हरित क्षेत्रों का प्रस्तावित विकास कार्य

लगभग 29 विद्यमान हरित क्षेत्रों को विकसित करने का प्रस्ताव है, जिसके लिए भूदृश्यांकन योजना को अंतिम रूप दिया जा रहा है।

8.6.10 बी.ओ.टी. जन-सुविधाओं का प्रस्ताव

वर्ष के दौरान दिल्ली में विभिन्न स्थानों पर स्थित 11 लोकप्रिय हरित क्षेत्रों में 'भुगतान करो एवं उपयोग करो' शौचालय सुविधा की व्यवस्था की गई है।

दिल्ली में अलग-अलग स्थानों पर 14 मुख्य हरित क्षेत्रों के लिए 'भुगतान करो एवं उपयोग करो' शौचालय सुविधा हेतु निविदाएँ प्रारम्भ की गई।

10 प्रमुख हरित क्षेत्रों/पार्कों में बी.ओ.टी. शौचालय सुविधा प्रस्तावित है।

8.6.11 सार्वजनिक पार्कों में और उनके आस-पास फूड काउन्टर/भोजनालय खोले गये

i) मुख्य योजना मानदण्डों के अनुसार रेस्टोरेंट/फूड कियोस्क की अनुमति किसी भी ऐसे पार्क में दी जा सकती है, जिसका क्षेत्रफल 40 हैक्टेयर से अधिक हो।

ii) 5 पार्कों में रेस्टोरेंट की व्यवस्था की गई, जो चल रहे हैं।

iii) महत्वपूर्ण और लोगों द्वारा बार-बार घूमने आने वाले 6 पार्कों में फूड कियोस्क/फूड कोर्ट की व्यवस्था की गई।

iv) 3 पार्कों में फूड कियोस्क/फूड कोर्ट का प्रस्ताव किया गया है।

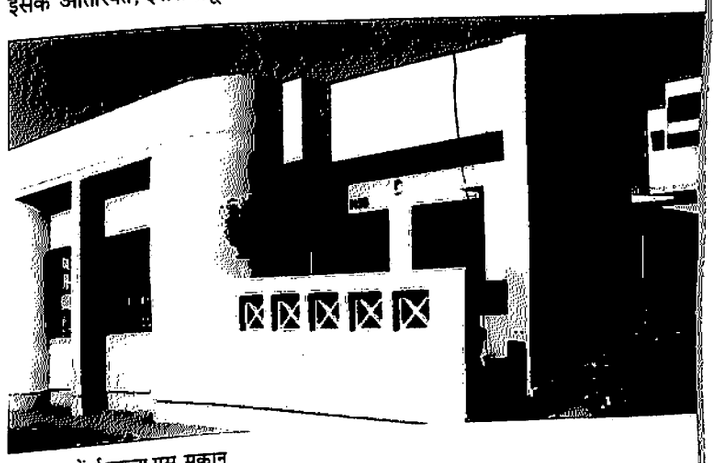
8.7 नए महत्वपूर्ण क्षेत्र

8.7.1 वर्ष 2006-07 के दौरान शुरू किये जाने वाले आर्थिक रूप से कमजोर वर्ग के आवास

आर्थिक रूप से कमजोर वर्ग (स्लम निवासियों) के सुधार और अच्छे वातावरण की व्यवस्था करने के लिए शहरी विकास मंत्रालय ने दि.वि.प्रा. के द्वारा दिल्ली के विभिन्न स्थानों पर एक लाख ई.डब्ल्यू.एस. आवासों का कार्य शुरू करने का निर्णय लिया है। स्थानों का निर्धारण किया जा रहा है।

8.7.2 फ्लाई 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



बिन्दापुर में ई.डब्ल्यू.एस मकान

मात्रा भी बढ़ जाती है। दिल्ली के यातायात की समस्याओं को कम करने के लिए फ्लाई ओवरों के निर्माण कार्य की जिम्मेदारी दि.वि.प्रा. को विश्वासपूर्वक सौंपी गई थी। बारह फ्लाई ओवरों का काम 31 मार्च, 2005 तक पूरा किया जा चुका है।

अन्य फ्लाई ओवरों की प्रगति की स्थिति नीचे दी गई है:-

क्र.सं.	अवस्थिति	वर्तमान स्थिति
1.	राष्ट्रीय राजमार्ग-2 एवं मार्ग सं. 13-ए-सरिता विहार पर एक क्लोवर लीफ	पूरा किया जा चुका (जून 2005)
2.	विकास मार्ग - मार्ग सं. 57 पर एक क्लोवर लीफ, जो योजना स्तर पर है	2007 में शुरू किये जाने की संभावना है
3	राष्ट्रीय राजमार्ग-24 एवं नौएडा मोड -दो अन्य क्लोवर लीफ योजना स्तर पर हैं	2007 में शुरू किये जाने की संभावना है
4.	पालम नाले को ढ़कते हुए दूसरा कैरिज वे	31.12.2006

वित्तीय वर्ष 2006-07 के दौरान निम्नलिखित सुधार कार्यों के शुरू किये जाने की संभावना है:-

- सरिता विहार फ्लाई ओवर पर क्लोवर लीफ एवं अंडर पास।
- अक्षरधाम मंदिर के समीप राष्ट्रमंडल गाँव के विद्यमान प्रवेश मार्ग का सुधार।
- कापसहेड़ा में 4 आर्म वाला चौराहा।

8.7.3 यमुना नदी के किनारे पर क्रिकेट एवं फुटबॉल स्टेडियम परिसर का विकास

नोएडा टोल ब्रिज के पश्चिम की 85 हैक्टेयर भूमि को विकसित किया जाना है, जिसके लिए दि.वि.प्रा. द्वारा विकास किए जाने के लिए यमुना एक्शन कमेटी से मुख्य अनुमोदन प्राप्त किया गया है। 85 हैक्टेयर भूमि की कुल योजना में से 12 हैक्टेयर क्रिकेट स्टेडियम के लिए, 10 हैक्टेयर फुटबॉल स्टेडियम के लिए और 5 हैक्टेयर भूमि बाल-केन्द्र के लिए है। शेष 58 हैक्टेयर भूमि पार्किंग और मनोरंजनात्मक उपयोग के लिए है। योजना अभी संकल्पना स्तर पर है। सी.डब्ल्यू.पी आर.एस., पूणे को गणितीय मॉडल अध्ययन और बाढ़ से बचाव के उपायों पर दि.वि.प्रा. को सलाह देने के लिए अनुबन्धित किया गया है। योजना को आगामी राष्ट्रमंडल खेलों से पूर्व पूरा किया जाना है।

8.7.4 शहरी विस्तार रोड

क) शहरी विस्तार रोड सं.-1 का निर्माण

यह रोड नरेला एवं रोहिणी परियोजनाओं से होकर गुजरेगा और राष्ट्रीय राजमार्ग -1 (जीटी करनाल रोड) को राष्ट्रीय राजमार्ग - 10 (रोहतक रोड) से जोड़ेगा।

कुल लम्बाई	28 किलोमीटर
नरेला परियोजना	11 किलो मीटर भूमि उपलब्ध है। तकनीकी समिति ने सर्वेक्षण टी. करनाल रोड से अलीपुर-नरेला रोड तक कि.मी. लम्बे रोड और बवाना के समीप डी.सी. द्वारा निर्मित लगभग 1.2 कि.मी. अनुमोदित किया है। सड़क विकास योजना करने के लिए परामर्शदाता नियुक्त किया गया
रोहिणी परियोजना	17 कि.मी अभी भूमि का अधिग्रहण किया जाना है। क्षेत्र तैयारी के चरण में है और इसके सितम्बर-20 अनुमोदित होने की संभावना है।

ख) 100 मीटर मार्गाधिकार शहरी विस्तार रोड सं-11 का

यह रोड नरेला, रोहिणी और द्वारका परियोजनाओं से गुजरेगा और राजमार्ग-1 (जीटी-करनाल रोड), राष्ट्रीय राजमार्ग-10 रोड) और राष्ट्रीय राजमार्ग-8 (दिल्ली-गुड़गाँव रोड) तकनीकी समिति ने रोड के सम्पूर्ण टुकड़े के संरेखण को कर दिया है।

कुल लम्बाई	46.0 कि.मी.
नरेला परियोजना	7.0 कि.मी. भूमि अधिग्रहीत है। सड़क विकास योजना करने के लिए परामर्शदाता नियुक्त किया गया
रोहिणी परियोजना	14.0 कि.मी. भूमि अधिग्रहण प्रक्रियाधीन है और सड़क योजना को तैयार करने के लिए परामर्शदाता किया गया है। बरवाला गाँव के निकट हल्का सा संशोधन किया जाना है।
द्वारका परियोजना	25.0 कि. मी. राष्ट्रीय राजमार्ग-8 से 3 कि.मी. लम्बी सड़क निर्माण विभाग द्वारा निर्मित है और 6.50 कि.मी. सड़क दि.वि.प्रा. द्वारा निर्मित है। शेष लंबाई भूमि अधिग्रहण प्रक्रियाधीन है।

ग) शहरी विस्तार रोड न. III का निर्माण

यह सड़क नरेला, रोहिणी से गुजरेगी और राष्ट्रीय राज (जीटी-करनाल रोड) को राष्ट्रीय राजमार्ग-10 (रोहतक जोड़ेगी।

कुल लम्बाई	16.0 कि.मी.
नरेला परियोजना	5.5 कि.मी. भूमि अधिग्रहीत की जानी है।
रोहिणी परियोजना	10.5 कि.मी. तकनीकी समिति से सड़क का संरेखण अनुमोदित उपलब्ध भूमि में 5 कि.मी. लम्बी सड़क निर्मित है शेष को न्यायालय के स्थगन आदेश/अतिक्रमण कारण निर्मित नहीं किया जा सका।

8.7.5 शोधित सीवेज का प्रयोग

उद्यान कार्यों के लिए शोधित सीवेज पानी का प्रयोग'' को अति महत्ता दी जा रही है। शोधित सीवेज का प्रयोग करने पर उपयोग किए जा रहे ट्यूबवैलों का प्रयोग बंद हो जाएगा। दि.वि.प्रा. ने शोधित सीवेज के प्रयोग की योजना पहले ही बना ली है।

8.7.6 बरसाती पानी का संग्रहण

बरसाती पानी का संग्रहण करना घट रहे जल स्तर को पुन:बढ़ाने की एक आसान और प्रभावी विधि है जिससे निकट 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 एजेंसियों जैसे केन्द्रीय भूमिगत जल बोर्ड, इंटेक आदि के साथ सम्बद्ध रहा है ताकि वे विकासाधीन विभिन्न क्षेत्रों में विस्तृत अध्ययन कर सकें तथा इन क्षेत्रों में जल की आत्मनिर्भरता प्राप्त करने के लिए जल संग्रहण के तरीकों के बारे में सुझाव दे सकें। बरसाती पानी के संग्रहण की योजना विभिन्न परियोजनाओं में कार्यान्वित की जा रही है, जो पूरी हो चुकी हैं/प्रगति में/योजना चरण में हैं।

8.7.7 दोहरी जलापूर्ति प्रणाली

दोहरी जलापूर्ति प्रणाली में प्रत्येक इकाई को दो पृथक-पृथक जलापूर्ति प्रदान की जाती है। एक 'पेय जल' आपूर्ति लाइन होती है, जो रसोई और पैन्ट्री में बिछाई जाती है और केवल पीने और खाना बनाने इत्यादि के उपयोग में लाई जाती है। एक अन्य 'घरेलू जल-आपूर्ति है, जो शौचालयों, स्नानगृहों इत्यादि में जाती है, जहाँ कम शोधित पानी की आपूर्ति की जाती है।

इस तरह कम शोधित पेय जल की मांग कम हो जाती है और इसलिए अधिक व्यापक शोधन जो पेय जल के लिए आवश्यक होता है, जल की कम मात्रा तक सीमित हो जाएगा।

दि.वि.प्रा. द्वारा बनाए गए लगभग 10,000 मकानों में यह व्यवस्था की गई है।

8.7.8 राष्ट्रमंडल खेल

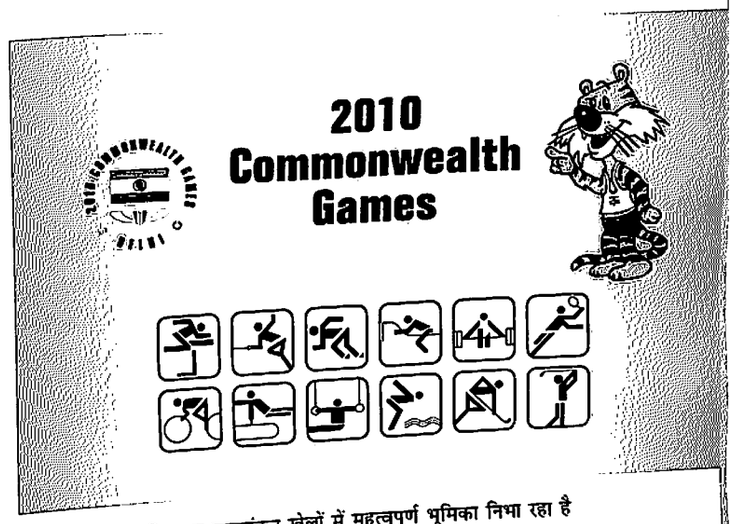
दिल्ली विकास प्राधिकरण की भूमिका :

खेलगाँव

- टेबल टेनिस, बैडमिंटन, स्क्वॉश और क्यू स्पोर्ट्स

खेलगाँव, यमुना खेल परिसर और सीरी फोर्ट खेल परिसर में प्रशिक्षण स्थल

- प्लाट क्षेत्र-63.50 हैक्टेयर
- अवस्थिति-अक्षरधाम मंदिर के समीप
- गाँव की अनुमानित लागत-940 करोड़+परामर्श प्रभार



दिल्ली विकास प्राधिकरण राष्ट्रमंडल खेलों में महत्वपूर्ण भूमिका निभा रहा है

स्थान विभाजन

- आवासीय	11.00 हैक्टेयर
- व्यावसायिक	5.50 हैक्टेयर
- सार्वजनिक एवं अर्ध-सार्वजनिक	21.00 हैक्टेयर
- मनोरंजनात्मक	26.00 हैक्टेयर

आवासीय क्षेत्र का विकास आंशिक रूप में सार्वजनिक-निजी भागेदारी के माध्यम से किया जाएगा, दि.वि.प्रा. द्वारा भी इसका विकास किया जाएगा।

प्रशिक्षण क्षेत्र में निम्नलिखित सुविधाएं होंगी :

- स्वीमिंग पूल
- एथलैटिक ट्रैक्स
- फिटनेस सेन्टर
- प्रशिक्षण मैदान

परामर्शदाताओं की नियुक्ति :

- अंतरराष्ट्रीय फर्मों, जे.वी.एस एण्ड कन्सोर्शिया से 'प्रस्तावों हेतु अनुरोध', (आर.एफ.पी.) मांगे गए।
- गाँव परिसर के लिए 6 तकनीकी बोलियाँ प्राप्त हुई।
- वित्तीय परामर्शदाताओं के लिए। बोली प्राप्त हुई।

खेल गाँव के लिए समय सीमाएँ :

- परामर्शदाताओं की नियुक्ति	जून, 06
- स्थल विश्लेषण एवं संकल्पनात्मक क्षेत्रीय योजना	सितम्बर, 06
- अन्तिम नक्शे एवं सेवा ड्राइंग	नवम्बर, 06
- विकास कार्य हेतु कार्य सौंपना	अप्रैल, 07
- आवासीय ब्लॉकों हेतु कार्य सौंपना	जुलाई, 07
- अन्तरराष्ट्रीय क्षेत्र के लिए कार्य सौंपना	अप्रैल, 08
- स्थल विकास का समापन	अक्तूबर, 08
- कार्यों की समाप्ति	दिसम्बर, 09
- अस्थायी ओवर ले कार्य एवं फिनिशिंग	अगस्त, 10

8.7.9 सेवाओं का दि.वि.प्रा. से दि.न.नि./दिल्ली जल बोर्ड को अंतरण

विकास एजेंसी होने के कारण दि.वि.प्रा. अपने क्षेत्रों में आधारभूत सेवाएँ प्रदान करता है और उनके रखरखाव को नगर-निकाय होने के कारण दि.न.नि./दिल्ली जल बोर्ड को सौंप देता है। इस प्रक्रिया में विभिन्न कॉलोनियों की सेवाएँ विगत में दि.न.नि. को अंतरित की जाती रही हैं।

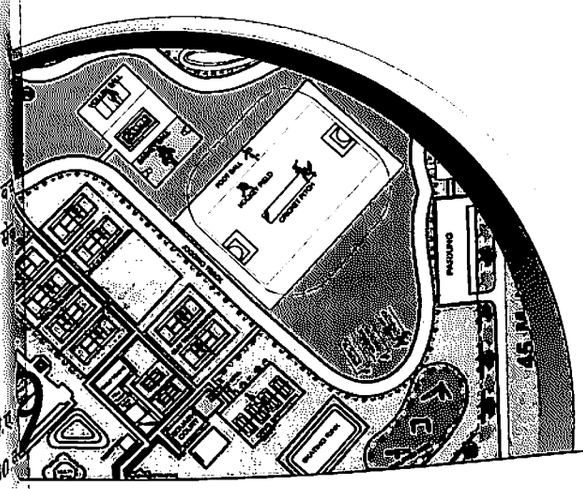
फिलहाल, पहले लॉट की 382 कॉलोनियों में से शेष 6 कॉलोनियों, 163 कॉलोनियों ओर 146 कॉलोनियों की [illegible] सौंपे जाने का कार्य प्रक्रियाधीन है।

8.8 अनुमान

वर्ष 2005-06 के दौरान, सक्षम प्राधिकारी ने बी.जी.डी.ए. 25.16 करोड़ रु. और नजूल खाता -II के लिए 106.30 के प्रारम्भिक अनुमानों को अनुमोदित किया है।

8.9 वित्तीय कार्य-निष्पादन

	2005-06 के लिए संशोधित बजट अनुमान (करोड़ों में)	उठाया गया (करोड़ों में)
नजूल खाता-I	12.3400	10.52
नजूल खाता-II	624.3800	396.48
बी.जी.डी.ए.	280.2000	203.00
अन्य	18.8500	13.66
कुल	935.7700	623.67
2004-05	1,390.6900	929.62
2003-04	921.5355	742.78



योजना एवं वास्तुकला

योजना विंग

9.1 दिल्ली मुख्य योजना-2021

मसौदा दिल्ली मुख्य योजना-2021 दिनांक 16.03.05 को भारत के राजपत्र में अधिसूचित की गयी और उसके पश्चात जनता से 90 दिनों की अवधि के अंदर आपत्तियों /सुझावों के आमंत्रण के लिए सार्वजनिक सूचना 8.4.2005 को समाचारपत्रों में प्रकाशित की गई।

लगभग 7000 आपत्तियां/सुझाव प्राप्त हुए और उनकी जांच की गई।

दिनांक 15.6.2005 की अधिसूचना के माध्यम से जाँच और सुनवाई बोर्ड का गठन किया गया।

- इस अवधि के दौरान बोर्ड की 14 बैठकें/सुनवाई हुई, जिसमें रा.रा.क्षे. दिल्ली सरकार, दि.न.नि., टी.सी.पी.ओ, दिल्ली जल बोर्ड, रैजेडेन्ट्स वेलफेयर एसोसिएशनों सहित एसोसिएशनों, व्यक्तियो, इत्यादि से प्राप्त आपत्तियों /सुझावों की बोर्ड द्वारा सुनवाई की गई।
- जाँच और सुनवाई बोर्ड की संस्तुति के आधार पर प्राधिकरण के लिए मिश्रित उपयोग विनियमों की कार्यसूची को अन्तिम रूप दिया गया। मिश्रित उपयोग विनियम पर प्राधिकरण की मद सं. 33/2006 दिनांक 24.03.2006 द्वारा विचार किया गया और दिल्ली मुख्य योजना-2001 के संशोधन के संबंध में दिल्ली विकास अधिनियम की धारा 11 ए की उप-धारा (2) के अंतर्गत अन्तिम अधिसूचना के रूप में इसे शहरी विकास मंत्रालय द्वारा 28.03.2006 को अधिसूचित किया गया।
- भूमि और आवास के एकत्रीकरण के वैकल्पिक तरीकों की कार्यसूची पर प्राधिकरण द्वारा 19.7.2005 को विचार किया गया और शहरी विकास मंत्रालय को विचारार्थ भेजा गया।

9.2 क्षेत्रगत योजना-1 इकाई

9.2.1 जोन ए (159 हैक्टेयर पुराना नगर): मुख्य योजना में शहरी नवीनीकरण और पुराने नगर क्षेत्र के संरक्षण का सुझाव दिया गया है तथा नगर निकायों और अन्य सरकारी विभागों से प्राप्त संदर्भों का निपटान किया गया है।

9.2.2 जोन बी (2304 हैक्टेयर नगर विस्तार)

- आनन्द पर्वत क्षेत्र की पुनर्विकास योजना बनाई गई और इसके संशोधन अथवा इसके कार्यान्वयन के पहलुओं के लिए आगे की कार्रवाई की गई हैं।
- तकनीकी समिति के निर्णय के अनुसार प्रस्तावित सुविधा क्षेत्र (रामजस स्कूल, आनन्द पर्वत के सामने) के निकट रोड न. 10 के मार्गाधिकार का संशोधन।
- नारायणा के पास रिंग रोड को चौड़ा करने से प्रभावित हुए धार्मिक भवनों के पुनः स्थान निर्धारण से संबंधित मामलों को उठाया गया है।
- आनन्द पर्वत क्षेत्र में रक्षा प्राधिकरण द्वारा ली गई भूमि, जिसके भूमि, उपयोग को ठीक किया जाना है, के सरेखण के संबंध में मुद्दों पर कार्रवाई की गई। संदर्भाधीन भूमि के भूमि उपयोग को 'हरित' के रूप में दर्शाया गया है, जबकि यह दिल्ली मुख्य योजना 62 में सरकारी भूमि(उपयोग अनिर्धारित) थी।
- करोल बाग, पटेल नगर, रामा रोड इत्यादि में 42 सम्पत्तियों में दुरूपयोग के स्पष्टीकरण के लिए न्यायालय के संदर्भाधीन सर्वेक्षण किया गया ताकि न्यायालय में रिपोर्ट प्रस्तुत की जा सके।
- शाहजादाबाग में लगभग 2 एकड़ आकार के पाकेट के संदर्भों/ अभ्यावेदनों की जाँच की गई, जिसके लिए दि.मु.यो.-62 में भूमि उपयोग में परिवर्तन का मामला विचाराधीन है। यह पाकेट हल्के और सेवा औद्योगिक क्षेत्र का एक भाग थी।

9.2.3 जोन एफ (11958 हैक्टेयर दक्षिणी दिल्ली)

- 102 बीघा भूमि का उपयोग और इस क्षेत्र में अनुमोदित पहली योजना का संशोधन।
- जसोला में आवासीय योजना के भूखण्डीय विकास के ले-आउट प्लानों का संशोधन।
- एफ सी-33 के ले-आउट प्लान का संशोधन।
- ग्रीन पार्क में आर्य समाज मंदिर के समीप आवासीय प्लाटों के ले-आउट प्लान का संशोधन।
- भूमि विभाग द्वारा सफदरजंग एनक्लेव के ले-आउट प्लान में विभिन्न स्थानों पर सुझाए गए परिवर्तनों को शामिल करके संशोधन करना। योजना तैयार हो चुकी है और इसे पुनरीक्षण के लिए कार्यसूची तथा ड्राइंग के साथ सी.एल.डी. को भेजा गया है। जैसे ही यह प्राप्त होगी इसे समिति के समक्ष अनुमोदनार्थ रखा जाएगा।
- जसोला में वर्किंग वुमैन होस्टल (पी.एम. संदर्भ के अंतर्गत) हेतु प्रस्ताव।
- दि.वि.प्रा. की खाली पड़ी भूमि (कटवारिया सराय के पास) के उपयोग हेतु प्रस्ताव। प्रस्ताव तैयारी के अंतर्गत है और शीघ्र ही समिति के अनुमोदनार्थ प्रस्तुत किया जा रहा है।
- उच्चतम न्यायालय मामले के संबंध में मिश्रित भूमि उपयोग पर सूचना का संकलन। सूचना में संबंधित क्षेत्रीय योजनाओं में आवश्यक आंकड़ें और संकेत शामिल है।

9.2.4 जोन जी (11865 हैक्टेयर, पश्चिमी दिल्ली)

- शहरी विकास मंत्रालय के निदेशानुसार जोन जी की प्रारूप क्षेत्रीय योजना तैयार की जा रही है। स्थल के सत्यापन के आधार पर रिपोर्ट/आकड़ें और भूमि उपयोग को उद्यतन करने के लिए व्यापक कार्य किया गया है।

दिल्ली के उप-राज्यपाल श्री वी.एल. जोशी, प्राधिकरण द्वारा निर्मित विभिन्न सब-वेज़ को देखने के पश्चात दि.वि.प्रा. अधिकारियों को निर्देश देते हुए

- उप जोन जी-18 की योजना को भी नए सिरे से [illegible] गया है, जो जोन 'जी' की क्षेत्रीय विकास योजना [illegible] बनेगी।
- दि.वि.प्रा. की कॉलोनियों जैसे - जनकपुरी, विकासपुरी, विहार, में सार्वजनिक और अर्ध-सार्वजनिक सुविधा सामुदायिक हॉलों को उपलब्ध कराने के लिए प्रा कार्रवाई प्रारम्भ की गई है।

9.2.5 न्यायालय-मामले

- परदा बाग क्षेत्र में भूमि उपयोग की पुष्टि और मौकुफ की जाँच, जिसे जिला पार्क/हरित क्षेत्र के रूप में दर्शा
- नारायणा गाँव में दि.वि.प्रा. की भूमि, जिस पर अति के संबंध में न्यायालय मामला।
- आवासीय क्षेत्र (नारायणा गाँव के समीप दि.वि.प्रा. के भूमि उपयोग की पुष्टि, जिस पर याचिकाकर्ता के रूप में दावा कर रहा है। रा.रा. क्षे. दिल्ली सरकार के अनुसार क्षेत्र में आवासीय योजना का ले-आउट क्षेत्र के अंतर्गत है।
- सादिक नगर में हायर सैकेण्डरी स्कूल के स्थल ज्ञान मंदिर सोसाइटी बनाम भारत संघ के न्यायालय लिए जवाबी शपथपत्र बनाना।
- दि.वि.प्रा. के भूमि विभाग/भूमि प्रबंध विभाग से प्रा न्यायालय मामले।
- ज्वालाहेडी के समीप जोन 'जी' -17 में पॉकेट का भू जिसे पास के क्षेत्र के निवासियों के लिए सेवा के में दर्शाया गया है, इसके भूमि उपयोग को दि.मु. के अनुसार हरित क्षेत्र के रूप में कायम रखने के लिए दर्ज की है।
- आनन्द पर्वत क्षेत्र में घरेलू उद्योग की अनुमेयता के स्पष्टीकरण।
- वसन्त कुंज क्षेत्र की हरिजन बस्ती के निवासियों द्वा मामले के संबंध में वसन्त कुंज और जोन 'एफ' में वर्ग के लिए आवास उपलब्ध कराना।
- माननीय उच्चतम न्यायालय में जैव-वैविध्य पार्क, मामले की अनुवर्ती कार्रवाई।

9.2.6 भूमि उपयोग के परिवर्तन के मामले

- लाडो सराय क्षेत्र के भूमि उपयोग के परिवर्तन के लिए अनुवर्ती कार्रवाई।

सी.आर.आर.आई. के भूमि उपयोग के परिवर्तन के मामले के लिए अनुवर्ती कार्रवाई।

मस्जिद मोठ क्षेत्र में ए.आई. एम.एस की स्वामित्व वाली भूमि के भूमि उपयोग का आवसीय से पी.एस.पी. में परिवर्तन।

कटवारिया सराय में पॉकेट की भूमि के भूमि उपयोग का परिवर्तन।

9.2.7 विविध

एल.ओ.एस.सी. बैठक, स्लम और जे.जे.बोर्ड की बैठक, योजना विभाग और अनुसंधान इकाई की सर्वेक्षण इकाई का समन्वय कार्य प्रारम्भ करना। विभिन्न विभागों से प्राप्त विभिन्न पत्रों की जाँच और क्षेत्र योजना इकाई-I के संबंध में आर.टी.आई अधिनियम के अंतर्गत प्राप्त लगभग 60 आवेदनपत्रों में आवश्यक स्पष्टीकरण दिया गया।

9.3 यातायात एवं परिवहन इकाई

नई दिल्ली रेलवे स्टेशन के आधुनिकीकरण के लिए परामर्शदाता (राइट्स) द्वारा प्रस्तुत किए गए प्रस्ताव की जांच की गई।

दि.वि.प्रा. के इंजीनियरिंग विभाग द्वारा मथुरा रोड को निजामुद्दीन रेलवे स्टेशन तक एक नए सम्पर्क का कार्य किया गया और चौराहे की व्यापक डिज़ाइन सक्षम प्राधिकारी द्वारा अनुमोदित की गई।

नेहरू प्लेस और प्रगति मैदान में और उनके आसपास परिचालन प्रणाली के अध्ययन में विचारार्थ विषयों की जाँच की गई और अलकनन्दा में समाज सदन में और उसके आसपास परिचालन का संक्षिप्त अध्ययन किया गया।

पैट्रोल पम्प स्थलों की मॉनीटरिंग एच.यू.पी.डब्ल्यू/क्षेत्र योजना द्वारा उपलब्ध कराई जानी है और आशय पत्र (एल.ओ. आई.) धारियों को आबंटन के लिए परियोजनाएँ की गई।

हिन्दुस्तान टाइम्स बिल्डिंग, बाबा खड़ग सिंह मार्ग और सरोजिनी नगर में मल्टी लेवल पार्किंग प्रस्तावों की जाँच और कार्रवाई की गई।

माननीय उच्चतम न्यायालय में प्रस्तुत करने के लिए दिल्ली सरकार के सहयोग से पार्किंग नीति को अन्तिम रूप दिया गया।

अम्बेडकर नगर से मूलचन्द तक के लिए परिवहन विभाग द्वारा भेजे गये हाई कैपेसिटी बस सिस्टम प्रस्ताव पर विचार किया गया।

रोड अण्डर ब्रिज/रोड ओवर ब्रिज के लिए दिल्ली/नई दिल्ली में उप समिति की बैठक के लिए प्रस्ताव पर कार्यवाही। निम्नलिखित प्रस्तावों पर कार्यवाही की गई :-

i) सराय काले खाँ में रोड ओवर ब्रिज।
ii) दिल्ली-रोहतक रेलवे लाइन के पार सुल्तानपुरी चौराहे पर रोड ओवर ब्रिज।
iii) राष्ट्रीय राजमार्ग-10 के नांगलोई चौराहे पर ग्रेड सैपरेटर।
iv) महरौली-महिपालपुर रोड की संरेखण योजना।
v) आई.आई.टी से राष्ट्रीय राजमार्ग-8 के बीच 3 फ्लाई ओवर।
vi) नारायणा फ्लाई ओवर।
vii) परेड ग्राउन्ड, सिटी जोन के पास नेताजी सुभाष मार्ग पर राइट-टर्न सब-वे का निर्माण।
viii) द्वारका की ओर जाने वाले कापसहेड़ा चौराहे पर अण्डर-पास।
ix) अरबिन्दो मार्ग के टी जंक्शन से महरौली-गुड़गाँव रोड और वसन्त कुंज रोड तक अणुव्रत मार्ग की संरेखण योजना।
x) रोड न. 58 एवं 64 को जोड़ने वाला रोड अण्डर ब्रिज।
xi) अ.रा.बस अड्डा, आनन्द विहार से राष्ट्रीय राजमार्ग-24 तक रोड न. 56 पर ग्रेड सैपरेटर का निर्माण।
xii) लेवल क्रॉसिंग, विवेक विहार पर रोड अण्डर ब्रिज।
xiii) रोड सं. 65 एवं जी.टी. शाहदरा रोड और रोड न. 66 (लिंक रोड को छोड़ता हुआ) का विकास।
xiv) एन.एच-24 बाईपास के साथ मार्जिनल बांध रोड के जंक्शन पर मौजूदा ग्रेड सैपरेटर पर तीन अतिरिक्त क्लोवर लीव्स।
xv) आज़ादपुर में ग्रेड सैपरेटर।
xvi) राष्ट्रीय राजमार्ग-10 के समीप नांगलोई में ग्रेड सैपरेटर।
xvii) बाहरी रिंग रोड पर मंगोलपुरी चौक पर ग्रेड सैपरेटर।
xviii) रिंग रोड/शान्ति वन चौराहे पर ग्रेड सैपरेटर।
xix) राजा राम कोहली मार्ग और पुश्ता रोड का चौराहा।
xx) रिंग रोड/राजघाट चौराहे पर ग्रेड सैपरेटर।
xxi) अप्रयुक्त कनाल रोड और पुश्ता रोड का चौराहा।

- तकनीकी समिति के लिए जिन प्रस्तावों पर कार्रवाई की गई, वे निम्नलिखित हैं :-

i) नारायणा चौराहे पर ग्रेड सैपरेटर।
ii) लेवल क्रॉसिंग सराय काले खाँ, निमाजुद्दीन पर रोड अण्डर ब्रिज (मामले पर चर्चा की गई)।
iii) दिल्ली में एच.सी.बी.एस. हेतु प्रस्ताव, अम्बेडकर नगर से मूलचन्द तक कॉरिडोर की योजना, डिज़ाइन और कार्यान्वयन।

iv) पंखा रोड पर डाबरी क्रॉसिंग पर ग्रेड सैपरेटर का प्रस्ताव (अनुमोदनार्थ संस्तुत)

v) आई.पी. मार्ग (ए प्वाइंट) के साथ बहादुर शाह जफर मार्ग के चौराहे पर ग्रेड सैपरेटर।

vi) मंगोलपुरी में ग्रेड सैपरेटर का अनुमोदन।

vii) पूर्वी पहुँच मार्ग पर शास्त्री पार्क क्रॉसिंग पर अण्डर पास का अनुमोदन।

- मैट्रो कॉरिडोर जिन्हें फेज-II के लिए अन्तिम रूप दिया गया था, की जाँच की गयी।
- आनन्द विहार में मैट्रोपॉलिटन पैसेन्जर टर्मिनल स्थापित करने का प्रस्ताव दि.वि.प्रा. में प्राप्त हुआ। आयुक्त (योजना), दि.वि.प्रा. की अध्यक्षता में आयोजित बैठक में हुए विचार-विमर्श के अनुसार प्रस्ताव रेलवे विभाग द्वारा संशोधित और प्रस्तुत किया जाएगा।
- गुड़गाँव के साथ रोड सम्पर्क के विशिष्ट संदर्भ में दिल्ली और हरियाणा के बीच रोड-सम्पर्क का प्रस्ताव शुरू किया गया।

9.4 यमुनापार क्षेत्र इकाई

- आर्य नगर सी.एच.बी.एस. लिमिटिड एवं कड़कड़डूमा के बीच खाली पड़ी भूमि का ले-आउट प्लान तैयार किया गया और जांच-समिति द्वारा अनुमोदित किया गया।
- सेवा केन्द्र एन एच-24 में संशोधन तैयार किया गया और जांच-समिति द्वारा अनुमोदित किया गया।
- जोशी कॉलोनी, मन्डावली फाजलपुर में ओ.सी.एफ. पॉकेट की योजना में संशोधन तैयार किया गया और जांच-समिति द्वारा अनुमोदित किया गया।
- कोडंली घरौली परिसर में डेयरी फार्म और जनता फ्लैट, पॉकेट-'डी' के समीप खाली पड़े स्थल सं.-1 एवं 2 और कोडंली घरौली परिसर सैक्टर 'ए' में एम.आई.जी II आवास परिसर के उपयोगिता प्लान में संशोधन तैयार किया गया और जांच-समिति द्वारा अनुमोदित किया गया।
- परामर्शदाता द्वारा चाँद सिनेमा में सुविधा एवं बाजार हेतु ले-आउट प्लान में संशोधन तैयार किया गया और जांच-समिति के समक्ष रखा गया। वर्तमान योजना जांच-समिति के समक्ष पुन:प्रस्तुत करने के लिए जांच-समिति के सुझाव के अनुसार इसमें संशोधन किया जा रहा है।
- पॉकेट 'सी' दिलशाद गार्डन के खाली क्षेत्र का संशो... ले-आउट प्लान तैयार किया गया और जांच-समिति... रखा गया।
- खिचड़ीपुर क्षेत्र के खाली पॉकेटों का ले-आउट प्ल... किया गया और संभाव्यता एवं स्वामित्व की स्थिति... इंजीनियरिंग और भूमि प्रबंध विंग को भेजा गया।
- इंजीनियरिंग विंग और सर्वेक्षण इकाई द्वारा संभाव्यता ... करने हेतु दल्लुपुरा क्षेत्र के लिए प्लान तैयार किए ...
- विश्वास नगर स्थित सहकारी समूह आवास सोसा... ले-आउट में संशोधन तैयार किया गया और जांच-स... अनुमोदित किया गया।
- ताहिरपुर में सुविधा केन्द्र न.-10 और सेवा केन्द्र ... ले-आउट प्लान में संशोधन तैयार किया गया और जांच... दि.वि.प्रा. द्वारा अनुमोदित किया गया।
- पॉकेट-ए, गाजीपुर के लिए 30 एवं 45 मी. मार्गाधिकार... हेतु स्टैन्डर्ड क्रास सैक्शन तैयार और अनुमोदित किए...
- गीता कॉलोनी स्थित सुविधा एवं व्यावसायिक क्षे... आवासीय परिसर में संशोधन को संभाव्यता और स्वीकृति... के लिए भेजा।
- समय-समय पर किए गए विभिन्न आबंटनों के लि... एल. शाखा, दि.वि.प्रा. द्वारा किए गए अनुरोध ... कब्जा-प्लान तैयार किए गए।
- घटे हुए क्षेत्र के अनुसार आई.एफ.सी, गाजीपुर ... सब-स्टेशन स्थलों को शामिल किया गया और ले-आउट ... में अनुमोदित किया गया तथा आई.एफ. शाखा, दि.वि.प्रा. ... उसका कब्जा सौंपने के लिए कब्जा -प्लान तैयार किए ...
- मदर डेयरी के समीप ढ़लाव का प्लान तैयार किया गया ... जांच-समिति, दि.वि.प्रा. द्वारा अनुमोदित किया गया।

9.5 विकास नियंत्रण

9.5.1 मुख्य योजना इकाई

- मुख्य योजना अनुभाग ने तकनीकी समिति की ... आयोजित की ।
- 13 सार्वजनिक सूचनाएँ जारी की।
- भूमि उपयोग में परिवर्तन, सार्वजनिक सूचना जारी करने ... मामलों इत्यादि से संबंधित प्राधिकरण के संकल्प के अ... पर शहरी विकास मंत्रालय, उप राज्यपाल कार्यालय ... समन्वय कार्य किया गया।

5.2 विकास नियंत्रण इकाई

गाँवों के लिए विकास नियंत्रण मानदण्डों हेतु विनियमों पर कार्य।

आवासीय क्षेत्रों में ए.टी.एम सुविधाओं के लिए प्रारूप विनियम।

होटलों के लिए विकास नियंत्रण मानदण्ड।

अस्पतालों के लिए विकास नियंत्रण मानदण्डों पर कार्य।

स्कूलों के लिए विकास नियंत्रण मानदण्डों पर कार्य।

पुनर्वास कॉलोनियों के सुधार पर कार्य।

तेहखण्ड में स्व-स्थाने स्लम एवं पुनर्वास परियोजना पर कार्य।

5.3 मॉनीटरिंग इकाई, जोन-'डी' (6855 हैक्टेयर, नई दिल्ली)

प्रगति मैदान के भूमि उपयोग के परिवर्तन के मामले की जाँच की गई और टिप्पणियाँ मंत्रालय को भेजी गई।

दिल्ली उच्च न्यायालय के लिए बहु-मंजिली पार्किंग के लिए तकनीकी समिति कार्यसूची पर कार्रवाई की गई।

चाणक्यपुरी में सिविल सर्विस अधिकारी संस्थान के मामले की जाँच की गई और टिप्पणियाँ मंत्रालय को भेजी गई।

सराय काले खाँ में ड्राइविंग प्रशिक्षण और अनुसंधान संस्थान का ले-आउट प्लान स्थानीय निकाय (दि.न.नि.) को भेजने के लिए तैयार किया गया।

जीवन नगर/भगवान नगर में प्लाट से संबंधित न्यायालय मामले की जांच की गई।

जोन-'डी' की क्षेत्रीय योजना के अनुमोदन के संबंध में न्यायालय मामले के लिए मंत्रालय को सूचना उपलब्ध कराई गई।

दिल्ली मुख्य योजना-2021 में भूमि उपयोग प्लान को अन्तिम रूप देने के लिए जोन 'डी' के संबंध में सूचना उपलब्ध कराई गई।

सूचना अधिकार अधिनियम के अनुसरण में ड्राइगों की नम्बरिंग से संबंधित परिपत्र जारी किए गए।

सूचना अधिकार अधिनियम के लिए जन सूचना अधिकारियों की सूची बनाई गई।

संसद के लगभग 140 संदर्भों पर कार्रवाई की।

वी.आई.पी पत्रों के उत्तरों का संकलन किया गया।

कार्यालय आदेश इत्यादि से संबंधित अन्य विविध कार्य किए गए।

संसद के बजट सत्र के लिए संसद प्रश्नों से संबंधित कार्य किया गया।

- मासिक रिपोर्टों को तैयार करना।
- जोन-'डी' में पुनर्वास मंत्रालय की पॉकेटों से संबंधित मामलों पर सूचना उपलब्ध कराना।
- जोन-'डी' में अन्य संदर्भों के संबंध में कार्रवाई।
- अधिकारियों के प्रशिक्षण से संबंधित मामले।
- कार्मिक/स्टाफ आदेशों इत्यादि से संबंधित मामले।

9.6 यमुना नदी परियोजना

- यमुना नदी के नवीकरण के लिए पर्यावरणीय प्रबंध योजना पर 'नीरी' द्वारा प्रस्तुत की गई अन्तिम रिपोर्ट विशेषज्ञ समिति के विचारार्थ प्रस्तुत करने के लिए उस पर कार्रवाई की गई।
- 37 हैक्टेयर भूमि के भूमि उपयोग के 'कृषि और जल निकाय' से 'आवासीय' में और 1.05 हैक्टेयर भूमि के भूमि उपयोग के 'कृषि और जल निकाय' से 'सार्वजनिक और अर्ध - सार्वजनिक' में परिवर्तन का कार्य शहरी विकास मंत्रालय के अनुसार किया गया।
- प्रस्तावित क्रिकेट और फुटबॉल स्टेडियम परिसर के लिए 85 हैक्टेयर भूमि का प्रस्ताव यमुना समिति के साथ उठाया गया।
- शास्त्री पार्क एक्सटेंशन में बुलन्द मस्जिद के समीप 3.72 हैक्टेयर भूमि का प्रस्तावित भूमि उपयोग।
- राष्ट्रमंडल खेल गाँव से संबंधित कार्य।
- आई.टी.ओ. के समीप विकास मार्ग के दक्षिण में छट घाट का अनुमोदन।
- दिल्ली मुख्य योजना-2021 के अनुसार जोन 'ओ' के बेस मैप का डिजिटाइजेशन।

9.7 द्वारका परियोजना

- द्वारका के निम्नलिखित पहुँच मार्गों के परिचालन हेतु योजना सूचना का समन्वय

i) राष्ट्रीय राजमार्ग-8 द्वारका से 60 मीटर/100 मीटर रोड (अगस्त, 2005 से कार्यशील)।

ii) रा.रा.-8 से छावनी होकर द्वारका-द्वार जाने वाला 45 मीटर लिंक रोड।

iii) पालम नाले को ढकते हुए 45 मीटर रोड का निर्माण किया गया।

- द्वारका सैक्टर-9 के बाराखम्बा रोड-द्वारका मैट्रो लिंक को चालू किया गया और इसे सैक्टर-22 तक बढ़ाया गया। इसकी

श्री सज्जन कुमार, सांसद, श्री महावल मिश्रा, विधायक और श्री दिनेश राय, उपाध्यक्ष, दि.वि.प्रा., द्वारका में मैट्रो विस्तार के उद्घाटन के अवसर पर

भारतीय रेल के परामर्श में जांच की जा रही हैं, क्योंकि इसे
- मैट्रो पैसेन्जर टर्मिनल के साथ जोड़ा जाना है।
- बक्करवाला में दि.वि.प्रा. भूमि के विकसित सम्पर्क के लिए नांगलोई-नजफगढ़ रोड से 30 मीटर चौड़े लिंक रोड को
- इंजीनियरिंग विंग के परामर्श में अन्तिम रूप दिया गया।
- संभाव्यता रिपोर्ट प्राप्त करने के पश्चात सैक्टर-23, 24, 25 और 26 फेज-II के लिए इंजीनियरिंग विंग को सीमांकन योजना जारी की गई।
- सी.जी.एच.एस., स्कूलों, सामुदायिक कक्षों, डिस्पैन्सरी, धार्मिक सुविधाओं, वैकल्पिक आवासीय प्लाटों इत्यादि के लिए लगभग 38 कब्जा प्लान जारी किए गए।
- द्वारका के लिए एकीकृत भाड़ा परिसर परियोजना शुरू की गई।
- भूमि के निम्नलिखित मामलों पर कार्रवाई की गई :-

i) सैक्टर 27, 28 और 29 की शेष अनधिग्रहीत भूमि का मामला, दि.वि.प्रा. के भूमि विभाग को अधिग्रहण हेतु भेजा गया। बामनौली गाँव के राजस्व क्षेत्र के अधिग्रहण हेतु इसे अनुमोदित द्वारका

ii) उप-नगर योजना के अनुसार अधिसूचित किया गया। रोहतक रोड योजना (लगभग 556 हैक्टेयर) और द्वारका जल

iii) शोधन संयंत्र के लिए अधिग्रहण कार्यवाही शुरू की गई। द्वारका इंजीनियरिंग विंग को हाल ही में अन्तरित समस्त गांव सभा भूमि के उपयोगिता प्लान तैयार किए गए और विकास/ निपटान हेतु जारी किए गए।
- द्वारका फेज-I एवं II में निपटान/योजना अपेक्षाओं के अनुसार सांस्थानिक, आवासीय, व्यावसायिक और रोड इत्यादि वाली पॉकेटों के प्लेन टेबल सर्वे पूरे किए।
- द्वारका में 7 मैट्रो स्टेशनों की योजना को समिति/जांच-समिति को प्रस्तुत करके डी.एम.ए. सहायता से अंतिम रूप दिया गया। प्रस्तावित लो केन्द्र के संबंध में इन स्टेशनों के चारों ओर विक परिचालन प्लान को भी अंन्तिम रूप दिया गया दि. वि.प्रा. की जांच-समिति द्वारा अनुमोदित हो
- द्वारका में तीन गांवों मुख्यत: भरतल, पोछनपुर और की योजना तीन परामर्शदाताओं की मदद से शुरू
- सैक्टर-24, द्वारका में होटल एवं अंतर्राष्ट्रीय समाग अवस्थिति को अन्तिम रूप दिया गया है।
- आई.एफ.सी. द्वारका के भाग के रूप में सूचना प्रौद्यो हेतु 10 हैक्टेयर के एक स्थल को अन्तिम रूप दि
- निम्नलिखित के लिए एच.यू.पी.डब्ल्यू और द्वारका इं विंग को योजना सामग्री उपलब्ध कराई गई।

i) सैक्टर-10, द्वारका में दि.वि.प्रा. क्षेत्रीय कार्यालय

ii) सैक्टर-20 में भारत वन्दना पार्क।

iii) मैट्रो मार्ग के साथ लीनियर व्यावसायिक केन्द्र।

iv) सैक्टर-11 में द्वारका पर्यावास केन्द्र।

v) सैक्टर-9, 10, 22 और 19 में पैडेस्ट्रियन प्लाज़ा।

vi) सैक्टर 2 में हज हाउस।

vii) द्वारका में नसीरपुर की गांव सभा पॉकेट।
- द्वारका उप-नगर में फ्लाई ओवर/अण्डर पास
- इलैक्ट्रिसिटी रूट क्लीयरैन्स मामले और उपयोगि इत्यादि के लिए भूमि के विनिधान और जोन 'के' में आने वाले किसी क्षेत्र के लिए योजना सामग्री
- इंजीनियरिंग विंग के साथ समन्वय किया गया।
- योजना जोन 'के' तथा 'एच' में पड़ने वाले पृथक पॉकेटों और गाँव सभा भूमि के लिए नवीन अधिग्रह
- स्वामित्व स्थिति के संबंध में स्पष्टीकरण, भूमि उ प्लानों के लिए भूमि शाखा के साथ समन्वय कार्य कि
- द्वारका उप-नगर के दैनिक एवं विशिष्ट मामलों और जोन-'के' तथा 'एल' के शेष क्षेत्र के लिए इंजीनियरि के साथ समन्वय किया गया।
- योजना जोन 'के' तथा 'एल' में पड़ने वाली दि.वि.प्रा. पृथक पॉकेटों और गांव सभा भूमि के लिए अधिग्रहण

स्वामित्व स्थिति के संबंध में स्पष्टीकरण, भूमि उपयोगिता प्लानों के लिए भूमि शाखा के साथ समन्वय किया गया।

अन्य दैनिक कार्य जैसे-न्यायालय मामले, संसद/विधान सभा प्रश्नों, शहरी विकास मंत्रालय एवं उप राज्यपाल, अति महत्वपूर्ण व्यक्तियों के पत्रों इत्यादि के उत्तर दिए गए।

8 रोहिणी परियोजना

रोहिणी उप-नगर को राष्ट्रीय राजमार्ग-1 और राष्ट्रीय राजमार्ग-10 के साथ जोड़ने वाले यू.ई.आर-II (100 मी. मार्गाधिकार) की संरेखण योजना तैयार की गयी और तकनीकी समिति से अनुमोदित कराई गई।

रोहिणी, सैक्टर-30, ब्लॉक-'ए', पॉकेट-II में 'आवासीय' भूखण्डीय समूहों के लिए ले-आउट प्लान तैयार और अनुमोदित करवाया गया।

सैक्टर-29, ब्लॉक/पॉकेट डी-1, डी-2, डी-3 में विभिन्न आकार के अर्थात 200 वर्ग मी., 60 वर्ग मी., 32 वर्ग मी., और 26 वर्ग मी. के प्लाटों के ले-आउट प्लान तैयार किए गए और जांच-समिति के समक्ष रखे गए।

सैक्टर-30, ब्लॉक/पॉकेट सी-1 और सी-2 के विभिन्न आकार के अर्थात 200 वर्ग मी., 60 वर्ग मी., 32 वर्ग मी, और 26 वर्ग मी. के प्लाटों के ले-आउट प्लान जांच-समिति के समक्ष प्रस्तुत करने के लिए तैयार किए गए।

सैक्टर-34 एवं 35 फेज -IV, रोहिणी के ले-आउट प्लान तैयार किए गए और अनुमोदित कराए गए।

सैक्टर-32, ब्लॉक/पॉकेट ए-1 और ए-2 के विभिन्न आकार के अर्थात 200 वर्ग मी., 60 वर्ग मी., 32 वर्ग मी., और 26 वर्ग मी. के प्लाटों के ले-आउट प्लान जांच-समिति के समक्ष प्रस्तुत करने के लिए तैयार किए गए।

सैक्टर-21 में पी.एस.पी-II के लिए ले-आउट का संशोधन किया गया और जांच-समिति को प्रस्तुत करने के लिए भेजा गया।

फेज-IV एवं V, रोहिणी में अधिसूचित क्षेत्र के 3000 हैक्टेयर के भूमि उपयोग के परिवर्तन का कार्य शुरू किया गया है और मामला मंत्रालय को भेजा गया।

गाँव पुनर्विकास योजना के माध्यम से आसपास के योजनागत विकास के साथ विद्यमान गांवों के एकीकरण का प्रस्ताव प्रारम्भ किया गया है।

यू.ई.आर-III (80 मी. मार्गाधिकार) और अनुप्रस्थ-काट के परिवर्तन के संशोधित संरेखण को तकनीकी समिति में विचार-विमर्श करने हेतु तैयार करने के लिए शुरू किया गया है।
- योजना जोन 'एन' की क्षेत्रीय योजना की तैयारी का कार्य चल रहा है।
- फेज-IV एवं V में अधिग्रहीत भूमि के सैक्टर ले-आउट प्लानों की तैयारी चल रही है।
- फेज-IV रोहिणी (अधिग्रहीत भूमि) के अनुमोदित सैक्टर ले-आउट प्लान में उल्लिखित सुविधा पॉकेट के सब-डिवीजन प्लान की तैयारी का कार्य प्रारम्भ किया गया है।
- सैक्टर-29, रोहिणी के विभिन्न पॉकेटों के सुविधा क्षेत्रों के लिए ले-आउट प्लान तैयार किया गया और अनुमोदित कराया गया।
- अतिरिक्त आवासीय प्लाटों तथा विद्युत सब स्टेशन (220 कि. वा.) के लिए नए स्थल के लिए सैक्टर-29 के ले-आउट में संशोधन जांच-समिति ने अनुमोदित किया।
- सैक्टर-28, रोहिणी में सुविधा पॉकेटों के लिए ले-आउट की तैयारी अनुमोदित कराई गई।
- बुध विहार और विजय विहार में पहले से ही निर्मित भाग को आपस में जोड़ने के लिए 30 मीटर मार्गाधिकार के मसौदा संरेखण की तैयारी को तकनीकी समिति में विचार-विमर्श करने के लिए उठाया गया।
- शहरी विकास मंत्रालय के अनुदेशों के अनुसार संशोधित की जा रही जोन 'एच'और 'एम' की क्षेत्रीय विकास योजना पर कार्य चल रहा है।
- आवासीय प्लाटों के लिए कब्जे से संबंधित मामलों के 4500 से भी अधिक संदर्भों को निपटाया गया है।

श्री दिनेश राय, उपाध्यक्ष, दि.वि.प्रा., रोहिणी परियोजना को देखते हुए

9.9 नरेला परियोजना

- नरेला उप-नगर में लगभग 1000 हैक्टेयर आकार के दो पॉकेटों के विकास क्षेत्र की घोषणा प्राधिकरण द्वारा अनुमोदित की गई।
- आई.एफ.सी. नरेला में ट्रक टर्मिनल योजना में संशोधन को जांच-समिति ने अनुमोदित किया।
- बवाना में 400 के.वी. सब-स्टेशन के पीछे सैनिटरी लैंडफिल स्थल के प्रस्ताव को उपाध्यक्ष, दि.वि.प्रा. ने अनुमोदित किया।
- डी.एस.आई.डी.सी द्वारा प्रस्तुत औद्योगिक क्षेत्र के 175 हैक्टेयर के ले-आउट प्लान की जांच को तकनीकी समिति ने अपनी दिनांक 24.8.2002 को आयोजित बैठक में अनुमोदित किया।
- सैक्टर ए-9 पॉकेट-1 का ले-आउट प्लान जांच समिति द्वारा अनुमोदित किया गया।
- सिंधु बार्डर से नरेला तक 60 मीटर रोड के मार्गाधिकार के संशोधन को तकनीकी समिति ने अनुमोदित किया।
- सैक्टर ए-7 में 66 के.वी. टॉवर लाइन के स्थानान्तरण को तकनीकी समिति ने अनुमोदित किया।
- नरेला परियोजना की क्षेत्रीय योजना में प्रस्तावित संशोधनों को तकनीकी समिति ने अनुमोदित किया।
- जोन पी-II की प्राथमिक प्रारूप योजना तैयार की गई और सचिव (शहरी विकास) के साथ उस पर 25.11.05 को विचार विमर्श किया गया।
- आई.एफ.सी. नरेला के ले-आउट में रोड क्रॉस सैक्शन पर तकनीकी समिति की 12.7.2005 को आयोजित बैठक में विचार विमर्श किया गया। तकनीकी समिति की सिफारिश के अनुसार डी.एस.आई.डी.सी. को परामर्श कार्य के लिए अनुबन्धित करने के लिए विचारार्थ विषय को अन्तिम रूप दिया जा रहा है।
- आई.एफ.सी. नरेला में कैमिकल ट्रेडर्स के स्थानान्तरण से संबंधित मामलों की जांच की जा रही है।
- मौजूदा खाद्यान्न गोदाम को आई.एफ.सी. नरेला में स्थानान्तरित करने से संबंधित मामलों पर सचिव, शहरी विकास के साथ 25.11.2005 को विचार-विमर्श किया गया।
- औद्योगिक उपयोग के लिए नए स्थल निर्धारित किए गए और प्राधिकरण द्वारा अनुमोदित किए गए।
- सैक्टर जी-8 में जे.जे. पुनर्वास प्लाटों का ले-आउट जांच समिति के समक्ष रखा गया और जांच-समिति गई सिफारिश के अनुसार तेहखंड परियोजना के अनु बस्ती के स्व-स्थाने विकास के लिए उपयोग में वाली पॉकेट की मुख्य वास्तुकार द्वारा योजना तैयार
- सुविधा स्थलों, लैंड बैंक डाटा अपडेशन का कार्य शाखा को भेजा गया।
- ग्रामीण क्षेत्र/हरित पट्टी में 6 पैट्रोल पम्प स्थलों की जाँच की गई एवं उन पर कार्रवाई की गई और प्रमाणपत्र जारी किए गए।
- यमुना नदी तट से जे.जे. समूह के पुनः-स्थान निर्धारण 2 पाकेटों हेतु ले आउट प्लान तकनीकी समिति द्वारा किया गया।
- आवास, पुलिस पोस्ट और सुविधा बाजार हेतु सैक्टर पाकेट-1 का पार्ट ले-आउट प्लान तकनीकी समि अनुमोदित किया गया।
- नरेला परियोजना के बचे हुए पाकेटों को विकास में घोषित करने के प्रस्ताव को प्राधिकरण ने अनुमो और सचिव, भूमि एवं भवन को अन्तिम अधिसूचना गया।
- प्रारूप क्षेत्रीय विकास योजना तकनीकी समिति द्वारा की गई और प्राधिकरण तथा मंत्रालय को अन्तिम हेतु भेजी गई।
- सिंघु बार्डर के पास गुरू तेग बहादुर स्मारक के प्र जांच की गयी और तकनीकी समिति द्वारा अनुमोदित
- जिला जेल-स्थल के सैक्टर ए-1 - ए-4 से सैक्टर पुनर्स्थान निर्धारण को तकनीकी समिति ने अनुमो और भूमि विभाग को भेजा गया।
- तकनीकी समिति के समक्ष प्रस्तुत करने के लिए की क्षेत्रीय योजना को तैयार किया गया है।
- जी.टी. करनाल रोड से कैमिकल ट्रेडर्स योजना तक मार्गाधिकार लिंक रोड बनाई गई।
- 80 मी. और 100 मी. मार्गाधिकार की विस्तृत रोड योजना की तैयारी की गई। शहरी विस्तार रोड-I जांच की गई।

9.10 भवन अनुभाग

क्र. सं.	इकाई	स्वीकृत	बी-1	अस्थायी	एन.ओ.सी/ओ.सी.	पुनर्वैधीकरण
1.	आवासीय	441	226	-	303	10
2.	रोहिणी	538	52	19	98	01
3.	व्यावसायिक	101	49	-	65	06
4.	औद्योगिक	28	01	-	10	04
5.	सांस्थानिक	62	20	01	37	03
6.	ले आउट/सी.जी.एच.एस.	31	19	24	22	01
	कुल	1201	367	44	535	25

9.10.1 : 1.4.05 से 31.3.06 तक प्राप्त राजस्वः

7,87,97,888.00 रूपये (7 करोड़, सत्तासी लाख, सत्तानवे हज़ार आठ सौ अठ्ठासी रु.) का राजस्व प्राप्त हुआ।

9.11 आवास एवं शहरी परियोजना विंग

आवास एवं शहरी परियोजना विंग, दि.वि.प्रा. की सभी भवन गतिविधियों की योजना एवं डिज़ाइन तैयार करने के साथ-साथ आवास, व्यावसायिक एवं अन्य विविध कार्यकलापों जैसेः - विरासत, खेल परिसर, सामुदायिक हॉलों एवं विभिन्न स्थानों पर प्रदर्शनियाँ लगाने का कार्य करने के लिए जिम्मेदार है। अधिकतर आवासीय परियोजनाओं और सामुदायिक केन्द्रों के स्तर तक की व्यावसायिक परियोजनाओं का कार्य अधिकतर अपने यहाँ ही किया जाता है। कभी-कभी आवासीय, सामुदायिक केन्द्रों और जिला केन्द्रों का कार्य निजी परामर्शदाताओं को सौंपा जाता है। सभी योजनाएँ जांच समिति, दिल्ली नगर कला आयोग (डी.यू.ए.सी.) से पहले अनुमोदित कराई जाती है।

अप्रैल 2005 से मार्च 2006 तक जांच समिति की 9 बैठकें आयोजित की गई और इन बैठकों में 152 मदों पर चर्चा की गई।

9.11.1 एच.यू.पी.डब्ल्यू 2005-2006 में शुरू की गई परियोजनाएं

ज़ोन	आवासीय आ.ई. की कुल संख्या	व्यावसायिक				विविध : खेल सामुदायिक हाल, विरासत उन्नयन, एमएल.पी., बी.ओ.टी. इत्यादि
		जि.केन्द्र	स.सदन	स्थानीय बा.	सु.बाजार	
दक्षिण क्षेत्र	3127	5	2	2	-	2 खेल परिसर, 6 विरासत परियोजनाएं 2 सामुदायिक हाल, 7 बी.ओ.टी. एवं 2 एम.एल.पी.
उत्तर क्षेत्र	2122	4	4	-	-	परिवहन केन्द्र, निगम बोध घाट, जामा मस्जिद, हज आउस, खेल, गोल्फ कोर्स, क्रिकेट पविलियन, बैडमिन्टन कोर्ट एवं मल्टीजिम
पश्चिमी क्षेत्र और द्वारका	पश्चिम क्षेत्र-शून्य	3-प.क्षे.	1-प.क्षे.	शून्य-प.क्षे.	शून्य-प.क्षे.	विकास मीनार का उन्नयन
	1568 + 750 टर्न-की (द्वारका)	1-द्वारका	2-द्वारका	2-द्वारका	2-द्वारका	
रोहिणी एवं नरेला क्षेत्र	12180 एल.आई.जी. और एम.आई.जी.	2	4	-	3	5 सामुदायिक हाल, 2 सामुदायिक टॉयलैट्स 1 बी.ओ.टी., 1 एरोबिक एवं छोटे बच्चों के लिए स्वीमींग पूल, दि.वि.प्रा. भवन
पूर्वी क्षेत्र	180 एल.आई.जी.	1सी.बी.डी. 2 डी.सी.	6	6	4	जिम बिल्डिंग, स्वीमिंग पूल, स्कवॉश कोर्ट कवर्ड बैडमिन्टन कोर्ट और राष्ट्रमंडल खेल गाँव

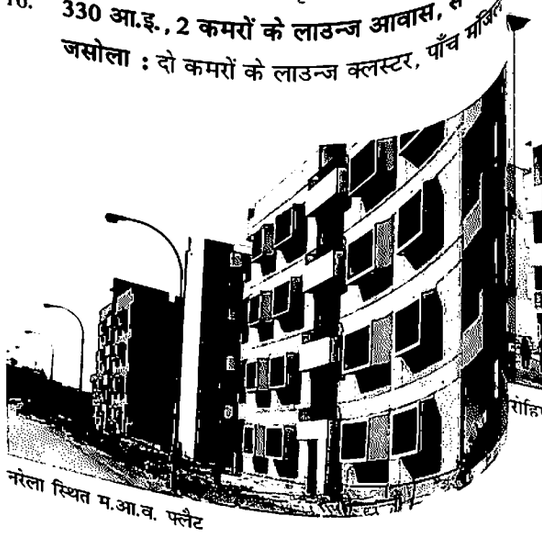
9.11.2 एच.यू.पी.डब्ल्यू. का तुलनात्मक कार्य निष्पादन (वर्ष 2005-06 पिछले वर्ष 2004-2005 के साथ)

वर्ष	आवासीय आ.ई. की कुल संख्या	व्यावसायिक				विविध परियोजनाएँ				
		जिला केन्द्र	समाज सदन	स्थानीय बाजार	सुविधा बाजार	विरासत	खेल परिसर	सामुदायिक हाल	बहुमंजिली पार्किंग	बी.ओ.टी. टायलैट्स एवं सुलभ शौचा.
2004-05	24023	15	14	8	2	4	8	13	1	7+2
2005-06	20000	18	19	10	9	6	9	7	2	8+2

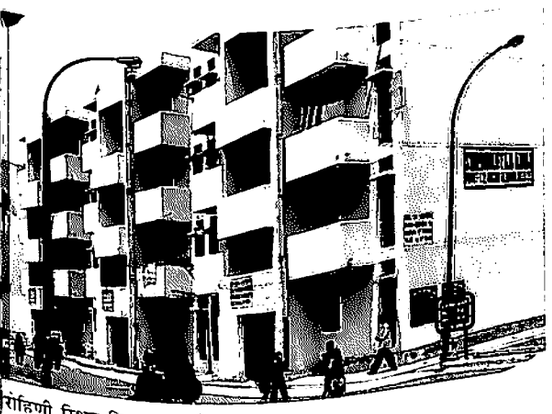
अन्य विविध: विकास मीनार, निगम बोध घाट, दि.वि.प्रा. कार्यालय भवन, परिवहन केन्द्र और पैदल पथ प्लाजा इत्यादि का पुन

9.11.3 आवास

1. **वसुन्धरा सी.जी.एच.एस. में 180 एल.आई.जी. आवास:** योजना जांच समिति द्वारा अनुमोदित। सीढ़ियों की संशोधित ड्राइंग और क्लस्टर विवरण तैयार किया गया।
2. **कोंडली विस्तार में ई.डब्ल्यू. एस. आवास:** ले आउट प्लान जांच-समिति द्वारा अनुमोदित कराया गया। ई.डब्ल्यू.एस. मकानों के लिए मानक डिज़ाइन अनुमोदित कराई गई।
3. **द्वारका सैक्टर 18-बी में 508 एच.आई.जी. बहु मंजिले आवास:** इंजीनियरों का विकास प्लान जारी किया।
4. **सैक्टर 19-बी में 440 एच.आई.जी. बहु मंजिले आवास:** इंजीनियरों को विकास प्लान जारी किया।
5. **एम.एल.यू. पाकेट-4, सैक्टर-11, द्वारका में 620 एल. आई.जी. आवास:** समन्वय।
6. **सैक्टर 14 में 750 एल.आई.जी. आवासीय इकाई:** वास्तुकलात्मक ड्राइंग/विवरण अनुमोदित, स्थल समन्वय।
7. **मुखर्जी नगर में 336 आवासीय इकाइयाँ - बहु मंजिले एच.आई.जी. आवास :** दिल्ली नगर कला आयोग/सी.एफ. ओ. से अनुमोदित। विस्तृत अनुमान के लिए ड्राइंगें जारी।
8. **शाहीपुर शालीमार बाग में 70 आवासीय इकाइयाँ - एल. आई.जी. आवास:** जांच समिति द्वारा अनुमोदित, संरचनात्मक ड्राइंग अद्यतन की गई।
9. **कल्याण विहार में 80 एम.आई.जी., 64 ई.डब्ल्यू.एस. /जनता आवास:** जांच समिति द्वारा अनुमोदित, इंजीनियरिंग शाखा को संशोधित ले-आउट जारी किया गया।
10. **अशोक नगर, फैज रोड में, 112 एल.आई.जी., 20 एम. आई.जी. 16 दुकाने:** जांच समिति द्वारा अनुमोदित। संरचनात्मक डिजाइन के लिए सी.डी.ओ. को ड्राइंगें जारी की गई।
11. **शालीमार बाग पाकेट-आई, ब्लाक सी एण्ड डी में 560 आवासीय इकाइयाँ-एस.एफ.एस. आवास:** 160 मकान आबंटन के अधीन हैं और स्थल पर श्रेणी । एवं ॥ के फ्लैट बनाए गए।
12. **धीरपुर शहरी फॉर्म आवासीय, व्यावसायिक, सांस्कृ और मनोरंजनात्मक घटक:** जांच समिति और दिल्ली कला आयोग से अनुमोदित कराए गए।
13. **शालीमार बाग ब्लाक ए/डी में 648 आवासीय इकाइयों एफ.एस.:** निर्माणाधीन।
14. **मोतिया खान में 144 आवासीय इकाइयों की बहु आवासीय योजना:** ब्लॉक का निर्माण/फिनिशिंग का रहा है। नया ब्लॉक दिल्ली नगर कला आयोग द्वारा अ किया गया।
15. **सैक्टर 9-ए, जसोला में स्व वित्त आवास :** 400 (लगभग) प्रस्ताव को केन्द्रीय डिजाइन कार्यालय (सी के नए मानदंडों के कारण संशोधित किया गया और बाद उसे सीडीओ तथा इंजीनियरिंग विभाग को भेजे अग्निशमन विभाग से स्वीकृति प्राप्त की गई।
16. **330 आ.इ., 2 कमरों के लाउन्ज आवास, सैक्टर-1 जसोला :** दो कमरों के लाउन्ज क्लस्टर, पाँच मंजिले क्लस्टर के नए डिजाइन पर आधारित ले आउट को संशोधित किया गया और ले आउट प्लान को जाँच समिति से अनुमोदित कराया गया तथा ड्राइंगें इंजीनियरिंग विभाग को जारी की गईं ताकि आगे सीडीओ से संमन्वय किया जा सके।
17. **220 आ.इ. (लगभग), लाडो सराय में गोल्फ कोर्स के सामने दो कमरे+लाउन्ज आवास :** नए डिजाइन पर आधारित दो कमरे+लाउन्ज क्लस्टर, 5 मंजिले यूनिट क्लस्टर आवासों का ले आउट प्लान संशोधित किया गया और ले आउट प्लान जाँच समिति द्वारा अनुमोदित कराया गया तथा ड्राइंगें इंजीनियरिंग विभाग को जारी की गई।
18. **मोलड़बंद में दो कमरे के आवास+लाउन्ज :** अस्पताल स्थल की व्यवस्था करने के लिए मोलड़बंद की संरचना योजना को संशोधित किया गया और एक पॉकेट में आवास-कार्य आरंभ किया गया तथा जाँच समिति से अनुमोदित कराकर इंजीनियरिंग विभाग को भेजा गया।
19. **तेहखंड में स्वस्थाने पुनर्वास परियोजना, पब्लिक-प्राइवेट साझा मॉडल (नया आवास) :** ले आउट जाँच समिति द्वारा अनुमोदित किया गया और दिल्ली नगर कला आयोग को प्रस्तुत किया गया। व्यवहार्यता हेतु ड्राइंगें जारी की गईं। नीति परिवर्तन के कारण आवास प्रक्रिया रोकी गई। अब स्वस्थाने पुनर्वास परियोजना हेतु उस स्थल को डिजाइन किया जा रहा है। इसे पब्लिक प्राइवेट पार्टनरशिप (पीपीपी) मॉडल पर नीलामी के लिए रखा जा रहा है।
20. **डी-6, वसंत कुंज के निकटस्थ दो कमरे की 860 आ.ई. +लाउन्ज :** दो कमरे+लाउन्ज क्लस्टर, 5 मंजिलों के नए डिजाइन पर आधारित आवासों का ले-आउट संशोधित किया गया। जाँच समिति से यूनिट समूह और ले-आउट प्लान अनुमोदित कराया गया तथा इंजीनियरिंग विभाग को ड्राइंगें जारी की गईं।
21. **सेक्टर बी, पॉकेट-2, वसंत कुंज में 160 आ.ई. के स्व वित्त योजना आवास :** सभी वास्तुकलात्मक ड्राइंगें निष्पादन हेतु इंजीनियरिंग विभाग को जारी की गईं।
22. **मेगा आवास और रिज लाइन, सुल्तानगढ़ी, वसंत कुंज के मध्य में 2 हैक्टेयर अतिरिक्त स्थल पर म.आ.व. की 268 और नि.आ.व. की 94 आ.इ. के मकान :** ले-आउट प्लान जाँच समिति से अनुमोदित कराया गया, सभी स्थानीय निकायों का अनुमोदन माँगा गया, मुख्य अभियंता (सीई) दि. ज.बो. के अनुमोदन हेतु प्रयास कर रहे हैं।
23. **सुल्तानगढ़ी के निकट टर्न-की आधार पर नि.आ.व., म. आ.व. और उ.आ.व. आवासों की 795 आ.इ. :** भूमि उपयोग का परिवर्तन मंत्रालय द्वारा अनुमोदित किया गया। जाँच हेतु इंजीनियरिंग विभाग द्वारा ड्राइंगें प्रस्तुत की गईं। टिप्पणियाँ और सुझाव इंजीनियरिंग विभाग को पहले ही भेजे जा चुके हैं। कार्य प्रगति पर है।
24. **1660 नि.आ.व. आवास, सेक्टर-28, ग्रेड-I, फेज-IV, रोहिणी :** आवासों का निर्माण किया जा रहा है। सभी कार्यशील ड्राइंगें इंजीनियरिंग विभाग को भेज दी गई हैं। स्थल अभियंताओं के साथ समन्वय कार्य किया गया।
25. **1080 नि.आ.व. आवास, सेक्टर-28, ग्रेड-3, फेज-4, रोहिणी :** आवास निर्माणाधीन हैं। कार्य-निष्पादन की प्रगति के साथ समन्वय कार्य चल रहा है।
26. **1380 नि.आ.व. आवास, सेक्टर-28, ग्रेड-3, फेज-4, रोहिणी :** आवास निर्माणाधीन हैं। कार्य-निष्पादन की प्रगति के साथ समन्वय कार्य चल रहा है।
27. **830 म.आ.व. आवास, सेक्टर-28, ग्रेड-3, फेज-IV, रोहिणी :** आवास निर्माणाधीन हैं। कार्य-निष्पादन की प्रगति के साथ समन्वय कार्य चल रहा है।
28. **680/400 नि.आ.व. आवास, सेक्टर-16, ब्लॉक 'जे' रोहिणी :** बाहरी फिनिश-विकास कार्य आदि से संबंधित कुछ कार्यशील ड्राइंगें तैयार की जा रही हैं। कार्य-निष्पादन की प्रगति के साथ समन्वय कार्य चल रहा है।
29. **680/400 नि.आ.व. आवास, सेक्टर-29, ग्रेड-4, फेज-IV, रोहिणी**-परियोजना के निर्माण हेतु आधारिक ड्राइंगें जारी कर दी गई हैं लेकिन कार्य रूका पड़ा है।



नरेला स्थित म.आ.व. फ्लैट



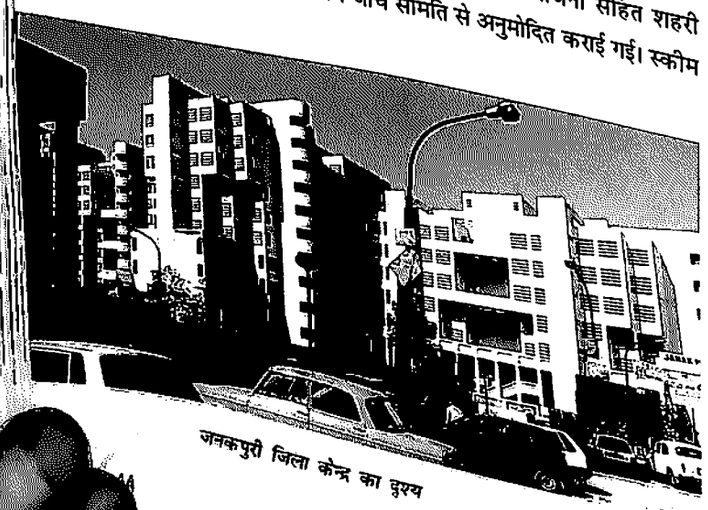
रोहिणी स्थित नि.आ.व. फ्लैट

30. **630 नि.आ.व. आवास, सेक्टर-18, पॉकेट-3, ब्लॉक-ई, रोहिणी :** निर्माण पूरा हो गया है।
31. **1260 नि.आ.व., ग्रेड-I, सेक्टर-बी-2, नरेला :** शेष कार्य हेतु समन्वय-कार्य।
32. **1160 नि.आ.व., ग्रेड-II, सेक्टर-बी-2, नरेला :** शेष कार्य हेतु समन्वय-कार्य।
33. **660/440 नि.आ.व. आवास सेक्टर-18, ब्लॉक-ई, रोहिणी:** निर्माणाधीन, समन्वय कार्य।
34. **200 (170) नि.आ.व./डी.डब्ल्यू.एस, सेक्टर-18-ई, रोहिणी :** निर्माणाधीन
35. **एम.एस. आवास, सेक्शन-29, रोहिणी :** कार्यशील ड्राइंगें संशोधनाधीन।

9.11.4 व्यावसायिक

(क) जिला केन्द्र

1. **सीबीडी शाहदरा :** 2 होटल प्लाट नीलामी हेतु रखे गये।
2. **मयूर विहार :** 2 होटल प्लाट नीलामी हेतु रखे गए, होटल प्लाटों में संशोधन को जाँच समिति से अनुमोदित कराया गया, नाले को कवर करने के लिए स्कीम तैयार की गई।
3. **शास्त्री पार्क :** होटल प्लाट नीलामी हेतु रखे गए, पार्ट ले-आउट प्लान तैयार किया गया।
4. **लक्ष्मी नगर :** 9' 0'' एलवीएल पिआजा के अन्तर्गत स्टॉल ड्राइंग, कनैक्टिंग ब्रिज की तैयारी।
5. **द्वारका :** एकीकृत यातायात प्रबंधन योजना सहित शहरी डिजाइन स्कीम जाँच समिति से अनुमोदित कराई गई। स्कीम



जनकपुरी जिला केन्द्र का दृश्य

अनुमोदनार्थ दि.न.क.आ. को प्रस्तुत कर दी गई है।
प्लाट व्यावसायिक भूमि शाखा को भेजे गए।

6. **जनकपुरी :** मल्टी लेवल पार्किंग प्लॉट हेतु संशोधि
जाँच समिति से अनुमोदित कराया गया, प्लॉट हि
प्रस्तुत किया गया।
7. **पश्चिम विहार :** व्यावसायिक रूप से व्यवहा
संबंधित विभाग के परामर्श से आरंभ किया जा रहा
प्लाट निपटान हेतु व्यावसायिक भूमि शाखा को
जा रहा है।
8. **राजेंद्र प्लेस :** पार्किंग लॉट-डी हेतु प्रस्ताव तैयार कि
और निष्पादन के लिए भेजा गया। प्लाट नं. 23 के बारे
नियंत्रण प्लाट के निपटान हेतु व्यावसायिक भूमि
प्रस्तुत किए गए।
9. **रोहतक रोड :** संकल्पनात्मक डिजाइन तैयार की
10. **शालीमार बाग :** होटल स्थलों को नीलामी हेतु भू
को भेजा गया।
11. **वजीरपुर :** होटल स्थलों को नीलामी हेतु भूमि
भेजा गया।
12. **खैबर पास :** संकल्पनात्मक डिजाइन तैयार की
13. **नेहरू प्लेस, जिला केंद्र फेज-II, (क्षेत्रफल हैक्टेयर, प्लाटों की संख्या = 8) :** दिल्ली नगर क
का अनुमोदन प्रतीक्षित है।
14. **अश्रेणीबद्ध व्यावसायिक केंद्र जसोला, (जिला केंद्र क्षेत्रफल-18.2 हैक्टे., प्लाटों की सं. = 14) :** अनुमोदन प्राप्त हो गए हैं। 70%, प्लाटों की नीलामी चुकी है। सेवा केन्द्र से होकर जाने वाली 30मी. चौ
का प्रस्ताव जाँच समिति द्वारा अनुमोदित कर दिया
15. **शॉपिंग मॉल वसंत कुंज फेज-II, (क्षेत्रफल - हैक्टे., प्लाटों की सं. = 14) :** होटल, सर्विस
और बहु-स्तरीय पार्किंग के सम्मिलन हेतु ले-आउट
संशोधन जाँच समिति की बैठक में अनुमोदित कर दि
16. **साकेत जिला केन्द्र, (कुल क्षेत्रफल = 21.4 हैक्टे. की कुल सं. = 21) :** सभी विक्रेय प्लाटों को नीलाम
आयुक्त (भूमि निपटान) को भेजा गया. 8 प्लाटों की
कर दी गई है। 90%, कार्य पूरा किया गया।
17. **नेहरू प्लेस फेज-I, का उन्नयन :** ड्राइंगें निष्पादन
इंजीनियरिंग विभाग को भेजी गईं। कार्य चल रहा है।

भीकाजी कामा प्लेस का सुधार कार्य : 90% कार्य पूरा है। बहु-स्तरीय पार्किंग, व्यावसायिक एवं सांस्कृतिक और पुलिस चौकी के प्लॉट जाँच समिति द्वारा अनुमोदित किये गये।
द्विवन जिला केन्द्र, रोहिणी : 3 प्लॉट बेच दिए गए हैं। प्लॉटों की नियंत्रण-ड्राइगें निपटान की प्रक्रिया में है।
जिला केन्द्र, मंगलम प्लेस : संशोधन के बाद होटल प्लाटों को निपटान हेतु भूमि विभाग को भेज दिया गया है।

(ख) समाज सदन

यमुना विहार : प्लाटों की छानबीन।
आनंद विहार : ले-आउट प्लान जाँच समिति से अनुमोदित कराया गया।
कड़कड़डूमा : 2 प्लाटों की नीलामी की गई।
मंडावली फाजलपुर-निकट इंजीनियर्स अपार्टमेंट : स्कीम तैयार की जा रही है।
मंडावली फाजलपुर-निकट उत्सव ग्राउन्ड : स्कीम अनुमोदनार्थ दि.न.क.आ. को प्रस्तुत की गई।
विवेक विहार : दि.न.क.आ. को प्रस्तुत करने हेतु रिपोर्ट तैयार की गई।
द्वारका सेक्टर-4 : ड्राइंगें चरण-II पर दि.न.क.आ. द्वारा अनुमोदित कर दी गई हैं।
द्वारका सेक्टर-6 : ड्राइंगें जाँच समिति द्वारा अनुमोदित कर दी गई हैं। संकल्पनात्मक स्तर पर इन्हें दि.न.क.आ. को अनुमोदनार्थ प्रस्तुत किया जाना है।
सी.सी. रोड नं. 44, 42, मोतिया खान एवं के.पी. ब्लॉक, पीतमपुरा : स्थल विकास कार्य चल रहा है।
सी.सी. शालीमार बाग ब्लाक-ए : व्यावसायिक स्थल एक यूनिट के रूप में नीलामी हेतु भेजा गया।
सी.सी. शालीमार बाग, ब्लॉक-बी : प्लाट नं. 10 नीलामी हेतु भेजा गया।
सी.सी. शालीमार बाग, मोतिया खान : होटल स्थलों को नीलामी हेतु भूमि शाखा को भेजा गया।
सी.सी. अलकनंदा कालकाजी (क्षेत्रफल 3.3 हैक्टे. प्लाटों की सं. 10) : संकल्पनात्मक ले-आउट प्लान जाँच समिति की 236वीं बैठक में अनुमोदित कराया गया और उसे दि.न.क.आ. के पास अनुमोदनार्थ भेजा गया। दि.न.क.आ. की टिप्पणी के अनुसार यातायात एवं परिवहन का अध्ययन करने हेतु यातायात परामर्शदाता को नियुक्त किया जा रहा है और अनुमोदनार्थ दि.न.क.आ. को इसे पुनः भेजा जाएगा।

14. **सी.सी. ओखला फेज-I :** संकल्पनात्मक ले-आउट प्लान जाँच समिति की 236वीं बैठक में अनुमोदित कराया गया और इसे अनुमोदनार्थ दि.न.क.आ. को भेजा गया। होटल प्लॉट को अनुमोदित किया गया और निपटान हेतु भूमि विभाग को भेजा गया। इस प्रस्ताव पर दि.न.क.आ. की टिप्पणियों को शामिल किया गया तथा दि.न.क.आ. को इसे पुनः अनुमोदनार्थ प्रस्तुत किया गया।
15. **सेक्टर-7, रोहिणी :** स्कीम को दि.न.क.आ. की टिप्पणियों का अनुपालन करने के लिए अंतिम अनुमोदनार्थ संशोधित किया जा रहा है।
16. **सेक्टर-15, रोहिणी :** प्रस्ताव को संशोधित किया जा रहा है

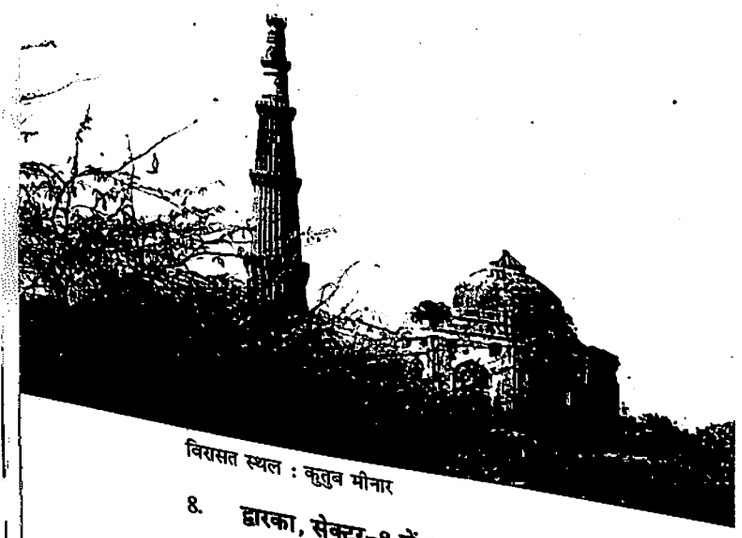
नेहरू प्लेस, जिला केन्द्र का दृश्य

ताकि दि.न.क.आ. की टिप्पणियों को शामिल किया जा सके।
17. **सेक्टर-16, रोहिणी :** स्कीम को अंतिम अनुमोदनार्थ संशोधित किया गया और दि.न.क.आ. को पुनः प्रस्तुत किया गया।
18. **सेक्टर-22, रोहिणी :** जाँच समिति ने प्रस्ताव को अनुमोदित कर दिया है और एक इकाई के रूप में नीलामी हेतु भूमि विभाग को भेजा गया।

(ग) स्थानीय बाजार

1. **कोंडली घरौली क्षेत्र :** स्थल दशाओं के कारण ले-आउट प्लान संशोधित किया गया। दो प्लाटों की नीलामी की गई।
2. **मंडावली फाजलपुर-निकट प्रिंस सीजीएचएस :** 12 प्लाटों की नीलामी की गई।
3. **वसुंधरा सीजीएचएस :** स्कीम जाँच समिति के लिए तैयार की जा रही है।

4. **वसुंधरा सीजीएचएस निकट पवित्रा :** शौचालय/दरवाजों/खिड़कियों का ब्यौरा तैयार किया गया।
5. **खिचड़ीपुर :** कोल डिपो के 2 प्लाटों को जाँच समिति से अनुमोदित कराया गया। आयुक्त (भूमि) द्वारा आवंटन हेतु भेजे गए।
6. **पश्चिम त्रिलोकपुरी :** 2 प्लाटों की नीलामी की गई।
7. **द्वारका में विभिन्न स्थानीय बाजारों के 10 प्लाटों के वास्तुकलात्मक नियंत्रण :** तैयार किए गए और निपटान हेतु अग्रेषित किए गए।



विरासत स्थल : कुतुब मीनार

8. **द्वारका, सेक्टर-8 में स्थानीय बाजार :** एक एकल यूनिट डिस्पोजल प्लॉट के रूप में नियोजित, प्लॉट का एक भाग ऑटो सर्विस दुकानों के रूप में नियोजित। एकल यूनिट प्लॉट निपटान हेतु व्यावसायिक भूमि शाखा को भेजा जाएगा।
9. **पश्चिम विहार, बीजी-I और बीजी-II के बीच में स्थानीय बाजार :** विकास नियंत्रण मानकों और एक एकल यूनिट के रूप में निपटान हेतु ले-आउट प्लान जाँच समिति से अनुमोदित कराया गया। नियंत्रण शर्तों को अंतिम रूप दिया गया और प्लॉट एकल यूनिट के रूप में निपटान हेतु अग्रेषित किया गया।
10. **बारापुला नाला पर स्थानीय बाजार :** जाँच समिति द्वारा अनुमोदित कराया गया।
11. **वसंत कुंज में 2 स्थानीय बाजार :** स्कीमों पर जाँच समिति की बैठक में चर्चा की गई और तद्नुसार स्थल का निरीक्षण किया गया, जाँच-समिति की बैठक में अनुमोदनार्थ प्रस्तुत किया गया।
12. **रोहिणी, फेज-III, एवं-IV में 8 स्थानीय बाजार :** स्थलों की योजना और डिजाइन तैयार की जा रही है।

(घ) सुविधा बाजार

1. **यमुना विहार बी-5 :** जाँच समिति हेतु स्कीम [illegible]
2. **बालाजी अस्पताल के निकट :** जाँच समिति हेतु [illegible] की गई।
3. **मिश्रित सेक्टर कोंडली घरौली :** प्लॉट एकल [illegible] में नीलाम किया गया।
4. **सैक्टर-14 में सुविधा बाजार :** जाँच समिति द्वारा [illegible] किया गया।
5. **सैक्टर-18 बी में सुविधा बाजार :** जाँच समिति की [illegible] संशोधन किया गया, स्थल पर कार्यान्वयन हेतु [illegible] को ड्राइंग जारी की गई।
6. **सैक्टर-I, रोहिणी (अवंतिका) में सुविधा बाजार :** [illegible] समिति द्वारा स्कीम को अनुमोदित कर दिया गया है। [illegible] कार्रवाई हेतु इसे इंजीनियरिंग विभाग को भेज दिया गया।
7. **सैक्टर-21, रोहिणी में सर्विस-दुकानों सहित सुविधा बाजार :** क्षेत्र को, सर्विस शॉप्स के लिए छोड़ने के बाद, एक यूनिट के रूप में निपटान हेतु जाँच समिति ने [illegible] कर दिया है, स्कीम के निष्पादन हेतु सर्विस दुकानों [illegible] इंजीनियरिंग विभाग को भेज दी गई हैं।
8. **सैक्टर-21, रोहिणी में सर्विस दुकानों सहित सुविधा बाजार :** क्षेत्र को सर्विस शॉप्स हेतु छोड़ने के बाद [illegible] को एकल यूनिट के रूप में निपटान के लिए जाँच [illegible] द्वारा अनुमोदित कर दिया गया है। सर्विस शॉप्स की [illegible] के निष्पादन हेतु इंजीनियरिंग विभाग को भेज दी गई [illegible]
9. **रोहिणी, फेज-III, एवं-IV में 24 सुविधा बाजार :** [illegible] को नियोजित और डिजाइन किया जा रहा है। एक या दो [illegible] बाजारों को प्रतिमाह जाँच-समिति से अनुमोदित कराया [illegible]

(ङ) विरासत परियोजनाएँ

1. **पुरातात्विक पार्क, महरौली :** भारतीय पुरातत्व सर्वे [illegible] पार्क में विभिन्न प्रस्तावों के संबंध में अनापत्ति प्रमा [illegible] सुझावों सहित प्राप्त हो गया है। सुलभ शौचालय का [illegible] किया गया है। मेटकाफ तालाब का जीर्णोद्धार किया [illegible] है और इटैक द्वारा पुनः स्थापन कार्य चल रहा है। फरवरी [illegible] वृक्षारोपण पूरा हो चुका है।
2. **सुल्तानगढ़ी का एकीकृत संरक्षण एवं इसके आसपास नगर डिजाइन प्लान :** भू-दृश्यांकन परामर्शदाता ने भूकंप के प्रारंभिक अनुमान का विवरण प्रस्तुत कर दिया है। मुख्य अभियंता (द.प.क्षे.) द्वारा वित्त सदस्य कार्यालय को अनुमोदनार्थ भेज दिया गया है। इटैक-दिल्ली चैप्टर ने सुल्तानगढ़ी के चारों ओर 4 खंडहरों में बहाली कार्य आरंभ कर दिया है, अब यह कार्य पूरा हो चुका हैं।

गार्डन झरना, महरौली का पुनरुद्धार : महरौली पुरातात्विक पार्क की एक उप-परियोजना आरंभ की गई है। चयनित परामर्शदाता ने अनुमोदनार्थ प्रारंभिक अनुमान प्रस्तुत कर दिया है और फेज-I के लिए परामर्शदाता से अनुबंध पर हस्ताक्षर हेतु प्रशासनिक अनुमोदन माँगा जा रहा है।

ऐंग्लो-अरैबिक स्कूल, अजमेरी गेट का संरक्षण : आंतरिक प्रांगण, तहखाना का पुनरुद्धार जैसे कार्य पूरे हो चुके हैं। प्रवेश लॉबी में प्रस्तावित निरुपण केन्द्र में कार्य चल रहे हैं। डीयूएचएफ की बैठक के अनुसार अग्रप्रांगण की पुनः डिजाइन का प्रस्ताव अनुमोदित कर दिया है।

ओल्ड स्टीफन कॉलेज भवन, कश्मीरी गेट का संरक्षण: एचसीसी, दि.न.क.आ. को किए गए प्रस्तुतिकरण के अनुसार-अनुमोदन न मिलने के कारण अभी कार्य आरंभ किया जाना है। इस परियोजना के लिए दि.वि.प्रा. ही एक परामर्शदाता है, पी.डब्ल्यू.डी. को इसे लागू करना है।

रिडेम्पशन चर्च रोड का कैथेड्रल चर्च : स्थल मूल्यांकन एवं हस्तक्षेप के निर्धारित क्षेत्र हेतु परियोजना रिपोर्ट तैयार की गई। इसके आधार पर चर्च प्राधिकरण से प्रारंभिक अनुमान माँगा गया है।

(च) खेल परिसर

मलस्वा गोल्फ कोर्स : डिजाइन तैयार की जा रही है।

क्रिकेट पैविलिअन, आरएसकेपी पीतपमुरा : स्कीम संशोधित की गई और संशोधित ड्राइंगें इंजीनियरिंग विभाग को भेजी गईं।

बैडमिंटन हॉल एवं मल्टी जिम, अशोक विहार : प्रस्ताव तैयार किया जा रहा है।

मंदाकिनी के निकट खेल परिसर : सुविधा भवन, रैस्टोरेंट और पैविलिअन को जाँच समिति की बैठक में अनुमोदित कराया गया और प्रारंभिक अनुमान हेतु मुख्य अभियंता को अग्रेषित किया गया।

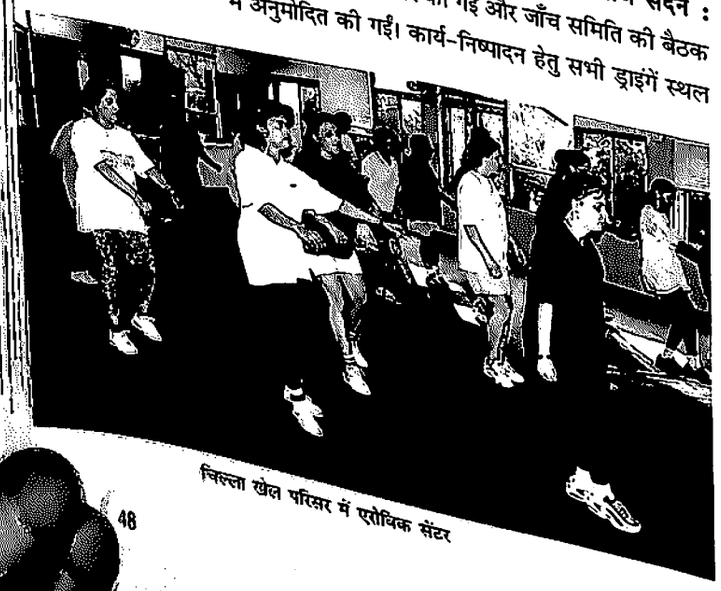
वसंत कुंज, सैक्टर-डी, पॉकेट-2 में खेल परिसर : सुविधा ब्लॉक सहित संशोधित ले-आउट प्लान अनुमोदनार्थ निदेशक, खेल को भेजा गया।

(छ) विविध परियोजनाएँ :-

1. **बैंक एनक्लेव में जिम भवन :** अनुमान हेतु ड्राइंगें भेजी गईं।
2. **चिल्ला में तरण-ताल :** विवरण सहित ड्राइंगें प्राप्त की गईं।
3. **म.आ.व. आवास, कोंडली घरौली, चिल्ला एफ सेंटर, कोडली, मंडावली फाजलपुर में समाज सदन :** स्थान हेतु पार्ट ले आउट प्लान तैयार किया गया।
4. **कोंडली एक्सटेंशन में पुनर्वास कॉलोनी :** शौचालय ड्राइंगें तैयार की गईं।
5. **सीमापुरी जी.टी. रोड पर उप मार्ग (सबवे) :** संकेतक विवरण, वाल क्लैडिंग, फ्लोरिंग पैटर्न, रेलिंग डिटेल।
6. **राष्ट्रमंडल खेल गाँव :** ले-आउट प्लान तैयार किया गया।
7. **सीरी फोर्ट में स्क्वाश कोर्ट/कवर्ड बैडमिंटन कोर्ट :** नागर विमानन विभाग से स्वीकृति ली गई, स्कीम तैयार की गई।
8. **द्वारका, सैक्टर-10 में पैडेस्ट्रियन प्लाजा :** डिजाइन पूरी की गई। जाँच समिति के समक्ष प्रस्तुत की जानी है।
9. विकास मीनार और इसके आस-पास के क्षेत्र को सुधारने के प्रस्ताव पर कार्रवाई की जा रही है। तहखाने के उन्नयन का प्रस्ताव जाँच समिति द्वारा अनुमोदित किया गया। कार्यान्वयन हेतु ड्राइंग जारी की गई।
10. **परिवहन केन्द्र, तिमारपुर सुविधा केन्द्र :** सुविधा-प्लाटों हेतु संकल्पनात्मक डिजाइन तैयार किया गया।
11. **निगमबोध घाट, श्मशान भूमि :** पूरा होने वाला है।
12. **महाराजा सूरजमल, नांगलोई (श्मशान भूमि) :** डिजाइन जाँच समिति के समक्ष प्रस्तुत किया गया।

सीरी फोर्ट खेल परिसर में तैराकी का आनन्द लेते हुए बच्चे

13. **जामा मस्जिद :** जामा मस्जिद एस्टेट में भू-दृश्यांकन–विवरण सहित विकास योजना अधिकांशत: स्थल पर निष्पादित की गई।
14. **हज हाउस :** डिजाइन स्कीम तैयार की गई।
15. **बहाई मंदिर के पास बहु-स्तरीय पार्किंग एवं इस्कॉन मंदिर (आस्था कुंज) के पास पार्किंग लॉट :** ले आउट प्लान जाँच समिति द्वारा अनुमोदित कराया गया और बहाई मंदिर के विस्तृत ले-आउट प्लान निष्पादन हेतु इंजीनियरिंग विभाग को भेजे गए।
16. **मदनपुर खादर पुनर्वास कॉलोनी में 2 समाज सदन :** जाँच समिति की बैठक में अनुमोदित किया गया।
17. **विद्यमान व्यावसायिक केंद्रों में 7 बीओटी शौचालय :** ले-आउट प्लान में बीओटी शौचालयों का स्थान निर्धारण एवं शौचालयों के विस्तृत डिजाइन जाँच समिति द्वारा अनुमोदित कराए गए और निष्पादन हेतु इंजीनियरिंग विभाग को जारी किए गए।
18. **युसूफ सराय मल्टी लेवल पार्किंग :** जाँच समिति की बैठक में प्रस्तुत किया गया और निर्णयानुसार पेट्रोल पंप स्थल संशोधित लेआउट प्लान तैयार किया जाना है। आयुक्त, भूमि निपटान पेट्रोल की लीज रद्द करने के लिए इस मामले पर कार्रवाई करेंगे, क्योंकि लीज समाप्त हो चुकी है।
19. **शॉपिंग आर्केड और बैंक्वेट हॉल, सैक्टर-3, रोहिणी :** समन्वय कार्य। निर्माण लगभग पूरा हो गया है।
20. **मांगे राम पार्क, सैक्टर-23, रोहिणी में समाज सदन :** निर्माणाधीन, ड्राइंगें तैयार की गईं और जाँच समिति की बैठक में अनुमोदित की गईं। कार्य-निष्पादन हेतु सभी ड्राइंगें स्थल



चिल्ला खेल परिसर में एरोबिक सेंटर

अभियंताओं को भेज दी गई हैं। स्थल पर कार्य की अनुसार इंजीनियरों के साथ समन्वय कार्य।

21. **नाहरपुर गाँव, सैक्टर-7, रोहिणी में समाज** निर्माणाधीन, ड्राइंगें तैयार की गईं और जाँच-समिति में कराई गई। कार्य-निष्पादन के लिए सभी ड्राइंगें स्थल को भेज दी गई हैं। स्थल पर कार्य की प्रगति अभियंताओं के साथ समन्वय कार्य।
22. **गाँव बादली, सैक्टर-19 रोहिणी में समाज** निर्माणाधीन, ड्राइंगें तैयार की गईं और जाँच समिति में कराई गई। कार्य-निष्पादन हेतु सभी ड्राइंगें स्थल को भेज दी गई हैं। स्थल पर कार्य की प्रगति के अनुसार के साथ समन्वय कार्य।
23. **मोरगढ़, नरेला में समाज सदन :** निर्माणाधीन, ड्राइ की गईं और जाँच-समिति में अनुमोदित की गईं। कार्य हेतु सभी ड्राइंगें स्थल अभियंताओं को भेज दी गई पर कार्य की प्रगति के अनुसार इंजीनियरों के साथ कार्य।
24. **बी-4, पॉकेट-13, नरेला में समाज सदन :** निर्म है, ड्राइंगें तैयार की गईं और जाँच समिति की बैठक में कराई गईं। कार्य-निष्पादन हेतु सभी ड्राइंगें स्थल को भेज दी गई हैं। स्थल पर कार्य की प्रगति के अनुसार के साथ समन्वय कार्य।
25. **सामुदायिक शौचालय नं. 1, पॉकेट बी-4, सैक्टर-13, नरेला :** निर्माणाधीन है, ड्राइंगें तैयार की गईं और जाँच की बैठक में अनुमोदित की गईं। कार्य-निष्पादन हेतु ड्राइंगें स्थल अभियंताओं को भेज दी गई हैं। स्थल पर की प्रगति के अनुसार इंजीनियरों के साथ समन्वय कार्य।
26. **सामुदायिक शौचालय, पॉकेट बी-4 सैक्टर-13,** निर्माणाधीन है, ड्राइंगें तैयार की गईं और जाँच बैठक में अनुमोदित की गईं। कार्य-निष्पादन हेतु स्थल अभियंताओं को भेज दी गई हैं। स्थल पर कार्य के अनुसार अभियंताओं के साथ समन्वय कार्य।
27. **रोहिणी में बीओटी आधार पर शौचालय :** रोहिणी स्थानों पर बीओटी आधार पर शौचालयों के प्लानों समिति द्वारा अनुमोदित किया गया है और आवश्यक हेतु स्थल को भेजा गया। निर्माणाधीन, ड्राइंगें तैयार और जाँच समिति से अनुमोदित कराई गईं। कार्य-निष्पा सभी ड्राइंगें स्थल अभियंताओं को भेजी गई हैं। स्थल पर कार्य की प्रगति के अनुसार इंजीनियरों के साथ समन्वय कार्य।
28. **एरोबिक हॉल एवं शिशु तरण-ताल :** निर्माणाधीन है, डिजाइन तैयार किया गया, सभी कार्यशील ड्राइंगें निष्पादन हेतु स्थल अभियंताओं को भेजी गईं।
29. **मधुबन चौक, रोहिणी में दि.वि.प्रा. कार्यालय भवन :** भवन निर्माणाधीन है, विस्तृत ड्राइंग और समय-समय पर समन्वय कार्य किया गया।
30. **विविध कार्य :** उपर्युक्त परियोजनाओं के अतिरिक्त, समाज सदनों के अनेक संदर्भ/अनुरोध, वीआईपी पत्रों, रैजीडेंट्स वेलफेयर एसोसिएशनों के पत्रों, मार्केट एसोसिएशनों के पत्रों, मिल्क बूथ स्थलों के निर्धारण, विभिन्न व्यावसायिक प्लाटों और राष्ट्रमंडल खेल गाँव हेतु स्थल-कार्यालय के वास्तुकलात्मक नियंत्रणों के संबंध में ड्राइंगों की छानबीन आदि कार्य शामिल हैं।

9.12 भूदृश्यांकन एवं पर्यावरण योजना इकाई

9.12.1 सौभाग्य से भारत की राजधानी, दिल्ली देश के सबसे हरे-भरे महानगरों में से एक है और दि.वि.प्रा., जो भारत में सबसे पहला शहरी विकास प्राधिकरण है, सतत विकास, उन्नयन तथा शहर के हरे-भरे एवं वायुप्रद क्षेत्रों के रख-रखाव पर जोर देता है। दि.वि.प्रा. ने नदी और रिज जैसे प्राकृतिक विशेषताओं वाले स्थलों का भी संरक्षण किया है और क्षेत्रीय पार्कों, जिला पार्कों, हरित पट्टियों तथा समीपवर्ती हरे-भरे क्षेत्रों के रूप में खुले स्वच्छ वायुप्रद स्थानों का विकास किया है, जो इस शहर की बढ़ती हुई जनसंख्या की आवश्यकता की पूर्ति करते हैं। भारत सरकार द्वारा अनुमोदित प्रथम मुख्य योजना में योजनाबद्ध विकास पर जोर दिया गया था। दिल्ली मुख्य योजन–2001 में मनोरंजनात्मक पहलुओं, खुले स्थानों एवं खेलकूद की आवश्यकताओं के विवरण का आकलन शामिल किया गया है। दि.मु.यो.–2021 में पर्यावरण और प्रदूषण के अध्याय पर तकनीकी सूचना भू-दृश्य यूनिट द्वारा प्रदान की गई। निदेशक (भू-दृश्यांकन) इस उप-समूह के सह-अध्यक्ष हैं।

दि.वि.प्रा. न केवल शहर का निर्माण करता है, बल्कि दिल्ली के नागरिकों के लिए गुणवत्ता पूर्ण जीवन भी सुनिश्चित करता है। अपने इस प्रयास में दि.वि.प्रा. हरित पट्टियों के विकास, विशिष्ट पार्कों, शहरी वनों, स्मारकों के आस-पास हरित क्षेत्रों, जैव-विविधता पार्कों

आस्था कुंज

आदि के विकास को बढ़ावा देता रहा है। इन्हें दि.वि.प्रा. में भू-दृश्यांकन यूनिट द्वारा ही डिजाइन किया जाता है।

क) इस परियोजना में मुख्य योजना में निर्धारित किए गए मानकों के अनुसार क्षेत्रीय पार्कों से सम्बन्धित नीति निर्धारण करना और डिजाइन करना सम्मिलित हैं।

ख) दि.वि.प्रा. के क्षेत्राधिकार के अन्तर्गत सभी जिला पार्कों का डिजाइन और समीपवर्ती पार्कों, खेल के मैदानों, शिशु पार्कों तथा आवासीय क्षेत्रों में लघु पार्कों का भी डिजाइन तैयार किया जाता है।

ग) स्वस्थ पर्यावरण बनाने और जीवन स्तर सुधारने के लिए दि.वि.प्रा. के हरित क्षेत्रों में खेल सुविधाओं की व्यवस्था की जाती है।

घ) भू-दृश्यांकन यूनिट में विशेष परियोजनाएँ जैसे–जैव-विविधता पार्क, गोल्फ कोर्स, सेनीटरी लैंडफिल स्थलों (इन्द्रप्रस्थ पार्क) का सुधार, नदी तट विकास, आस्था कुंज और तुगलकाबाद जैसी विरासत परियोजनाएँ भी आरंभ की गई हैं। योजना में जलागम विकास, बरसाती पानी संग्रहण और संरक्षण तथा भू-जल रिचार्जिंग की अवधारणा को भी अपनाया गया है।

9.12.2 वर्ष 2005-2006 के दौरान भू-दृश्यांकन इकाई द्वारा आरंभ की गई परियोजनाएँ :–

I आस्था कुंज

आस्था कुंज की अवधारणा उन लोगों के लिए आध्यात्मिक शांति और प्रकृति से सीधा संपर्क स्थापित करने हेतु एक भू-दृश्यांकन प्रस्ताव

के रूप में की गई है, जो शांति और आध्यात्मिकता की खोज में रहते हैं। यह स्थल 200 एकड़ क्षेत्र में फैला हुआ है, जो नेहरू प्लेस जिला केंद्र से सटा हुआ है और यह बहाई मंदिर, कालकाजी मंदिर एवं इस्कॉन जैसे पूजा स्थलों से घिरा हुआ है। यह पार्क प्राकृतिक पारिस्थितिकी को संरक्षित करने वाले मुद्दों पर प्रकाश डालते हुए आध्यात्मिक संस्कृति को प्रस्तुत करेगा।

शहरी पार्क सुविधाएँ : इनमें प्लाजा, स्वास्थ्यकारी अच्छे भोजन वाले भोजनालय, बैठने के स्थान और झील के किनारे वाली सुविधाएँ 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 सुविधाएँ : इनमें बच्चों के खेल के मैदान, वरिष्ठ नागरिकों के लिए कार्नर, फिटनेस जोन और अन्य संबंधित सुविधाएँ शामिल हैं जिनका विकास कार्य चल रहा है।

उत्सव सभा जोन : धार्मिक स्थानों के बीच में होने के कारण इसमें उत्सव सभा क्षेत्र, प्राकृतिक पथ, ध्यान स्थल, योग कक्षाओं, प्रदर्शनी के लिए क्षेत्र और प्रवचन क्षेत्र शामिल हैं। ये सभी डिजाइन करने के बाद विस्तार के अंतिम चरण में हैं।

सामाजिक-सांस्कृतिक जोन : यह क्षेत्र कार्य-कलापों का केन्द्र है, जिसमें एम्फी थियेटर, जलक्रीड़ा सुविधाएँ एवं सांस्कृतिक आयोजन, प्लाजा की सुविधाएँ हैं जिनके द्वारा सांस्कृतिक भावना को बढ़ावा दिया जा रहा है। इस जोन में जलाशय और पैदल पथों का निर्माण कार्य चल रहा है।

पारिस्थितिकीय क्षेत्र : यहाँ पारिस्थितिकीय क्षेत्र है जो शहरी पार्क

यमुना जैव-वैविध्य पार्क में सीख लेते हुए बच्चे

सुविधाओं और प्राकृतिक उद्यान के बीच समन्वय जोन है। वनस्पति वाटिका है, जिसमें पेड़-पौधों का भंडार है, जिसकी अलग-अलग विशेषताएँ झलकती हैं। इसमें शांत मनोरंजन उद्यान एवं जड़ी-बूटी उद्यान है। इस क्षेत्र में वृक्षारोपन का कार्य पर है।

II यमुना जैव वैविध्य पार्क

दिल्ली में जैव वैविध्य पार्क विकसित करने का आरंभ तत्कालीन माननीय उप राज्यपाल द्वारा प्रतिपादित किया गया दिल्ली विश्वविद्यालय के सहयोग से विकसित किया पहले चरण के रूप में यह 156 एकड़ से अधिक क्षेत्र में (बाहरी रिंग रोड) के समीप अवस्थित है। दूसरे चरण में 300 एकड़ क्षेत्र इसमें शामिल किया जाएगा। जैव-वैविध्य अभियान यमुना नदी बेसिन की जैव विविधता के भंडार के साथ-साथ शहरी समाज को पारिस्थितिकीय, सांस्कृतिक शैक्षिक सुविधाएँ प्रदान करता है।

III अरावली जैव वैविध्य पार्क

अरावली जैव वैविध्य पार्क का कार्य वर्ष 2003 में विश्वविद्यालय के सहयोग से आरंभ किया गया था। यह कुंज और वसंत विहार के बीच 690 एकड़ से अधिक क्षेत्र में है। यह स्थल अरावली पहाड़ी का पर्वत स्कंध है, जिसने प्राकृतिक झटकों का सामना भी किया है, जिसके कारण प्राकृतिक पारिस्थितिकी प्रभावित हुई है। जैव वैविध्य पार्क का अरावली पर्वत प्रणाली की जैव विविधता के भंडार एवं साथ-साथ शहरी समाज को पारिस्थितिकीय, सांस्कृतिक और सुविधाएँ प्रदान करना तथा सांस्कृतिक मूल्यों को सुरक्षित यह पार्क शिक्षा देने, पारिस्थितिकीय संतुलन बनाए रखने और की जीवन आधार प्रणाली को स्वस्थ बनाने में मदद करना।

IV यमुना नदी तट का विकास

इस स्कीम के अन्तर्गत 83 हेक्टेयर क्षेत्र, जो यमुना नदी के किनारों पर समाधि क्षेत्र के पीछे पुराने रेलवे पुल और के बीच स्थित है, को प्रथम चरण के रूप में विकसित रहा है। योजना में एम्फी थियेटर, आगन्तुक प्लाजा, सूचना स्थल, भोजनालय, बच्चों के लिए खेल मैदान, रख-रखाव हरित क्षेत्र, पैदल मार्ग, साइकिल मार्ग आदि, जो सक्रिय एक भाग हैं, जैसे कार्यकलापों सहित सक्रिय एवं शांत मनोरंजन शामिल है। शांत जोन में कई जलाशय और स्थल के बीच में हुए पैदल पथ तथा टेढ़े-मेढ़े साइकिल मार्ग शामिल हैं। शांत क्षेत्र डिजाइन सक्रिय क्षेत्र के कार्यक्रम आयोजन की तुलना में निरभ्र एवं शांत वातावरण तैयार करने के लिए बनाया गया है। सक्रिय क्षेत्र विद्यमान नाले पर जलाशय बनाया गया है।

भरत नगर में जनक वाला बाग

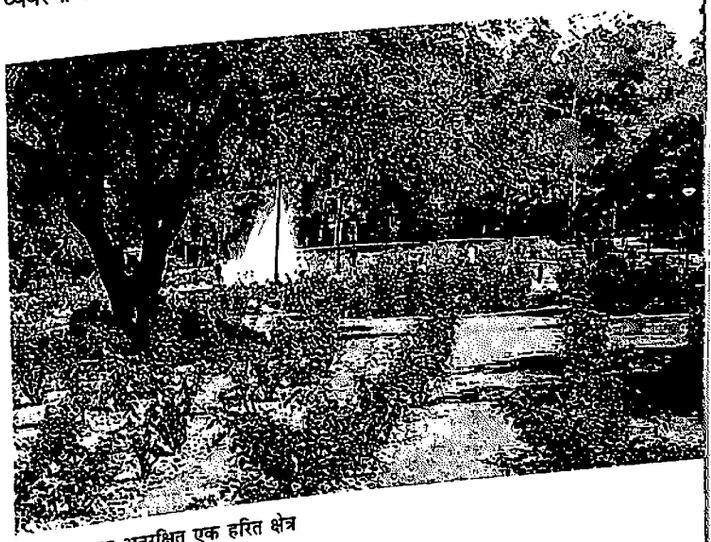
भरत नगर में स्थित विशाल वृक्षों और झाड़ियों वाला एक पुराना लोद्यान है, जो लगभग 3.8 हैक्टेयर क्षेत्र में फैला हुआ है। स्थल का आकार समलम्ब चतुर्भुज जैसा है और उत्तरी एवं दक्षिणी भाग में सड़क से घिरा है तथा इसके अन्य दोनों तरफ निर्मित समाज सदन हैं। यहाँ वाहन द्वारा उत्तरी दिशा से पहुँचने का प्रस्ताव है और पैदल प्लाजा इसके दक्षिणी दिशा में है। 140-150 कारों के लिए पार्किंग-सुविधा पूर्वी बाउन्डरी के साथ-साथ प्रस्तावित है और लगभग .00 हैक्टेयर क्षेत्र में समारोह स्थल निर्धारित किया गया है। शेष क्षेत्र का उपयोग वहाँ के निवासियों द्वारा आराम करने के लिए किया जाएगा, बैठने के लिए स्थान का निर्धारण बड़े-बड़े छायादार वृक्षों के नीचे किया गया है। 2.5 मी. चौड़ाई वाला, म्यूरम का एक परिधीय औपचारिक जौगिंग ट्रैक भी प्रस्तावित है।

VI सैक्टर-19 द्वारका में पैडेस्ट्रियन प्लाजा एवं जिला पार्क फेज-II

यह जिला पार्क सैक्टर-19 द्वारका में स्थित है और 4.135 हैक्टेयर क्षेत्रफल में फैला हुआ है। घास के लॉनों, म्यूरम और ऊपर की ओर चढ़ाई वाले पथरीले मार्गों के साथ-साथ एक समारोह स्थल और शिशु क्रीड़ा क्षेत्र की भी व्यवस्था की गई है। यहाँ फूलों वाले पौधे लगाने का प्रस्ताव किया गया है, इससे द्वारका का वातावरण जगमगा जाएगा। इस जिला पार्क से सटा हुआ 0.28 हैक्टेयर क्षेत्र में मुख्य सड़क पर एक प्लाजा है। कठोर संरचना के अन्तर्गत खाद्य स्थल और बैठने की व्यवस्था करने का प्रस्ताव है।

VII मायापुरी औद्योगिक क्षेत्र फेज-I एवं II के बीच में पार्क

यह खुला हरित क्षेत्र फेज-I एवं II, मायापुरी औद्योगिक क्षेत्र के बीच में स्थित है। यहाँ पर एक तरफ मायापुरी रोड से पहुँचा जा सकता है और इसका पहले से ही उपयोग हो रहा है, जबकि यह समुचित रूप से विकसित भी नहीं है। 22 एकड़ क्षेत्रफल में फैले हुए इस हरित क्षेत्र में लगभग 1.00 हैक्टेयर क्षेत्र में एक समारोह-स्थल है तथा साथ में लगभग 150 कार पार्किंग करने का स्थान है। स्थल पर काफी वृक्ष हैं, जिन्हें डिजाइन में शामिल किया गया है। विद्यमान प्रविष्टि को बनाए रखा गया है जो समारोह स्थल तक पहुँचने के लिए पैदल मार्ग के रूप में उपयोग की जा रही है। सीटवॉल और झाड़ियों की क्यारियों सहित साइड में एक शिशु क्रीड़ा क्षेत्र तैयार किया गया है। 2.5 मी. चौड़ा म्यूरम मार्ग परिधि पर से होकर जाता है जो विभिन्न डिजाइन किए गए स्थानों को जोड़ता है। हरित प्रांगण, टीले, आश्रय और लॉनों के अतिरिक्त वृक्षों के नीचे चबूतरों पर बैठने के इंतजाम किए जाने का प्रस्ताव है। जे.जे. समूह की ओर से विकिट गेट से होकर एक छोटी प्रविष्टि दी गई है। कुछ किओस्कों की भी व्यवस्था की गई है, जिन तक पार्क के अंदर से और बाहर दोनों ओर



दि.वि.प्रा. द्वारा अनुरक्षित एक हरित क्षेत्र

से पहुँचा जा सकता है। इस क्षेत्र का दृश्यात्मक सौंदर्य बढ़ाने के लिए विभिन्न किस्मों के बारहमासी फूलों वाले वृक्ष एवं झाड़ियों का प्रस्ताव किया गया है।

VIII पीतमपुरा में सैनिक विहार और आनन्द विहार के मध्य मुख्य योजना हरित क्षेत्र

यह स्थल लगभग 7.67 हैक्टेयर क्षेत्रफल में आवासी कालोनी के बीच में लंबी पट्टी है। दक्षिणी परिधि पर सैनिक विहार की ओर हरित क्षेत्र से होकर एक नाला बह रहा है जो बदबू से बचने और पार्क की शोभा बढ़ाने के लिए ढक दिया गया है। यह ढका हुआ नाला पैदल पथ के रूप में उपयोग में लाया जा रहा है, पार्क के दक्षिण-पूर्व की ओर योजना मानकों के अनुसार 173 कार पार्किंग की सुविधा सहित एक समारोह स्थल का प्रस्ताव किया गया है। समारोह स्थल से सटा हुआ एक क्रीड़ा-क्षेत्र प्रस्तावित है, जिसमें निम्नलिखित खेल

सुविधाएँ होंगी–क्रिकेट का मैदान, बास्केट बॉल, वॉली बॉल, दो लॉन टेनिस कोर्ट। स्कैटिंग रिंक बच्चों के पहले वाले पार्क से मिला दिया गया है। पर्यावरण को स्वच्छ बनाने और क्षेत्र की जलवायु को सुधारने के लिए अनेक किस्म के वृक्षों का प्रस्ताव किया गया है।

इंद्रप्रस्थ पार्क के भू-दृश्यांकन का दृश्य

IX वसन्त कुंज, सैक्टर-बी में पार्क की भू-दृश्यांकन योजना

यह स्थल पूर्वी और पश्चिमी दिशा में डी.डी.ए. फ्लैटों से, उत्तरी दिशा में जवाहरलाल नेहरू विश्वविद्यालय और दक्षिण की ओर नेल्सन मंडेला रोड से घिरा हुआ है। इस स्थल को समारोह स्थल, क्रीड़ा-क्षेत्र और सजावटी पार्क के रूप में विकसित किया गया है। ऐंट्रेंस प्लाजा और 152 कार पार्किंग स्थल का प्रावधान किया गया है। उत्तरी-पश्चिमी कोने पर वहाँ के निवासियों द्वारा यथा वांछित वॉली बॉल, बास्केट बॉल, दो क्रिकेट पिच जैसी सुविधाओं सहित बच्चों के खेलने के मैदान का प्रस्ताव किया गया है। दबे हुए क्षेत्र में स्केटिंग रिंक और उपकरणों सहित बच्चों के खेलने के मैदान की व्यवस्था की गई है। पार्क के मध्य भाग को हरे-भरे वृक्षों और झाड़ियों वाले एक सजावटी क्षेत्र के रूप में रखा गया है।

X आजादपुर, दिल्ली में अयोध्या कपड़ा मिल्स से लिए गए हरित क्षेत्र का भू-दृश्यांकन विकास

प्रदूषक उद्योगों द्वारा वापस किए गए इस क्षेत्र को 'हरित क्षेत्र' के रूप में तैयार किया गया है। यह स्थल आजादपुर में स्थित है और लाल बाग तथा शादी नगर क्षेत्र से घिरा हुआ है। इस स्थल तक पहुँचने के लिए जी.टी. रोड से और समीपस्थ क्षेत्रों के अंदर से अन्य सड़कों से पहुँच मार्ग हैं। घिरे हुए स्थानों का रूप देने के लिए साथ-साथ 2.5 मी. चौड़े म्यूरम पैदल मार्ग की व्यवस्था विकसित किया गया है। मध्य भाग में बच्चों के खेलने की व्यवस्था की गई है और प्रवेश द्वार के निकट एक कॉर्नर व पार्किंग की व्यवस्था भी है। ग्रैंट ट्रक रोड से एक पहुँच मार्ग आस-पास के यातायात से बचने के लिए बफर करके परिधीय वृक्षारोपण किया गया है।

XI सतपुला झील परिसर

15 हैक्टेयर क्षेत्रफल में फैला सतपुला झील परिसर इस किया गया है ताकि हर तरह की मनोरंजनात्मक सुविधाओं किया जा सके। इस स्थल पर तीन तरफ से पहुँचा सतपुला स्मारक के स्वाभाविक स्वरूप को बनाए रखते प्रवेश प्लाजा का प्रस्ताव किया गया है। प्रेस एनक्लेव रोड पार्किंग क्षेत्र प्रस्तावित किया गया है। झील को भरने का शोधित जल उपयोग में लाया जाएगा। झील के निकट एक खाद्य स्थल (फूड कोर्ट्स), बैठने की व्यवस्था और भू-दृश्यांकनों जैसी विभिन्न सुविधाओं से सतपुला स्मारक का सौंदर्य और भी बढ़ जाता है। जल शोधन प्रणाली, डिजाइन विकास के साथ जोड़ दिया गया है। ऐतिहासिक को समुचित महत्व दिया गया है। स्थल से होकर जाने वाले अशोधित जल को भूमिगत सीवर पाइप द्वारा निकालकर स्वाभाविक दिशा मार्ग से मिलाने का प्रस्ताव है। सम्पूर्ण अनौपचारिक पैदल पथों एवं पुलों से जोड़ दिया गया है। विशाल वृक्षों, पुष्प-वृक्षों और झाड़ियों से परिसर का रंग रूप ही पुनर्

XII शिवाजी मार्ग पर एसआईईएल/एसबीएम द्वारा गई भूमि का भू-दृश्य विकास

प्रदूषणकारी उद्योगों जैसे–एसआईईएल (18.85 हैक्टेयर) एवं (30.28 हैक्टेयर) द्वारा वापस की गई भूमि को अब 'हरित रूप में तैयार किए जाने का प्रस्ताव है। भू-दृश्य प्रस्ताव में उद्यान, गुलाब एवं सुगंधित उद्यान, फल उद्यान और शिशु शामिल हैं। शिवाजी मार्ग की तरफ पर्याप्त पार्किंग की व्यवस्था गई है। किसी विद्यमान पक्की संरचना को आश्रय प्लेटफार्म मार्गों के रूप में पुनः उपयोग में लाने के लिए उचित ध्यान है। मेट्रो को अस्थाई आधार पर सौंपे जाने वाला क्षेत्र प्रस्तावित क्षेत्र' के एक विस्तार के रूप में उपयोग किया जा सकता पर भी संभव है, विद्यमान सम्पर्क-मार्गों को जारी रखा गया

वहार्य होगा तो जल की उपलब्धता और भौतिक स्थायित्व के धार पर विद्यमान तालाबों को नाव चलाने हेतु प्रयोग किया जा सकता सुविधाजनक स्थानों पर घुमावदार आश्रय और विश्राम स्थलों की वस्था की गई है। स्थल पर पड़े हुए मलबे को हरित क्षेत्रों के अन्दर ले बनाने के लिए उपयोग में लाया जा सकता है।

XIII अक्षरधाम मंदिर के निकट गोल्फ कोर्स

स्ताव पर कार्रवाई की गई है और इसे अनुमोदनार्थ जाँच-समिति के मक्ष प्रस्तुत किया गया है।

XIV नगर पार्कों का विकास

दिल्ली में स्थानीय निकायों द्वारा हरे-भरे क्षेत्रों की माँग बढ़ती ा रही है और भागीदारी एवं रुचि के अनुसार जनता द्वारा इनकी काफी ँग की गई है। कुछ पार्कों, खेल-मैदानों, तैयार किए गए और विकासाधीन खेल-परिसरों का विवरण नीचे दिया गया है–

गीता कॉलोनी पुलिस स्टेशन (रामलीला मैदान) के पीछे हरित क्षेत्र।

खिचड़ीपुर गाँव में खेल का मैदान।

नेहरू प्लेस में होटल पार्क के सामने हरित क्षेत्र।

मार्बल मार्केट रोड/भारत वंदना सैक्टर-20 ।

अशोक विहार फेज-3 में पार्क (खिम्मन सिंह पार्क)।

धौली प्याऊ, जनकपुरी के साथ 'ए' ब्लाक में हरित पट्टी।

अशोक विहार फेज-2, बड़ा कुआँ, ब्लॉक 'ए' के निकट हरित क्षेत्र।

XV वर्ष 2005-06 में उन्नयन हेतु तैयार की गई कुछ भू-दृश्यांकन योजनाएँ

शालीमार बाग में समीपस्थ पार्क

जहाँगीरपुरी में मेट्रो अपार्टमेंट के सामने हरित क्षेत्र।

कोंडली घरौली, मयूर विहार फेज-3 में स्मृति वन से होकर पैदल चलने वालों और साइकिल से आने-जाने वालों के लिए मार्ग की व्यवस्था।

महरौली-गुड़गाँव रोड पर हरित क्षेत्र।

गाँव नाहरपुर, सैक्टर-7, रोहिणी में पार्क।

नजफगढ़, ओवर हैड टैंक से सटा हुआ पार्क।

शेख सराय फेज-1 में निकटस्थ पार्क में बच्चों के खेलने का मैदान।

- पीतमपुरा में सैनिक विहार और शक्ति विहार के मध्य योजना क्षेत्र का संशोधन।
- इन्द्रप्रस्थ पार्क में अतिरिक्त पार्किंग।
- साकेत खेल परिसर में समुचित प्रवेश द्वार, निकास का विकास।
- कान्ति नगर जिला पार्क में 20 फुट चौड़ा अतिरिक्त रास्ता।
- पंचशील पार्क में पार्क।
- भलस्वा में श्मशान भूमि हेतु वैकल्पिक स्थल का निर्धारण।

XVI बी.ओ.टी जन-सुविधाओं का प्रस्ताव

प्रमुख सड़कों के साथ-साथ पार्क के प्रवेश द्वार के निकट मनोरंजनात्मक क्षेत्र/हरित क्षेत्र में बी.ओ.टी. जन-सुविधाओं की व्यवस्था की गई है। दिल्ली के विभिन्न जोनों में निर्धारित किए गए स्थलों की सूची निम्नानुसार है–

उत्तरी जोन

- जिला पार्क, शालीमार बाग (राम बाग)।
- जिला पार्क, हर्ष विहार।
- ए.ई. ब्लॉक, शालीमार बाग में पार्क।
- जिला पार्क, गुलाबी बाग।
- अशोक विहार में अशोक गार्डन।
- पीतमपुरा जिला पार्क

दक्षिणी-पूर्वी जोन

- तुगलकाबाद मनोरंजनात्मक परिसर।
- जिला पार्क, पंचशील।
- जिला पार्क, सरिता विहार।
- मिलेनियम पार्क–4
- लाला लाजपत राय पार्क, विनोबापुरी
- लेडी श्रीराम कॉलेज के सामने पार्क
- बाहरी रिंग रोड के साथ-साथ (पेट्रोल पंप के निकट) पंचशील पार्क
- आस्था कुंज–8
- जिला पार्क, सीरी फोर्ट

दक्षिणी-पश्चिमी जोन–

- जिला पार्क, जनकपुरी (संगीतमय फव्वारा)
- सैल्वेज पार्क
- सत्य पार्क, नारायणा
- प्रियदर्शिनी पार्क, मायापुरी

- पश्चिम विहार, बी-ब्लॉक
- हौजखास जिला पार्क
- जिला पार्क, पश्चिम विहार, जी-17
- मायापुरी, 22 एकड़/रिवाड़ी लाइन

पूर्वी जोन

- मयूर विहार में संजय झील
- कोंडली घरौली में स्मृति वन
- मंडावली-फाजलपुर में जिला पार्क

रोहिणी

- जयपुर गोल्डन हॉस्पिटल, रिंग रोड के निकट हरित पट्टी
- मधुबन चौक/ओ-ब्लॉक, प्रशांत विहार, रिंग रोड के निकट हरित पट्टी
- स्वर्ण जयंती पार्क, रोहिणी-4
- जिला पार्क, रोहिणी सैक्टर-14

श्री वी.एल. जोशी, उपराज्यपाल, दिल्ली पुष्प-प्रदर्शनी में पुष्प विन्यास की प्रशंसा करते हुए

- जिला पार्क, अवंतिका, सैक्टर-1

द्वारका

- हरित क्षेत्र, सैक्टर-6

वसंत कुंज

- वसंत वाटिका, वसंत कुंज

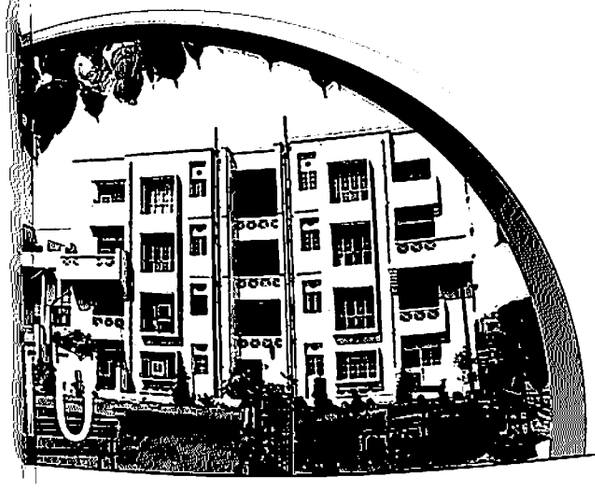
XVII अन्य कार्यकलाप

दि.वि.प्रा. द्वारा पुष्प-प्रदर्शनी/उद्यान-समारोह आयोजित किया
पूरी दिल्ली से भागीदारों ने और प्राइवेट नर्सरियों ने
पुष्प-प्रदर्शनी हौजखास जिला पार्क में मार्च में आयोजित
भू-दृश्यांकन यूनिट पुष्प-प्रदर्शनी आयोजित करने और
में विभिन्न प्रविष्टियों के बारे में निर्णय लेने में एक
निभाता है।

भू-दृश्यांकन यूनिट द्वारा विवरणिका कार्यक्रम और निमंत्रण
तैयार किए जाते हैं। यमुना नदी तलहटी विकास, भलस्वा
परिसर हेतु पावर प्वाइंट प्रस्तुतिकरण तैयार किए गए
समारोह हेतु स्मृति वन, वसंत कुंज एवं स्मृति वन, कोंडली
विवरणिकाएँ और हैंडआउट तैयार किए गए हैं।

दि.वि.प्रा. द्वारा प्रत्येक तिमाही में 'दिल्ली बायोडाइवर्सिटी
पर एक न्यूज लेटर भी प्रकाशित किया जाता है, जि
दृश्यांकन यूनिट से मुख्य सम्पादक प्रो. सी.आर. बाबू और
(एलएस) को उसकी सम्पादकीय टीम में सहायक
प्रदान की गई है।

निदेशक (भू-दृश्यांकन) एक विशेषज्ञ सदस्य के रूप में
समितियों एवं समूहों जैसे-राष्ट्रमंडल खेल, दि.मु.यो.-20
उन्नयन और पर्यावरण, भू-दृश्य एवं संरक्षण आदि को
में सहयोग देते हैं।



आवास

10.1 दिल्ली विकास प्राधिकरण ने आवास संबंधी कार्यकलापों का शुभारम्भ सन् 1967-68 में किया और समय-समय पर फ्लैटों की विभिन्न श्रेणियों के लिए स्कीमों की घोषणा की। पहली पंजीकरण स्कीम सन् 1969 में शुरू की गई थी। उसके बाद आज तक 40 और स्कीमें शुरू की गई। अभी तक शुरू की गई कुल 41 स्कीमों में से केवल 5 स्कीमें अभी चल रही हैं। अभी तक दि.वि.प्रा. ने 31.3.2006 तक विभिन्न योजनाओं के अन्तर्गत 3,63,530 फ्लैटों का आबंटन किया है जिनका विवरण निम्नानुसार है-

स्कीम का नाम	किए गए कुल आबंटन
सामान्य आवास स्कीम	65,590
न्यू पैटर्न रजिस्ट्रेशन स्कीम-79	1,67,310
स्व वित्त योजना/विजयी वीर आवास योजना	53,938
अम्बेडकर आवास योजना-1989	17,465
विस्तारणीय आवास योजना-1995-96/	22,352
एन.एच.एस./श्रमिक आवास योजना आदि	
जनता आवास पंजीकरण योजना-96/	20,299
पंजाब एण्ड कश्मीर प्रवासी/मोतिया खान	
सेवा-निवृत्त सरकारी कर्मचारी/जम्मू एण्ड	1,015
कश्मीर प्रवासी (आर.पी.एस.)	
विविध	440
उच्च आय वर्ग (एच.आई.जी.)	3,337
सरकारी संगठन	4,670
जसोला जनता टेनामेंट्स 2003	2,252
टी.बी.आर.एच.एस. (एम.आई.जी.)2004	2,356
उत्सव आवास योजना-2004 (एच.आई.जी.-	2,506
1287 + एम.आई.जी. 862+ई.एच.एस. 357	
कुल	**3,63,530**

10.2आवासीय योजनाओं की नवीनतम स्थिति इस प्रकार है-

10.2.1. न्यू पैटर्न रजिस्ट्रेशन स्कीम-1979

म.आ.व., नि.आ.व. और जनता श्रेणी के फ्लैटों के आबंटन हेतु वर्ष 1979 में एन.पी.आर.एस.-1979 स्कीम आरम्भ की गई थी। यह स्कीम अखिल भारतीय स्तर की थी। इस स्कीम के अन्तर्गत आबंटित किए गए फ्लैटों का विवरण निम्नानुसार है-

श्रेणी	पंजीकृत व्यक्तियों की संख्या	आवंटित फ्लैटों की संख्या	बकाया संख्या
म.आ.व.	47,521	46,278	शून्य
नि.आ.व.	67,502	66,744	1,043
जनता	56,249	54,288	शून्य
कुल	1,71,272	1,67,310	1,043

*पंजीकरण एवं आबंटन बैकलॉग में अंतर रद्दकरण / फ्लैट वापस करने या योजनाओं में परिवर्तन कराने के कारण है

10.2.2 अम्बेडकर आवास योजना-1989

यह स्कीम एन.पी.आर.एस.-79 के अनुसूचित जाति/अनुसूचित जनजाति के 25% पंजीकरण की कमी को पूरा करने के लिए वर्ष 1989 में आरंभ की गई थी। इस स्कीम के अन्तर्गत म.आ.व./नि.आ.व. एवं जनता फ्लैटों के आबंटन हेतु 20,000 व्यक्ति पंजीकृत किए गए थे।आबंटन का श्रेणीवार विवरण निम्नानुसार है-

श्रेणी	पंजीकृत व्यक्तियों की संख्या	आवंटित फ्लैटों की संख्या	बकाया
म.आ.व.	7,000	5,902	शून्य
नि.आ.व.	10,000	8,575	449
जनता	3,000	2,988	शून्य
कुल	20,000	17,465	449

इस स्कीम में निम्नलिखित आरक्षण किए गए

1. 1% शारीरिक रूप से विकलांग लोगों के लिए

2. 1% भूतपूर्व सैनिकों के लिए
3. 1% युद्ध में मारे गए वीरों की विधवाओं के लिए

10.2.3. जनता आवास पंजीकरण योजना 1996

यह स्कीम चरणबद्ध तरीके से जनता फ्लैटों के आबंटन हेतु समाज के कमजोर वर्ग के 20000 लोगों को पंजीकृत करने के लिए वर्ष 1996 में आरंभ की गई थी। इस स्कीम के अन्तर्गत निम्नलिखित आरक्षण किए गए–

1. 25% अनुसूचित जाति/अनुसूचित जनजाति हेतु
2. 1% भूतपूर्व सैनिकों के लिए
3. 1% शारीरिक रूप से विकलांग लोगों के लिए
4. 1% शहीदों की विधवाओं के लिए
5. 2% बच्चों वाली शहीदों की विधवाओं के लिए

आबंटन की नवीनतम स्थिति निम्न प्रकार है–

पंजीकृत व्यक्ति	आवंटन किया गया	बकाया संख्या
20,000	18,080	976

10.2.4 विजयी वीर आवास योजना–1999

विजयी वीर आवास योजना वर्ष 1999 में आरंभ की गई थी और यह स्कीम शुरू में 'ऑपरेशन विजय' में शहीद हुए अथवा स्थाई रूप से विकलांग हो गए सैनिकों की विधवाओं/निकटतम संबंधियों/आश्रितों के लिए 10.09.1999 से 30.06.2000 तक खोली गई थी। तथापि, यह स्कीम 30 सितंबर, 2003 तक बढ़ा दी गई थी और यह मई 1999 के बाद हुए ऑपरेशन में सैनिकों की विधवाओं/निकट संबंधियों/आश्रितों के लिए भी बढ़ा दी गई थी।

इस स्कीम के अन्तर्गत 414 फ्लैटों का निर्माण किया गया था जिनमें से 312 फ्लैट दो शयन कक्ष वाले (टाइप–ए) और 102 फ्लैट तीन शयनकक्ष वाले (टाइप–बी) थे। इस समय 431 आवेदकों ने आवेदन भेजे हैं। 431 आवेदकों में से 17 आवेदकों ने अपने आवेदन पत्र वापस ले लिए। शेष 414 में से 308 को टाइप–ए (2 शयन कक्ष वाले फ्लैट) और 102 को टाइप–बी (3 शयन कक्ष वाले फ्लैट) आबंटित किए गए थे, 4 ने अभी तक वांछित 90% राशि जमा नहीं की, अत: उन्हें फ्लैट आबंटित नहीं किए गए।

10.2.5 पंजाब के प्रवासियों के पुनर्वास हेतु आवास योजना

पंजाब के 3661 प्रवासी, जो निम्नलिखित कैंपों में ठहरे हुए थे, के पुनर्वास हेतु आवास स्कीम दिनांक 8 मार्च 2000 को आरंभ की गई थी–

क्र. सं.	कैम्प स्थल	परिवारों की संख्या	स्थान
1.	पीरागढ़ी कैम्प	2560	दि.वि.प्रा.
2.	मंगोलपुरी कैम्प	226	डी.एम.सी.
3.	गोविन्दपुरी कैम्प	347	डी.एम.सी.
4.	जहाँगीरपुरी कैम्प	385*	दि.वि.प्रा.
5.	ज्वालापुरी कैम्प	42	स्लम वि.
6.	पालिका होस्टल कैम्प	36	एन.डी.एम.सी.
7.	यूथ होस्टल, मोरी गेट	65	दिल्ली
	कुल	3661	

*इन प्रवासियों के लिए दि.वि.प्रा. द्वारा फ्लैट आबंटित नहीं किए क्योंकि दिल्ली नगर निगम के स्लम विंग ने इन्हें फ्लैट आबंटित निर्णय लिया है।

आबंटन के बारे में दिनांक 31.3.2006 तक नवीनतम प्रकार है–

कुल प्रवासी
घटाएँ–जहाँगीर पुरी में रहने वाले प्रवासी
आबंटन हेतु आवेदन किया
किए गए आबंटन

दिनांक 31.3.2006 तक 2959 में से लगभग 2710 कर दिए गए हैं (नरेला, द्वारका और रोहिणी बिंदापुर में किए गए)

10.2.6 कश्मीर प्रवासियों के पुनर्वास हेतु आवास

कुल 14 शरणार्थी कैम्प हैं, जिनमें इस समय 237 ठहरे हुए हैं। विवरण निम्न प्रकार है–

क्र. सं.	कैम्प स्थल	परिवारों की संख्या	कैम्प स्थान
1.	हौजरानी	16	एन.डी.एम.सी.
2.	बापू धाम	24	दि.वि.प्रा.
3.	न्यू मोती नगर	23	एन.डी.एम.सी.
4.	पालिका धाम	13	स्लम वि.
5.	बलजीत नगर	49	स्लम वि.
6.	मंगोल पुरी–डी ब्लॉक	34	दि.वि.प्रा.
7.	मंगोल पुरी–एम ब्लॉक	16	स्लम वि.
8.	सुलतान पुरी–पी–2	09	दि.वि.प्रा.
9.	बेगमपुरा	06	स्लम वि.
10.	साउथ एक्स. पार्ट–2	05	दि.वि.प्रा.
11.	कृष्णा पार्क	10	दि.वि.प्रा.
12.	कैलाश कॉलोनी	02	दि.वि.प्रा.
13.	अली गंज	12	स्लम वि.
14.	नन्द नगरी	18	स्लम वि.
	कुल प्रवासी	237	
	आवंटन के लिए आवेदन किया	228	
	आवंटन किया गया	228	

कश्मीरी विस्थापितों के पुनर्वास के लिए द्वारका और रोहिणी में फ्लैट दिए गए।

10.2.7 सेवा–निवृत्त होने वाले सरकारी कर्मचारियों के लिए आवास योजना

नांक 02.07.2001 को सरकारी कर्मचारियों के लिए आवास योजना आरंभ की गई थी। कुल 2074 आवेदन–पत्र प्राप्त हुए। आबंटन का विवरण निम्नानुसार है–

क्र. सं.	श्रेणी	आवेदन प्राप्त हुए	आबंटन किया गया
1.	म.आ.व.	1,464	410
2.	नि.आ.व.	550	546
3.	जनता	60	59
4.	कुल	2,074	1,015

टिप्पणी : असफल पंजीकृत व्यक्तियों को जमा राशि के रूप में कोई किराया राशि नहीं लौटानी 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 झुग्गिवासियों को रोहिणी, सैक्टर–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 30.06.2002 तक जारी रही। 1288 पात्र झुग्गी परिवारों को रोहिणी में फ्लैट आवंटित किए गए हैं। अब योजना बंद हो चुकी है।

10.2.9 उच्च आय वर्ग आवास योजना द्वारका–2003

416 पंजीकृत व्यक्तियों को आवंटन किए गए और योजना बंद कर दी गई है।

10.2.10 जसोला जनता आवास योजना–2003

2215 पंजीकृत व्यक्तियों को आवंटन किए गए और योजना बंद कर दी गई।

10.2.11 नरेला आवास योजना–2004 (30% छूट सहित)

योजना 15.04.2004 तक खुली थी। इस स्कीम में 2124 फ्लैट आबंटित किए गए। अब यह स्कीम बंद कर दी गई है।

10.2.12 दो शयन कक्ष 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 किए गए लाटरी के ड्रा के माध्यम से 2356 फ्लैट आबंटित किए गए। अब यह स्कीम बंद कर दी गई है।

10.2.13 उत्सव आवास योजना–2004

यह स्कीम 2500 तैयार निर्मित फ्लैटों के लिए 20.10.2004 से 24.11.2004 तक शुरू की गई थी। दिनांक 28.1.2005 को आयोजित किए गए ड्रा में 2506 फ्लैट (एच.आई.जी. 1287 + एम.आई.जी. 862 + ई.एच.एस. 357) आबंटित किए गए। अब यह स्कीम बंद कर दी गई है।

10.3.14 फ्लैट का परिवर्तन

प्राप्त हुए आवेदन पत्रों की संख्या	निपटाए गए आवेदन पत्रों की संख्या	बंद किए	लंबित आवेदन-पत्रों की संख्या
		स्मरण पत्र जारी किए जाने के बाद भी बकाया देयदाएँ एवं अपेक्षित दस्तावेजों को प्रस्तुत न करने के कारण बंद।	
57917	55886	199	1832

10.4 योजना वार बकाया

क्र.सं.	योजना	कुल बकाया
1.	एन.पी.आर.एस.-79	1,043
2.	अंबेडकर आवास योजना-89	449
3.	जेएचआरएस-96	976
	कुल	2,468

10.5 म.आ. वर्ग, नि.आ. वर्ग और जनता फ्लैटों के पंजीकृत व्यक्तियों की प्रतीक्षा सूची समाप्त करने हेतु कार्य योजना

एनपीआरएस–1979 के अन्तर्गत म.आ. वर्ग के लिए पंजीकृत व्यक्तियों की मुख्य सूची पूरी की जा चुकी है। जनता/नि.आ.वर्ग से म.आ. वर्ग में परिवर्तन के मामलों और उसके अन्तिम भाग की प्राथमिकता पहले ही समाप्त हो चुकी है।

10.6 आवास लेखा विंग

10.6.1 आवास लेखा विभाग फ्लैटों के आबंटन से संबंधित मुख्यत: निम्नलिखित कार्यकलापों से जुड़ा हुआ है–

i) वित्तीय सहमति के लिए बी.जी.डी.ए. के आरंभिक अनुमान की जाँच।

ii) फ्लैटों एवं स्थानीय बाजारों/सुविधा बाजारों में दुकानों की लागत निर्धारण।

iii) फ्लैटों की प्राप्ति और भुगतान तथा उनकी वसूली के खातों का रख-रखाव।

iv) निर्मित दुकानों के संबंध में खातों का रख-रखाव।

v) आवास विभाग में तैनात कर्मचारियों के संस्थापना मामले।

10.6.2 वर्ष 2005-06 के दौरान मुख्य कार्यकलाप/उपलब्धियाँ

1. आरंभिक अनुमानों की जाँच

क. 2 (दो) आवास योजनाओं के आरंभिक अनुमान को वित्तीय सहमति प्रदान की गई। इसमें 770 फ्लैट शामिल हैं।

ख. एक योजना के संबंध में 6 दुकानों और 4 कियोस्क के आरंभिक अनुमान को वित्तीय सहमति प्रदान की गई।

2. फ्लैटों की लागत का निर्धारण

क. 17 नई योजनाओं की लागत के निर्धारण को अन्तिम रूप दिया गया, जिसमें 12483 फ्लैट शामिल हैं।

ख. 5 नई योजनाओं में शामिल 114 फ्लैटों की लागत के निर्धारण को अंतिम रूप दिया गया।

10.6.3 अन्य उपलब्धियाँ

क. विभिन्न श्रेणियों के अन्तर्गत फ्लैटों की लागत निकालने के लिए ली जाने वाली कुर्सी क्षेत्रफल दरों के अनुमोदन हेतु प्राधिकरण का संकल्प सं. 78/2005 दिनांक 19.10.2005 और 21/2006 दिनांक 24.3.2006 पारित करवाया गया। इसकी प्रभावी तिथियाँ 01.1[illegible] 01.04.2006 हैं।

ख. माननीय उप-राज्यपाल, दिल्ली के अनुमोदन योजना-2001 को 31.03.2006 तक [illegible]

10.6.4 कंप्यूटरीकरण

निम्नलिखित सॉफ्टवेयर विकसित करने के लिए गए हैं-

1. फ्लैटों का लागत निर्धारण
2. सामान्य आवास शाखा का कम्प्यूटरीकरण
3. पे रोल लेखा
4. आवास प्राप्तियों का ऑनलाइन सत्यापन
5. पीआरएस 2001 प्राप्तियों का ऑनलाइन सत्यापन

10.6.5 वसूली में तेजी लाने के लिए किए गए [illegible]

इसके अन्तर्गत मासिक किश्तों के बकाया की वसूली आवंटितियों से जुर्माना वसूल करने को प्रभावी बनाने के वर्ष 2005-06 के दौरान वसूली के उद्देश्य से पाँच सदस्य ग्रेड-II/वरिष्ठ लेखाधिकारी, आवास लेखा विंग में गठित वसूली में तेजी लाने के लिए वित्त सलाहकार (आवास) के एक लेखाधिकारी की प्रमुखता वाले एक विशेष वसूली गठन किया गया है। रद्दकरण की कार्रवाई आरंभ करने लगभग 4750 मामले प्रबंध विंग को भेजे गए हैं।

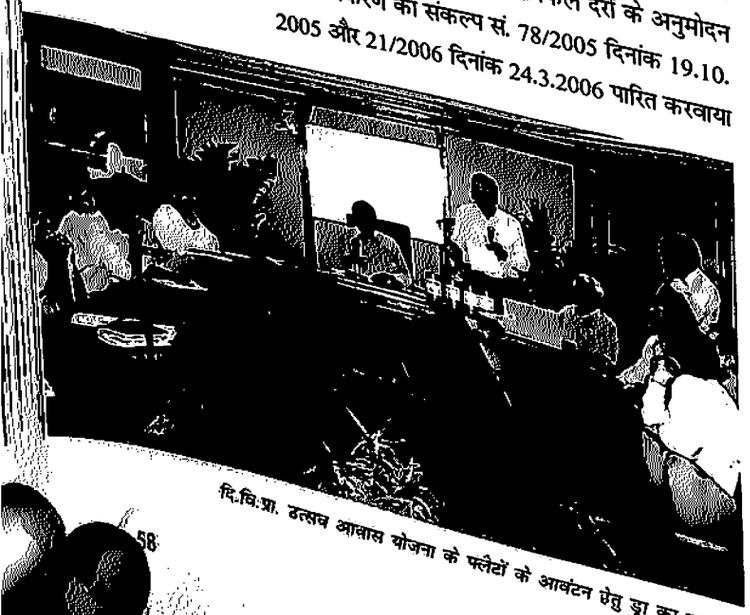
10.6.6 आवास लेखा विंग के 01.04.05 से 31.03.06 के दौरान कुछ अन्य कार्य

क. लीज होल्ड से फ्री होल्ड के 12617 मामलों लिए गए।

ख. कब्जा पत्र जारी करने के लिए प्रबन्ध विंग को [illegible] में 'अनापत्ति प्रमाण-पत्र' जारी किए गए।

ग. जहाँ पंजीकृत व्यक्ति आवंटन के इच्छुक नहीं [illegible] मामलों में धन वापसी की गई।

घ. पीआरएस 2001 के अन्तर्गत 3103 आवेदन [illegible] हुए, इनमें से 2991 मामले निपटाए गए और [illegible] इस योजना के अन्तर्गत 23.16 करोड़ रु. वसूल [illegible] कुल 13,327 आवेदन पत्र प्राप्त हुए थे और [illegible] निपटाए गए। वसूल की गई कुल राशि 69.45 [illegible] निकलती है।



दि.वि.प्रा. उत्तम आवास योजना के फ्लैटों के आवंटन हेतु ड्रा का एक दृश्य

भूमि प्रबन्ध एवं निपटान विभाग

11.1 भूमि प्रबन्ध विभाग

11.1.1 दिल्ली विकास प्राधिकरण के क्षेत्राधिकार के अन्तर्गत विभिन्न [illegible]णियों की भूमि का व्यापक क्षेत्र आता है। पूर्व विकास सुधार न्यास [illegible] दिल्ली विकास प्राधिकरण को प्राप्त नजूल-I भूमि की देख-रेख [illegible]रने के अतिरिक्त यह 1957 के बाद दि.वि.प्रा. द्वारा अधिग्रहित [illegible]जूल-II भूमि का प्रबंध और देखभाल भी करता है। दिल्ली विकास [illegible]धिकरण के पास कुछ ऐसी भूमि भी है, जो एक पैकेज डील के [illegible]न्तर्गत पूर्व पुनर्वास मंत्रालय से ली गई थी। इसके अलावा भूमि एवं [illegible]विकास कार्यालय, शहरी कार्य मंत्रालय की भी कुछ भूमि देखभाल [illegible]एवं रख-रखाव के उद्देश्य के लिए दिल्ली विकास प्राधिकरण के [illegible]ास है। इस भूमि का उपयोग एवं आबंटन भूमि एवं विकास कार्यालय [illegible]द्वारा किया जाता है।

11.1.2 भूमि प्रबन्ध विभाग के मुख्य कार्य निम्नलिखित हैं-

i) भूमि अधिग्रहण।

ii) भूमि प्रबन्ध।

iii) भूमि उपयोगकर्ता विभागों को सौंपे जाने से पूर्व भूमि की सुरक्षा करना।

iv) भूमि उपयोगकर्ता विभागों की सहायता करना।

v) भूमि उपयोग मामलों में विभिन्न विभागों और बाहरी एजेंसियों को सहयोग देना।

vi) अतिक्रमण हटाने के लिए अतिक्रमण हटाओ कार्यक्रम की योजना और निष्पादन।

vii) विकास क्षेत्र में अनधिकृत निर्माण के विरुद्ध कार्रवाई करना।

viii) मुख्य योजना प्रावधानों के अन्तर्गत दुरुपयोग के विरुद्ध कार्रवाई करना।

11.1.3 इस विभाग की एक शाखा नजूल भूमि-I - जो पूर्ववर्ती दिल्ली सुधार न्यास से दि.वि.प्रा. को प्राप्त हुई भूमि है और नजूल-II भूमि जो दिल्ली में बड़े पैमाने पर भूमि के अधिग्रहण, विकास और निपटान की नीति के अन्तर्गत अधिग्रहीत की गई थी, का कार्य देखती है। 1.4.2004 से 31.3.2005 की अवधि के दौरान एल.ए.सी. द्वारा दि.वि.प्रा. को 1765.60 एकड़ भूमि सौंपी गई।

11.1.4 भूमि प्रबन्ध विभाग के कार्यों में से एक अति महत्वपूर्ण कार्य दि.वि.प्रा. की भूमि की अतिक्रमण से सुरक्षा करना है। दि.वि.प्रा. ने भूमि सुरक्षा के लिए एक क्षेत्रीय कार्य प्रणाली बनाई है। इसमें पूर्वी, पश्चिमी, उत्तरी, दक्षिणी-पूर्वी, दक्षिणी-पश्चिमी और रोहिणी ये छह क्षेत्र हैं।

11.1.5 प्रत्येक क्षेत्र का प्रमुख उपनिदेशक स्तर का एक वरिष्ठ अधिकारी होता है। इनकी सहायता सचिवीय एवं फील्ड स्टाफ करता है। सुरक्षा गार्डों द्वारा दि.वि.प्रा. की भूमि पर नियमित रूप से नजर रखी जाती है, जो विशिष्ट गश्त क्षेत्रों पर लगाए जाते हैं। अतिक्रमण को रोकने के लिए नियमित रूप से अतिक्रमण हटाने के लिए अभियानों की योजना बनाई जाती है और पुलिस की सहायता से पूरी की जाती है।

11.1.6 अप्रैल 2005 से 31.3.2006 तक दि.वि.प्रा. ने 344 अतिक्रमण हटाओ अभिचान चलाए और लगभग 158.9 एकड़ भूमि अतिक्रमणकर्ताओं से मुक्त कराई। इस प्रक्रिया में 4495 कच्चे-पक्के और आधे पक्के ढाँचे हटाए गए। भूमि प्रबन्ध विभाग ने इस वर्ष के दौरान निर्माण गिराने के कुछ बड़े अभियान दि.वि.प्रा. की भूमि वापस पाने के लिए चलाए। निर्माण गिराने के ऐसे कुछ बड़े कार्यक्रम सरिता विहार, यमुना पुश्ता, गीता कालोनी, गाँव शाहपुर गढ़ी (नरेला) होलम्बी कलाँ, सरस्वती विहार, पीरागढ़ी कैंप (पश्चिम विहार), नसीरपुर गाँव, गाँव पीतमपुरा, पूठकलाँ, लाजपत नगर, लाडो सराय, रोहिणी सैक्टर-3, बाल्मीकि कैंप-2 (कटवारिया सराय), गाँव मालवीय

नगर, महरौली, हरिजन बस्ती मसूदपुर, अरकपुर बाग मोची, कड़कड़डूमा, उत्तम नगर, पालम बाजार रोड, भोर गढ़, होलम्बी कलाँ, गाँव रिठाला, झिमरनपुर बस्ती, ओखला इंड. एरिया, गाँव खिचड़ीपुर, आजादपुर, गाँव नाहरपुर, रोहिणी सैक्टर-10, किशनगढ़ (महरौली), गाजीपुर, खसरा नं. 75/2/1, 2/2, 2/3, नरेला, सराय काले खाँ (निजामुद्दीन), नन्दनगरी और गाँव अम्बर हई, सैक्टर-10, द्वारका में चलाए गए। इससे दि.वि.प्रा. की छवि को एक ऐसी एजेंसी के रूप में बनने में सहायता मिली है, जो अपनी भूमि की रक्षा प्रभावी ढंग से करती है।

मुकदमेबाजी और कानून एवं व्यवस्था में पुलिस की व्यस्तता के कारण उसकी अनुपलब्धता के कारण कभी-कभी अतिक्रमण हटाओ अभियानों को पुन: निर्धारित करना पड़ा। अवधि के दौरान दि.वि.प्रा. ने कुछ महत्वपूर्ण कोर्ट केस भी जीते हैं।

11.1.7 दि.वि.प्रा. के नियंत्रणाधीन सरकारी भूमि पर अनधिकृत कब्जा करने वालों से भूमि खाली कराने और क्षतिपूर्ति निर्धारण एवं वसूली का कार्य क्षतिपूर्ति शाखा करती है। सरकारी भूमि पर अनधि कृत कब्जा करने वालों के विरुद्ध दि.वि.प्रा. पी.पी. एक्ट के अन्तर्गत अतिक्रमण हटाने की कार्यवाही करता है। इस शाखा के दो संपदा अधिकारी हैं, जिन्हें क्षतिपूर्ति निधारण और अतिक्रमण हटाने का कार्य करने के लिए इस अधिनियम के अन्तर्गत शक्तियाँ प्रदान की गई हैं। 1.4.2004 से 31.3.2005 तक संपदा अधिकारियों द्वारा निम्नलिखित कार्य किए गए–

i)	क्षतिपूर्ति की वसूली	Rs. 2,8
ii)	क्षतिपूर्ति के निर्णीत मामलों की संख्या	
iii)	31.3.06 तक निपटाए गए बेदखली वाले मामले	

11.1.8 वर्ष 2002-03, 2003-04, 2004-05 की मुख्य उपलब्धियाँ निम्नानुसार हैं–

क्र. सं.	कार्य	2002-2003	2003-2004	2004-2005
1.	एलसीए द्वारा दि.वि.प्रा. को सौंपी गई भूमि	2095 एकड़	770.697 एकड़	1765.6 एकड़
2.	निर्माण गिराने के लिए चलाए गए अभियानों की संख्या	472	354	326
3.	झुग्गियों को हटाकर फिर से प्राप्त की गई भूमि	374.54 एकड़	259.44 एकड़	181 एकड़
4.	हटाए गए ढांचे/भवन	14567	13077	14937
5.	क्षतिपूर्ति की वसूली	1.15 करोड़ रु. (लगभग)	1.37 करोड़ रु.	1.57 करोड़
6.	निर्णीत क्षतिपूर्ति मामलों की संख्या	835	887	321

11.1.9 2005-06 के दौरान भूमि अधिग्रहण

वर्ष 2005-06 के दौरान 8268.33 एकड़ भूमि क्षेत्र में गया था जिसमें से 3426.97 एकड़ भूमि, भूमि अधिग्रहण द्वारा दि.वि.प्रा. को सौंपी गई। भूमि अधिग्रहण समाहर्ता को सौंपी गई भूमि का विवरण निम्नानुसार है–

1.	पूर्वी जोन	0.86
2.	पश्चिमी जोन	9.93
3.	उत्तरी जोन	3335.85
4.	दक्षिणी जोन	80.60
	कुल	3426.97

11.2 भूमि निपटान विभाग

भूमि निपटान विभाग पूर्व दिल्ली सुधार न्यास को भारत सरकार नजूल करार 1937 के अन्तर्गत सौंपी गई 24 राजस्व सम्पदा भूमि और बड़े पैमाने पर भूमि के अधिग्रहण, विकास एवं स्कीम के अंतर्गत दि.वि.प्रा. के निपटान पर सौंपी गई भूमि का कार्य करता है। इसके अतिरिक्त, भूमि निपटान विभाग के अन्तर्गत पुनर्वास मंत्रालय द्वारा अंतरित भूमि का प्रशासन भी

गोल्फ ड्राइविंग रेंज सीरी फोर्ट खेल परिसर

भूमि निपटान विभाग के नियंत्रणाधीन विभिन्न शाखाओं का कार्य पादन एवं उपलब्धियाँ निम्नानुसार हैं :

11.2.1 भूमि विक्रय शाखा/पट्टा प्रशासन शाखा (आवासीय)

ट्टा प्रशासन शाखा नीलामी द्वारा आवासीय प्लाटों के निपटान और न व्यक्तियों को वैकल्पिक प्लाटों के आबंटन का कार्य करती है, नकी भूमि दिल्ली में बड़े पैमाने पर भूमि के अधिग्रहण, विकास वं निपटान योजना के अंन्तर्गत अधिग्रहीत की गई है। इसके अतिरिक्त ह शाखा पट्टे के प्रशासन से संबंधित अन्य संबद्ध कार्यकलापों जैसे मांतरण, अंतरण, बंधक अनुमति प्रदान करना और लीज होल्ड अधि ारों से फ्री होल्ड में परिवर्तन का कार्य भी करती है। इस अवधि के रान निम्नलिखित उपलब्धियाँ की गईं–

क्र.सं.	मद	उपलब्धियाँ
1.	प्लाटों का आबंटन	शून्य
2.	प्रीमियम के रूप में प्राप्त की गई राशि	290.88 लाख
3.	कम्पोजीशन फीस के रूप में वसूली गई राशि	50.63 लाख
4.	निष्पादित हस्तान्तरण विलेख (फ्री-होल्ड)	1555
5.	कब्जा-पत्र	229
6.	निष्पादित पट्टा विलेख	289
7.	निर्णीत नामान्तरण	242
8.	समयावधि बढ़ाना	488

11.2.2 सहकारी समिति

सहकारी भवन निर्माण समिति कक्ष उन सहकारी समितियों का काम देखता है, जिन्हें प्लाटों का विकास करने के लिए भूमि आबंटित की ाई है। रिपोर्टाधीन अवधि के दौरान निम्नलिखित उपलब्धियाँ प्राप्त की गई–

1.	कम्पोजीशन फीस	3,96,58,845/-
2.	परिवर्तन मामले	618
3.	उप-पट्टा विलेख निष्पादित किए	5
4.	नामांतरण मामले निपटाए	70
5.	समय वृद्धि	95
6.	बंधक अनुमति	8

11.2.3 भूमि विक्रय शाखा (रोहिणी)

भूमि विक्रय शाखा (रोहिणी), रोहिणी आवासीय योजना-1981 के अन्तर्गत पंजीकृत व्यक्तियों को विभिन्न श्रेणियों जैसे-म.आ.वर्ग, नि.आ. वर्ग एवं जनता के प्लाटों का आबंटन कार्य करती है।

रिपोर्टाधीन अवधि के दौरान निम्नलिखित उपलब्धियाँ प्राप्त की गईं–

1.	प्लाटों का आवंटन	1174
2.	वसूल की गई राशि	36.87 करोड़ रु.
3.	माँग पत्र जारी किये	1172
4.	तीसरी किश्त के लिए माँग पत्र	1434
5.	अन्तिम दरों के लिए माँग पत्र	2080
6.	कब्जा पत्र	3470
7.	भुगतान के लिए वृद्धि पत्र	6
8.	बंधक अनुमति	16
9.	कारण बताओ नोटिस	376
10.	रद्दकरण पत्र	104
11.	नामांतरण पत्र	578
12.	कंप्यूटर में पते बदले गए	424

11.2.4 पट्टा प्रशासन शाखा (रोहिणी)

यह शाखा रोहिणी आवासीय योजना के अंतर्गत आबंटित/नीलाम किए गए प्लॉटों के संबंध में पट्टा विलेख जारी/निष्पादन करने के मुख्य कार्य के अतिरिक्त लीज होल्ड से फ्री-होल्ड करने का कार्य भी करती है। रिपोर्टाधीन अवधि के दौरान निम्नलिखित उपलब्धियाँ प्राप्त की गई–

1.	कम्पोजीशन फीस	76,18,867/-
2.	परिवर्तन	1199
3.	पट्टा विलेख निष्पादित किए	2685
4.	नामांतरण	102
5.	समय वृद्धि	433
6.	बंधक	15

राष्ट्रीय स्वाभिमान खेल परिसर में बच्चे स्केटिंग का आनन्द लेते हुए

11.2.5 भूमि विक्रय शाखा (औद्योगिक)

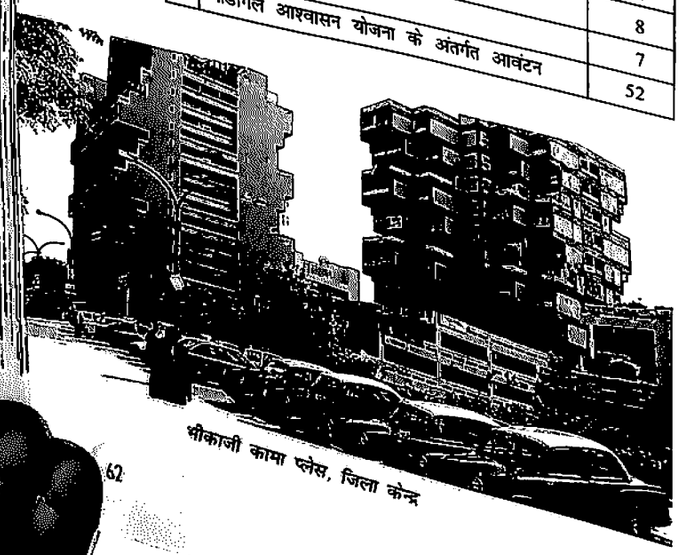
भूमि विक्रय शाखा नीलामी/आबंटन द्वारा औद्योगिक प्लॉटों का निपटान करती है। निपटान के अतिरिक्त, शाखा विलेखों के निष्पादन और प्रशासन के लिए भी जिम्मेदार है। रिपोर्टाधीन अवधि के दौरान निम्नलिखित उपलब्धियाँ प्राप्त की गई–

1.	पट्टा विलेख निष्पादन	8
2.	नामांतरण	77
3.	बंधक अनुमति	22
4.	परिवर्तन	310
5.	समय वृद्धि	35
6.	कारण बताओ नोटिस	21
7.	पट्टा विलेख रद्दकरण	1
8.	भू-भाटक	20,15,89,419 रु.

11.2.6 पुरानी योजना शाखा

पुरानी योजना शाखा, किंग्जवे कैंप के पुनर्विकास की योजना के प्लॉटों, पैकेज डील के अन्तर्गत अंतरित पुनर्वास मंत्रालय की भूमि और 24 राजस्व सम्पदाओं की भूमि के निपटान का कार्य करती है। यह शाखा गाडगिल आश्वासन योजना के अंतर्गत आने वाले प्लाटों को नियमित करने का कार्य करती है। रिपोर्टाधीन अवधि के दौरान निम्नलिखित उपलब्धियाँ प्राप्त की गई–

1.	पट्टा एवं सीडी का निष्पादन	307
2.	नामांतरण	24
3.	बंधक	8
4.	समय वृद्धि	7
5.	गाडगिल आश्वासन योजना के अंतर्गत आवंटन	52



भीकाजी कामा प्लेस, जिला केन्द्र

11.2.7 व्यावसायिक भूमि शाखा

व्यावसायिक भूमि शाखा विभिन्न व्यावसायिक केंद्रों द्वारा विकसित व्यावसायिक प्लॉटों, मिश्रित भूमि उपयोग के निपटान का कार्य करती है। व्यावसायिक प्लॉटों का नीलामी/निविदा/आवंटन आदि द्वारा किया जाता है। रिपोर्टाधीन अवधि के दौरान निम्नलिखित उपलब्धियाँ प्राप्त की गई–

1.	प्लॉट के आवंटन का प्रकार क) नीलामी द्वारा ख) वैकल्पिक आवंटन द्वारा	51 1188.23 (करो 5.60 (करो
2.	नीलामी प्राशुल्क	11
3.	भू-भाटक	44
4.	समयवृद्धि	34
5.	कब्जा-पत्र	51
6.	पट्टा विलेख निष्पादन	61
7.	नामांतरण/हस्तांतरण	60
8.	बंधक की अनुमति दी	120
9.	कारण बताओ नोटिस जारी	शून्य
10.	आबंटन की बहाली	

11.2.8 व्यावसायिक सम्पदा शाखा

व्यावसायिक सम्पदा शाखा आरक्षित श्रेणियों अर्थात अनु जनजाति/शारीरिक रूप से विकलांग व्यक्तियों भूमि अधि स्वतंत्रता सेनानी, भूतपूर्व सैनिकों और सरकारी विभागों क्षेत्र के उपक्रमों–जिन्हें प्राधिकरण के विभिन्न संकल्पों की व्यवस्था की गई है, को नीलामी, निविदा और आवंटन व्यावसायिक सम्पत्तियों के निपटान का कार्य करती है। द्वारा लाइसेंस शुल्क आधार पर निविदाओं द्वारा पार्किंग निपटान का कार्य भी किया जाता है। विवरण निम्नानुसार

1.	निविदा द्वारा आवंटन	कोई आवंटन नहीं
2.	सीआर पार्क में बेदखल व्यक्तियों को डा द्वारा आबंटन	394
3.	कब्जा पत्र	170
4.	रद्दकरण पत्र	14
5.	आवंटन की बहाली	430
6.	कारण बताओ नोटिस	50
7.	नामांतरण	15
8.	बंधक	

11.2.9 सांस्थानिक शाखा

सांस्थानिक शाखा, सामाजिक, सांस्कृतिक, सरकारी अर्ध-सरकारी, डाक एवं तार, एमटीएनएल, डीवीबी, धार्मिक, निजी एवं सरकारी स्कूलों जैसे–विभिन्न संस्थानों को भूमि के आवंटन का कार्य करती है। दि.वि.प्रा. द्वारा सांस्थानिक प्लाटों के निपटान के लिए मुख्य नीतिगत परिवर्तन किए गए हैं और अब अस्पतालों, नर्सिंग होम, उच्चतर अथवा तकनीकी शिक्षा संस्थाओं, समाज सदनों, क्लबों और स्कूलों के लिए निजी समितियों को स्थलों का निपटान केवल नीलामी के माध्यम से किया जाना है। रिपोर्टाधीन अवधि के दौरान निम्नलिखित उपलब्धियाँ प्राप्त की गईं।

1.	आवंटन पत्र	79
2.	कब्जा पत्र	80
3.	राशि प्राप्त की गई	106.75 करोड़
4.	बंधक रखना	66
5.	समय वृद्धि	278
6.	कारण बताओ नोटिस	185
7.	अनापत्ति प्रमाण पत्र	53
8.	निष्पादित पट्टे	128
9.	रद्दकरण पत्र	13

11.2.10 समूह आवास समिति

1.	प्लाट का आवंटन	शून्य
2.	प्राशुल्क प्राप्त किया	13,45,47,963/- रु.
3.	कम्पोजीशन फीस	94,32,494/- रु.
4.	परिवर्तन	4789
5.	कब्जा पत्र	3
6.	पट्टा विलेख	10
7.	नामांतरण/अंतरण	159
8.	अनापत्ति प्रमाण पत्र	2
9.	बंधक अनुमति	15
10.	कारण बताओ नोटिस	7
11.	हस्तांतरण विलेख	6456

11.3 भूमि लागत निर्धारण विंग

11.3.1 भू-भाटक की वसूली

भू-भाटक की बकाया देयताओं की वसूली को प्रभावित करने के लिए एक अभियान शुरू किया गया। ब्याज सहित 50.00 करोड़ रु. के अनुमानित बकाया के कंप्यूटरीकृत चूककर्ता नोटिस पहले ही जारी किए जा चुके हैं और आगे भी नोटिस जारी किए जाते रहेंगे। विगत पाँच वर्षों के दौरान की गई भू-भाटक की वास्तविक वसूली निम्नानुसार है–

वर्ष	भू-भाटक (करोड़ रु. में)
2001-02	29.50
2002-03	33.96
2003-04	37.45
2004-05	40.85
2005-06	51.49

11.3.2 लाइसेंस शुल्क की वसूली

दिल्ली विकास प्राधिकरण की कई सम्पत्तियाँ लाइसेंस शुल्क के आधार पर आवंटित की जाती हैं। जनकपुरी जिला केंद्र और भीकाजी कामा प्लेस में दि.वि.प्रा. की निर्मित सम्पत्तियाँ भी लाइसेंस शुल्क आधार पर आवंटित की गई थीं। वर्ष के दौरान इन सम्पत्तियों से लाइसेंस फीस वसूल करने के लिए कई कदम उठाए गए। गत पाँच वर्षों के दौरान लाइसेंस शुल्क की वास्तविक वसूली निम्नानुसार है।

वर्ष	लाइसेंस शुल्क (करोड़ रु. में)
2001-02	29.89
2002-03	32.88
2003-04	33.87
2004-05	28.28
2005-06	39.15

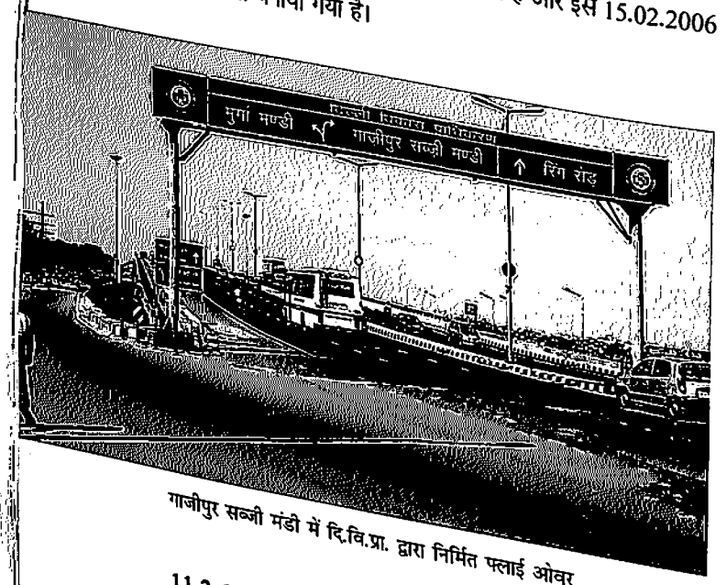
11.3.4 अन्य कार्य/पहल

वर्ष 2005-06 के लिए द्वारका, नरेला और रोहिणी फेज-3, 4 एवं 5 के लागत लाभ विश्लेषण और पूर्व निर्धारित दरों को वैज्ञानिक परियोजना मूल्यांकन के तरीके से उचित वित्तीय प्रबंध हेतु अंतिम रूप दिया गया है। ये दरें शहरी विकास मंत्रालय द्वारा भी हाल ही में अधिसूचित की गई है। वर्ष 2006-07 के लिए नरेला, टीकरी कलां और रोहिणी फेज-4 एवं 5 की परियोजनाओं के संबंध में लागत लाभ विश्लेषण से संबंधित कार्य को भी अंतिम रूप दिया गया है और 24.3.06 को हुई प्राधिकरण की बैठक में अनुमोदित कराया गया। अनुमोदन एवं अधिसूचना हेतु मंत्रालय को इस संबंध में आवश्यक पत्र भी भेजा गया है।

11.3.5 आवासीय सम्पत्तियों का परिवर्तन

आवासीय सम्पत्तियों के लीज होल्ड से फ्री होल्ड में परिवर्तन के मामलों की भूमि लागत निर्धारिण विंग के लेखा अनुभाग द्वारा जाँच की जाती है। यह सुनिश्चित करने के लिए प्रयास किए जाते हैं कि प्रचलित निर्धारित नीतियों में न तो कोई विलंब होता है और न कोई उल्लंघन होता है। इस विभाग ने दि.वि.प्रा. के अधिकार क्षेत्र में आने

वाली कालोनियों से संबंधित मौजूदा परिवर्तन प्रभारों पर 50% तक परिवर्तन प्रभार बढ़ाने के लिए निर्णय लिया है और इसे 15.02.2006 से प्रभावी बनाया गया है।



गाजीपुर सब्जी मंडी में दि.वि.प्रा. द्वारा निर्मित फ्लाई ओवर

11.3.6 व्यावसायिक और औद्योगिक संपत्तियों का परिवर्तन

जून, 2003 में सरकार ने व्यावसायिक और औद्योगिक सम्पत्तियों के लीज होल्ड से फ्री होल्ड में परिवर्तन की योजना को अनुमोदित किया गया है। परिवर्तन योजना को उपभोक्ताओं के अनुकूल बनाने के मुख्य तथ्य को ध्यान में रख कर, वर्तमान विस्तृत दर संरचना की समीक्षा के बाद, व्यावसायिक और औद्योगिक संपत्तियों की दरों को पुन: युक्तिसंगत बनाने के लिए एक प्रयोग शुरू किया गया था। विस्तृत विचार-विमर्श करने और पर्याप्त सावधानी के बाद उपाध्यक्ष के अनुमोदन से यह निर्णय लिया गया है कि वर्ष 2005-06 के लिए व्यावसायिक और औद्योगिक भूमि को बाजार दरों से युक्तिसंगत बनाया जाए, जिन्हें समान रूप में ग्रहण किया जाना है। दरों की उपर्युक्त युक्तिसंगतता से, परिवर्तन चाहने वाले इच्छुक आवेदकों की अच्छी प्रतिक्रिया को प्रोत्साहन मिला है।

दरों की प्रासंगिकता और भू-संपदा में हुई अचानक वृद्धि को ध्यान में रखते हुए जहाँ पर कि वर्ष 2005-06 की दरों के संदर्भ में दरें आसमान को छू रही हैं, विभाग इस मामले में काफी प्रतिबद्ध नजर आता है और आवंटितियों की वास्तविक परेशानियों/ आवश्यकताओं को एक उदार दृष्टिकोण से देख रहा है ताकि विद्यमान व्यावसायिक और औद्योगिक दरों को वर्ष 2006-07 के लिए केवल 20% बढ़ाया जा सके, बावजूद इसके कि भू-संपदा बाजार में अप्रत्याशित वृद्धि हो गई है। वर्ष 2006-07 के लिए संशोधित दरें निम्नानुसार जारी की गई हैं।

व्यावसायिक संपत्तियों के लिए बाजार दरें

क्र. सं.	जोन	2006-07 100 एकड़ प्रति वर्ग
1	मध्य और दक्षिणी	43,20
2	पश्चिमी, उत्तरी, पूर्वी और रोहिणी	30,0
3	द्वारका	43,20
4	नरेला	12,0

औद्योगिक संपत्तियों के लिए बाजार दरें

क्र. सं.	जोन	2006-07 ई वर्ग मीटर
1.	मध्य और दक्षिणी	25,92
2.	पश्चिमी, उत्तरी, पूर्वी और रोहिणी	18,00
3.	द्वारका	25,92
4.	नरेला	9,00

11.3.7 सांस्थानिक भूमि प्राशुल्क की दरों का संशो

वर्ष 2005-06 के लिए सांस्थानिक भूमि प्राशुल्क की निर्धारित करने हेतु प्राधिकरण के समक्ष दिनांक 19.10 आयोजित बैठक में एक कार्यावली मद रखी गई और इस का ढाँचा प्राधिकरण द्वारा अनुमोदित कर दिया गया है। तदनु ने दि.वि.प्रा. के प्रस्ताव पर अपने पत्र सं. जे-13036/3/2006 दिनांक 24.4.06 द्वारा अनुमोदन दि.वि.प्रा. को प्रेषित कर तथापि, चालू कार्यकलापों के साथ गति बनाते हुए वित्तीय 2006-07 के लिए सांस्थानिक भूमि दरों को निर्धारित प्रक्रिया आरंभ कर दी है और यह उच्च प्राधिकारियों के विचाराधीन है।

11.3.8 अन्य महत्वपूर्ण मदें/उपलब्धियाँ

वर्ष के दौरान विभिन्न संस्थानों के लिए भूमि प्राशुल्क निर्धारि पेट्रोल पंपों के संबंध में लाइसेंस शुल्क निर्धारित करने नर्सिंग होम तथा अतिथि गृहों के लिए अनुमति शुल्क निर्धारि के प्रयास किए गए हैं और इस मामले को मंत्रालय के सा गया है। दि.वि.प्रा. की भूमि पर पेट्रोल पंप स्थलों को संस्था के लिए लाइसेंस फीस निर्धारित करने से संबंधित मामले रूप दे दिया गया है और यह लागू किया जा रहा है। एक अन्य मामला, चारदीवारी शहर में चावड़ी बाजार के बेदखलियों की जाने वाली पूर्व निर्धारित दरों के निर्धारण के संबंध में काफी समय से लटका हुआ था, और उन्हें पूर्वी दिल्ली में बसाया जाना था। उसे अथक प्रयासों के बाद सुनिश्चित किया जा का। इस मामले पर विस्तृत विचार-विमर्श करके और सूझबूझ से काम लिया गया था। अन्य महत्वपूर्ण मुद्दे जैसे दुरुपयोग प्रभारों का निर्धारण और विलंब से निर्माण करने के कारण संघटन शुल्क की राशियों का आकलन करना आदि भी सुलझाए गए हैं और समय पर उपलब्ध कराए गए हैं।

11.3.9 लेखा, भूमि रिकार्डों का कंप्यूटरीकरण

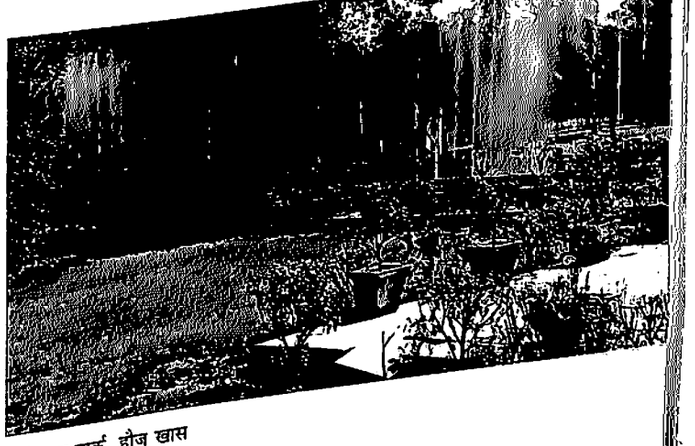
वर्तमान में लेखा विभाग में माँग और संग्रह रजिस्टरों का हस्तलिखित लेख-रखाव किया जा रहा है। कभी-कभी इसके कारण आवंटितियों से रोकड़ सत्यापन अथवा देय बकायाओं के परिकलन में विलंब होता है। अत: यह निर्णय लिया गया कि भूमि के आवंटन से संबंधित लेखा और रिकार्डों का कंप्यूटरीकरण करके, वर्तमान मैन्युअल वातावरण से आचलन में पर्याप्त परिवर्तन किया जाए। आवंटनों के ये रिकार्ड अद्यतन किए जा रहे हैं और निकट भविष्य में इन्हें कंप्यूटरीकृत किए जाने की संभावना है।

11.3.10 भू-भाटक की वसूली की आउटसोर्सिंग

विभिन्न संपत्तियों से संबंधित भू-नाटक के संबंध में देयताओं/देयताओं के अद्यतन कार्यान्वयन से संबंधित अनुसरण कार्रवाई के एक भाग के रूप में दि.वि.प्रा. ने भू-भाटक की वसूली बाहरी संस्थाओं से कराने के लिए प्रमुख बैंकों में से एक अर्थात् इंडस इंड बैंक को पदनामित करने का ठोस निर्णय लिया है। इंडस इंड बैंक ने इस कार्य को गंभीरता से लिया है और इस महत्त्वपूर्ण उद्देश्य को प्राप्त करने में विभिन्न विंगों द्वारा पूर्ण सहयोग किया जा रहा है। बैंक ने बहुत अच्छी प्रगति का प्रदर्शन किया है।

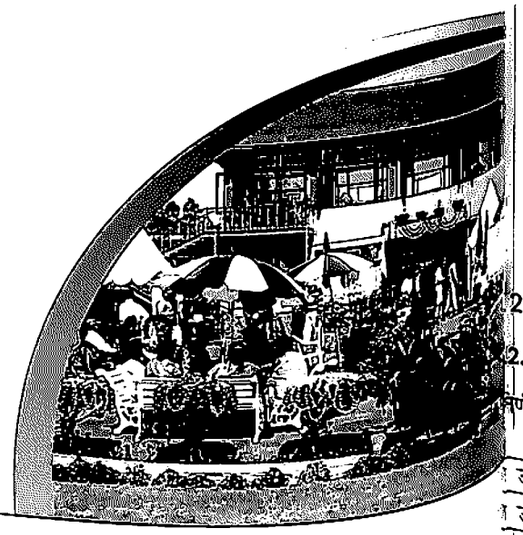
11.3.11 क्षतिपूर्ति की दरों में संशोधन

सरकारी भूमि पर अनधिकृत अतिक्रमण के लिए क्षतिपूर्ति हेतु इस समय दरों की तीन प्रकार की प्रणाली है-(क) 01.04.0981 से पूर्व के दखलकार (ख) 01.04.1981 से 31.3.92 तक के दखलकार और (ग) 01.4.1992 से आगे के दखलकार। क्षतिपूर्ति प्रभार एक दशक से पूर्व निर्धारित किए गए थे और इनमें काफी समय से संशोधन किया जाना था। शहरी विकास एवं गरीबी उपशमन मंत्रालय (एलएण्डडीओ डिवीजन) की ओर से एक पत्र प्राप्त हुआ था जिसमें दि.वि.प्रा. को भूमि दरों की 10% एक समान दर का अनुसरण करने के लिए कहा गया था। इसका अर्थ है मौजूदा दरों में लगभग 10 गुना वृद्धि। विभिन्न पहलुओं पर गहन अध्ययन के बाद मौजूदा दरों की 2.5 गुना दरों पर क्षतिपूर्ति की चालू दरें रखने पर प्राधिकरण के अनुमोदन के साथ एक प्रस्ताव निश्चित किया गया है। दि.वि.प्रा. के अधीन नजूल-II/जीडीए भूमि के लिए यह प्रस्ताव है कि संबंधित उद्देश्य हेतु भूमि की बाजार दरों के 10% प्रति वर्ष की दर से क्षतिपूर्ति वसूल करने की सरकारी पद्धति को ग्रहण किया जाए। क्षतिपूर्ति की वर्तमान दरों पर 5% वृद्धि के साथ ये दरें पुन: संशोधित की गई हैं।



डिस्ट्रिक्ट पार्क, हौज खास

खेलकूद



12.1 परिचय

सन् 1982 में दिल्ली में आयोजित एशियाई खेलों ने दिल्ली- वासियों के लिए खेल सुविधाओं की कमी के संबंध में जागरूकता पैदा की। इस पहलू ने दि.वि.प्रा. को खेल संबंधी नजरिया अपनाने की चुनौती दी, जिसने दिल्ली में खेलों की योजना और विकास में नए आयाम जोड़े। दि.वि.प्रा. द्वारा खेलों का विकास दिल्ली मुख्य योजना 2001 के अनुरूप है। दि.वि.प्रा. का पहला खेल परिसर सीरी फोर्ट में सन् 1989 में स्थापित किया गया, जिसने खेल योजनाकारों के सपनों को साकार किया। इन वर्षों में दि.वि.प्रा. के खेल विभाग ने पूरी दिल्ली में कई खेल-परिसर और बहु-व्यायामशालाएँ बनाई हैं, जिनका दिल्लीवासियों द्वारा नियमित रूप से उपयोग किया जा रहा है। दिल्लीवासियों द्वारा इन सुविधाओं का उपयोग खेल-परिसरों के स्थायी सदस्य बनकर या तो 'भुगतान करो और खेलो' आधार पर या फिर अस्थायी सदस्य के रूप में अथवा आकस्मिक सदस्य के रूप में किया जा रहा है। उपलब्ध सुविधाएँ वहन करने योग्य हैं जनता की पहुँच के अंदर है। छात्रों और वरिष्ठ नागरिकों और उससे अधिक) को रियायत देने के अतिरिक्त इन खेल को सभी आयु वर्ग के नागरिकों की पहुँच के अंदर बनाने खेल विभाग का प्रयास अत्याधुनिक उपकरणों की व्यवस्था और विद्यमान सुविधाओं का विकास करके अधिक से परिसरों/बहु-व्यायामशालाओं की व्यवस्था करना रहा है। इसके दि.वि. प्रा. ने उद्यान विभाग के अधीन अन्य खेल/मनोरंजनात्मक जैसे खेल के मैदान, बाल-उद्यान और फिटनेस ट्रेल का विकास है।

इस प्रकार, दि.वि.प्रा. ने दिल्लीवासियों को उनके घर के केवल खेलकूद सुविधाएँ उपलब्ध कराई हैं वरन् वह खेल को समर्पित खेल सुविधाओं का विकास करके स्वास्थ्य और के महत्व के बारे में जागरूकता पैदा करने में भी महत्वपूर्ण सफल रहा है। पिछले कुछ वर्षों में दि.वि.प्रा. का खेल के प्रति व्यापक हुआ है और यह खेल-परिसरों के अंदर कार्यकलापों राष्ट्रीय और अंतर्राष्ट्रीय स्तर के खेलों के समन्वय और आयोजन फैल गया है। दि.वि.प्रा. का राष्ट्रमंडल खेल 2010 की तैयारी भी बहुत बड़ा योगदान होगा।

श्री ए.के. जैन, आयुक्त, योजना, दि.वि.प्रा. श्री एस. जयपाल रेड्डी, माननीय केन्द्रीय शहरी विकास मंत्री को यमुना खेल परिसर की विकास योजना समझाते हुए।

12.2 उद्देश्य

- दिल्ली के नागरिकों को मनोरंजनात्मक और स्वा
- वातावरण उपलब्ध कराना।
- समाज के उन वर्गों को खेल सुविधाएँ उपलब्ध क
- प्रतिष्ठित क्लबों आदि की सदस्यता का खर्च वह
- सकते और ऐसे लोगों को खेल-सुविधाएँ उपलब्ध
- खेलों को पूरी तरह से समर्पित क्लबों से जुड़ना चा
- उन विभिन्न खेलों को विकसित करना जो आम
- आसानी से पहुँच में नहीं है।

खेल गतिविधियों में जनता की भागीदारी सुनिश्चित करना और इस प्रकार आम तौर पर दिल्ली के नागरिकों के बीच और विशेष रूप से परिसरों के सदस्यों के बीच आपसी सहायता और सद्भाव की भावना पैदा करना।

12.3 प्रबंधन

12.3.1 खेल प्रबंध बोर्ड

निर्णय लेने वाली सर्वोच्च संस्था, खेल प्रबंध बोर्ड का गठन निम्नानुसार है-

उपराज्यपाल, दिल्ली	अध्यक्ष
उपाध्यक्ष, दि.वि.प्रा.	सदस्य
वित्त सदस्य, दि.वि.प्रा.	सदस्य
अभियंता सदस्य, दि.वि.प्रा.	सदस्य
निदेशक (खेल), दि.वि.प्रा.	सदस्य सचिव

12.3.2 खेल प्रबंध बोर्ड (एस.एम.बी) की भूमिका

उपराज्यपाल की अध्यक्षता में एस.एम.बी. सर्वोच्च है। यह नीति और निर्णय लेने वाली संस्था है। यह खेल के विकास पर दिशा-निर्देश और परामर्श देता है और खेल-परिसरों की वित्तीय स्थिति और समग्र प्रबंध पर नजर रखता है।

एस.एम.बी. की बैठक सामान्यत: तीन महीने में एक बार होती है। यह जब कभी जरूरत होती है दि.वि.प्रा. के अन्य अधिकारियों अथवा बाहर से विशेषज्ञों को परामर्श के लिए बुलाती है।

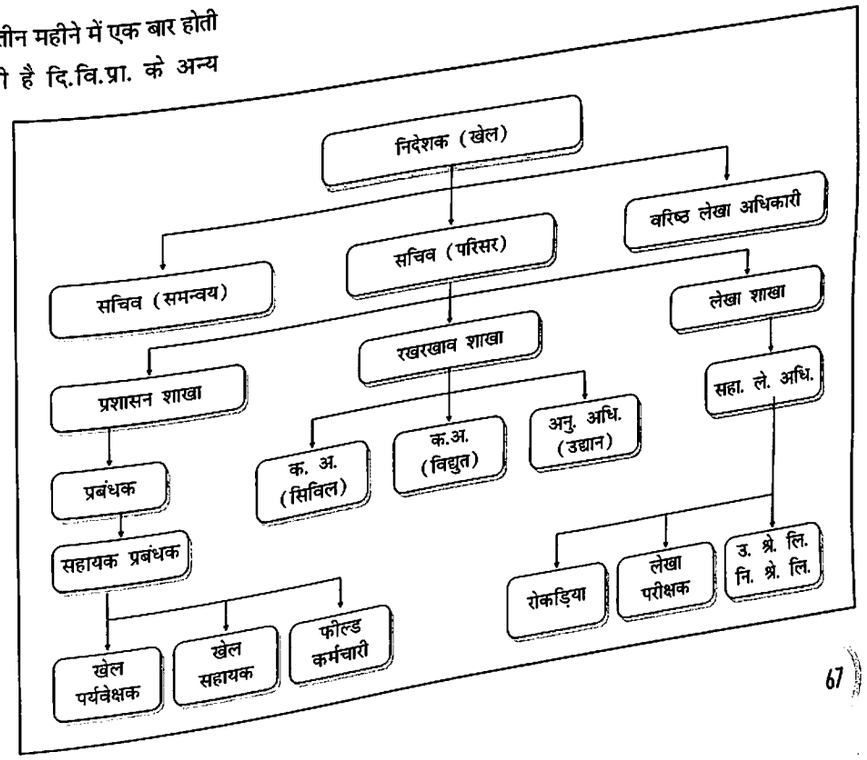
दि.वि.प्रा. में खेल के कार्यकारी प्रमुख वित्त सदस्य हैं। उनके अधीन निदेशक (खेल) हैं जो खेल विभाग के प्रमुख हैं और उनका खेल परिसरों पर पूर्ण नियंत्रण है। वे दि.वि.प्रा. में सभी खेल गतिविधियों के समन्वय के लिए जिम्मेदार हैं।

निदेशक (खेल) खेलों से सम्बन्धित मामलों पर उपाध्यक्ष और वित्त सदस्य को परामर्श भी देते हैं और खेल परिसरों के पदेन प्रशासक हैं।

12.3.3 प्रशासन

सभी खेल-परिसरों का संपूर्ण प्रशासन निदेशक (खेल) के अधीन है। उन्हें सचिव (समन्वय) और वरिष्ठ लेखाधिकारी (खेल) क्रमश: प्रशासन/खेल से संबंधित कार्यकलापों और वित्तीय प्रबंध पर सहायता देते हैं। प्रत्येक प्रशासन के दैनन्दिन प्रशासन का कार्य सचिव द्वारा देखा जाता है, जिनकी सहायता प्रबंधक और सहायक लेखा अधिकारी (स. ले.अ.) और खेल एवं रख-रखाव कर्मचारी करते हैं। खेल-परिसरों के रख-रखाव के लिए सिविल और विद्युत कार्यों, प्रत्येक के लिए एक-एक कनिष्ठ अभियंता और अनुभाग अधिकारी (उद्यान) हैं। इनमें से प्रत्येक, तकनीकी और अन्य कर्मचारियों की सहायता से, जिनमें इलेक्ट्रिशियन, खलासी, मेट, बेलदार, उद्यान सर्वेक्षक, माली, हाउस कीपिंग/सुरक्षा कर्मचारी आदि शामिल हैं, इन खेल परिसरों के रख-रखाव के लिए जिम्मेदार हैं। अधिकांश सेवाओं का कार्य जैसे हाउस-कीपिंग, सुरक्षा, मैदानों के रख-रखाव आदि का कार्य बाहर से (आउट सोर्स्ड) करवाया जाता है। जब जरूरत होती है तो पेशेवर संस्थाओं से अनुबंध आधार पर अन्य तकनीकी/फील्ड स्टॉफ कार्मिकों की भी सेवाएँ ली जाती हैं। केवल केन्द्र-प्रशासनिक लेखा और फील्ड कर्मचारी दि.वि.प्रा. के नियमित कॉडर से हैं।

विशिष्ट खेल-परिसर का संस्थागत चार्ट नीचे दिया गया है-



खेल परिसरों का विकास अनुमोदित हरित क्षेत्रों में दि.वि.प्रा. के अभियंताओं द्वारा किया जाता है। तथापि, डिजाइन और निर्माण के चरण के दौरान उपभोक्ता का ध्यान रखने के तथ्य को सुनिश्चित करने के लिए निदेशक (खेल)/खेल विभाग की सलाह ली जाती है। एक बार खेल-परिसर का पूर्ण विकास हो जाने के बाद इन खेल परिसरों को चलाने और रखरखाव के लिए अभिरक्षक के रूप में खेल विभाग को सौंप दिया जाता है।

सीरी फोर्ट खेल परिसर में शूटिंग का एक दृश्य

12.4 खेल आधारिक संरचना का विकास, रखरखाव और सुधार

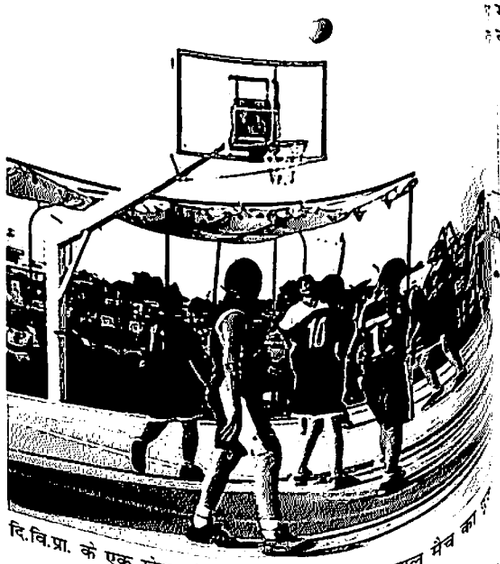
12.4.1 खेलकूद आधारिक संरचना

दि.वि.प्रा. द्वारा सन् 1989 में सीरी फोर्ट में अपना पहला खेल परिसर बनाने के बाद से, विकसित खेल परिसरों/जोड़ी गई अन्य बड़ी खेल सुविधाएँ नीचे दी गई हैं–

क)	खेल परिसर	13
ख)	मिनी खेल परिसर	01
ग)	बहुव्यायामशाला	
	i) हरित क्षेत्रों में	24
	ii) खेल परिसरों के अंदर	13
घ)	खेल परिसरों में तरणताल	13
ङ)	खेल के मैदानों में तरणताल	01
च)	इन्डोर बहुउद्देशीय/ बैडमिंटन हॉल	07
छ)	टेनिस कोर्ट (सिंथेटिक सरफेस)	85 (सिंथेटिक सतह वाले 21 सहित)
ज)	स्क्वाश कोर्ट	30 (ग्लास बैक वाल वाले 9 सहित
झ)	गोल्फ कोर्स	02 (कुतुब गोल्फ कोर्स और भलस्वा गोल्फ कोर्स)
ञ)	मिनी गोल्फ कोर्स	01
ट)	गोल्फ ड्राइविंग रेंज	03

12.4.2 2005–06 के दौरान आधारिक संरचना

- श्री रमाकांत गोस्वामी, क्षेत्र के विधायक द्वारा [illegible] बहुव्यायामशाला का उद्घाटन।
- सीरी फोर्ट खेल परिसर (एस.एफ.एस.सी.) में [illegible] गहराई को डीप-एन्ड पर 7 फुट तक घटाया गया
- द्वारका खेल परिसर में ओलम्पिक आकार का [illegible] किया गया।
- आर.एस.के.पी. (पीतमपुरा) में ओलम्पिक आकार [illegible] का निर्माण किया गया।
- एस.एफ.एस.सी. में 4 सिमेंटेड टेनिस कोर्ट सिंथेटिक [illegible] बदले गए।
- मेजर ध्यान चंद खेल परिसर में 2 सिमेंटेड टेनिस [illegible] सिंथेटिक कोर्ट में सुधार।
- रोहिणी खेल परिसर में 3 क्ले कोर्ट का पूर्ण पुनरुद्धार [illegible]
- सीरी फोर्ट बहुव्यायामशाला का पुनरुद्धार [illegible] आधुनिकतम साधनों से सुसज्जित फिटनेस सेंटर [illegible]
- साकेत खेल परिसर में एक स्केटिंग रिंक का निर्माण [illegible]
- बॉल कोर्ट का सुधार कार्य किया गया।
- राष्ट्रीय स्वाभिमान खेल परिसर, पीतमपुरा में [illegible] हॉल और ऐरोबिक हाल को चालू किया गया।



दि.वि.प्रा. के एक खेल परिसर में चल रहे बॉस्केट बाल मैच का [illegible]

12.4.3 सुविधाओं का प्रगामी विकास

दि.वि.प्रा. द्वारा किए गए विकास कार्यों का क्रमानुसार विवरण नीचे दिया गया है–

	2002-03	2003-04	2004-05	2005-06
[illegible] बेल [illegible] परिसर	• मुनीरका में लघु खेल परिसर शुरु किया गया। • पीतमपुरा, द्वारका, चिल्ला एवं जसोला में नए विकसित परिसरों में सदस्यता खोली गई	• वसन्त कुंज खेल परिसर भाग-I का उद्घाटन किया गया।	• वसन्त कुंज भाग-I को परिचालित किया गया। • वसन्त कुंज भाग-II को भी खोला गया।	• अलकनंदा में लघु खेल परिसर के विकास का अनुमोदन किया गया।
[illegible] स्वीमिंग पूल	• यमुना खेल परिसर के स्वीमिंग पूल को पूर्णत: शुरु किया गया। • एन. एस. एस. सी. (जसोला) एवं पश्चिम विहार खेल परिसर के स्वीमिंग पूल चालू किए गए।	• मुनीरका में स्वीमिंग पूल खोला गया।	• वसन्त कुंज में स्वीमिंग पूल चालू किया गया। • द्वारका पूल का निर्माण किया गया। • राष्ट्रीय स्वाभिमान खेल परिसर, पीतमपुरा में पूल का निर्माण शुरु किया गया। • कान्ति नगर एवं प्रताप नगर में पूलों का निमार्ण शुरु किया गया।	• द्वारका स्वीमिंग पूल खोला गया। • राष्ट्रीय स्वाभिमान खेल परिसर, पीतमपुरा में स्वीमिंग पूल का निर्माण किया। • सीरीफोर्ट खेल परिसर को सुरक्षित बनाने के लिए इसकी गहराई को 7 फीट कम किया गया। • कान्ति नगर एवं प्रताप नगर में पूलों का निर्माण चल रहा है। • सी.एस.सी. में पूल योजना के स्तर पर है।
[illegible] मल्टिजिम	• 10 जिम (सुभाष मोहल्ला, बिन्दापुर, गोकलपुरी, हस्तसाल, मुनीरका, जसोला, द्वारका, चिल्ला, दिलशाद गार्डन, पूर्वी दिल्ली खेल परिसर एवं यमुना खेल परिसर में लेडीज़ जिम) खोले गए।	• 2 जिम (अवन्तिका एवं जनकपुरी) जनता के लिए खोले गए।	• वसन्त कुंज एवं सुभाष नगर मल्टिजिम खोले गए।	• प्रसाद नगर में मल्टि जिम खोला। • सीरी फोर्ट में मल्टि जिम को उन्नत किया गया। • सेल्वेज पार्क एवं मानसरोवर गार्डन में मल्टिजिम प्रगतिधीन है।
[illegible] इन्डोर [illegible] हॉल	• अत्याधुनिक निर्माण, आधुनिक बहुउद्देशीय इन्डोर स्टेडियम का निर्माण कार्य पूरा किया गया। • द्वारका एवं हरी नगर में इन्डोर हॉल को चालू किया गया।	• पीतमपुरा एवं साकेत में इन्डोर स्टेडियम का निर्माण शुरु किया गया।	• पीतमपुरा एवं साकेत में इन्डोर हॉलों का विकास किया गया।	• राष्ट्रीय स्वाभिमान खेल परिसर-पीतमपुरा बैडमिन्टन हॉल खोला गया। • साकेत में हॉल निर्माणाधीन है।
[illegible] एरोबिक्स [illegible] हॉल	• साकेत में एरोबिक्स हॉल चालू किया गया।	• पीतमपुरा, जसोला के के लिए एरोबिक्स हॉल अनुमोदित किये गए एवं सीरी फोर्ट खेल परिसर में उन्नत किया गया।	• पीतमपुरा एवं जसोला में एरोबिक हॉल का निर्माण चल रहा है।	• पीतमपुरा में चालू किया गया। • जसोला में निर्माणधीन।
[illegible] गोल्फ [illegible] कोर्स	• 3 होल भलस्वा गोल्फ कोर्स, ड्राइविंग रेंज के साथ पूरा किया गया।	• बी.जी.सी. में 3 और होल्स के विकास को नियोजित किया गया।	• कुतुब गोल्फ कोर्स में दो नए फेयर एवं होल्स को शामिल किया गया। • बी.जी.सी. में 3 और होल्स का विकास शुरु किया गया।	• कुतुब गोल्फ कोर्स को उन्नत किया गया। • बी.जी.सी. में 2 और होल्स जोड़े गए। • सीरी फोर्ट गोल्फ कोर्स में लघु गोल्फ कोर्स को उन्नत किया गया।

12.4.4 भावी विकास योजनाएँ

सीरी फोर्ट खेल परिसर में स्कवाश ओर बैडमिन्टन के लिए स्पोर्ट्स स्टेडिया और यमुना खेल परिसर में टेबल टेनिस के लिए तथा राष्ट्र मंडल खेल 2010 के लिए अक्षर धाम मंदिर के पास खेल गाँव।

- 2006 स्वीमिंग सत्र के दौरान 3 स्वीमिंग पूल (पीतमपुरा, विकासपुरी एवं कान्ति नगर) खोलने की योजना है। तथापि, स्वीमिंग पूलों और मल्टी जिमों का भावी विकास बी.ओ.टी. आधार पर होगा।
- अलकनन्दा में लघु खेल परिसर का विकास अनुमोदित हो गया है और इस वर्ष के दौरान शुरु किया जाएगा।

- इस समय सेवाधीन क्षेत्रों में 4 और खेल परिसरों को प्रस्तावित किया जाना है। ये नरेला, करोलबाग / पटेलनगर / राजेन्द्र नगर, रोहिणी फेज़ –III और द्वारका फेज़–II में स्थित होंगे।
- भलस्वा गोल्फ कोर्स के विकास के अतिरिक्त द्वारका में 18 होल कोर्स के एक गोल्फ कोर्स की योजना बनाई जा रही है। विभिन्न एजेंसियों से क्लीयरैन्स मिलने पर, यमुना किनारे के साथ एक अन्य गोल्फ कोर्स पर विचार किया जा रहा है।

12.4.5 खेल सुविधाओं का रख रखाव

खेल परिसरों और उनकी सुविधाओं का दिन-प्रतिदिन का रखरखाव परिसरों की कार्य दक्षता का एक अत्यन्त महत्वपूर्ण घटक होता है। परिसरों से सम्बद्ध कनिष्ठ अभियन्ताओं/ शाखाधिकारियों के अधीन कार्य कर रहे रखरखाव-स्टाफ की सहायता से सभी खेल परिसरों में इस पहलू पर जोर दिया जाता है। बनाई गई कार्य प्रणाली और जाँच सुनिश्चित करती है कि रखरखाव की कोटि उत्कृष्ट मानदण्ड वाली है। क्योंकि खेल परिसर पूर्वाह्न 6 बजे से रात्रि 9 बजे तक प्रतिदिन खुले रहते हैं, इसलिए सप्ताह में एक दिन अर्थात् सोमवार को रखरखाव-दिन के रुप में निर्धारित किया गया है, इस दिन खेल-परिसरों को खेल गतिविधियों के लिए बन्द रखा जाता है।

श्री एस.जयपाल रेड्डी, माननीय शहरी विकास मंत्री, यमुना खेल परिसर में निदेशक (खेल), दि.वि.प्रा. के साथ

12.5 राष्ट्रमंडल खेल-2010 की तैयारी

दि.वि.प्रा. राष्ट्रमंडल खेल-2010 (सी. डब्ल्यू जी-2010) में एक मुख्य सहयोगी है। यह राष्ट्रमंडल खेल-2010 निम्नलिखित सुविधाओं/आधारभूत संरचनाओं की तैयारी करने में पूर्णत: शामिल है:–

12.5.1 खेल गाँव

"नोएडा क्रासिंग" पर अक्षरधाम मंदिर के पास स्थित खेल गाँव में निम्नलिखित सुविधाएँ होंगी :

i) **आवासीय जोन**–7,500 खिलाड़ियों और कर्मचारियों आवास, भोजन स्थल, पोलिक्लीनिक, निवास केन्द्र

ii) **अंतर्राष्ट्रीय जोन**–मुख्य प्रवेश द्वार, संभार-तंत्र केन्द्र, समारोह स्थल, छोटी-छोटी सुविधाएँ, सांस्कृतिक, परिवहन और सूचना केन्द्र, आराम की सुविधाएँ होंगी।

iii) **गाँव कार्य एवं समर्थन क्षेत्र (वोसा)**–सेवा कार्य एकत्र करना/हटाना, खाने, लाइनन, ईंधन डिपो इत्यादि भंडारण सुविधाएँ उपलब्ध कराना।

iv) **ट्रांसपोर्ट माल**–प्रतियोगिता और प्रशिक्षण स्थलों को आने और जाने की परिवहन सेवाएँ देना।

v) **अभ्यास क्षेत्र**–एथलेटिक्स ट्रैक, स्वीमिंग पूल, इत्यादि।

प्रतियोगिता स्थल

प्रतियोगिता स्थल में यमुना खेल परिसर में टेबल-टेनिस और सीरी फोर्ट खेल परिसर में बैडमिन्टन और स्क्वाश इन्डोर स्टेडियम होंगे।

प्रशिक्षण स्थल

प्रशिक्षण स्थल निम्नलिखित रूप से स्थापित होंगे:–

i) खेल गाँव–एथलैटिक्स, एक्वेटिक्स, फिटनैस सेंटर

ii) सीरी फोर्ट खेल परिसर–एक्वेटिक्स, स्क्वाश, बैडमिंटन, बॉल।

iii) यमुना खेल परिसर–एक्वेटिक्स, जिमनास्टिक्स, 7 एस., टेबल टेनिस।

12.5.2 परामर्शदाताओं की नियुक्ति

राष्ट्रमंडल खेल गाँव के विकास के लिए डिजाइन और वित्तीय परामर्शदाताओं की नियुक्ति, खेल स्थलों और प्रशिक्षण स्थलों के प्रस्ताव हेतु व्यापक बोली दस्तावेज खेल विंग के तत्त्वाधान में तैयार एवं जारी किए गए।

12.5.3 राष्ट्रमंडल खेल-2010 समन्वय कार्यालय की स्थापना

राष्ट्रमंडल खेल–2010 के लिए एक समन्वय कार्यालय की स्थापना सीरी फोर्ट खेल परिसर के इंडोर स्टेडियम के प्रथम तल पर की गई है।

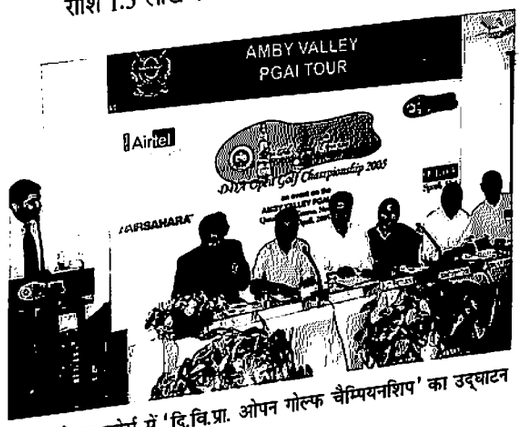
12.6 खेल गतिविधियाँ

खेल विंग की 2005-06 की वार्षिक कार्य योजना के अनुसार नियोजित खेल गतिविधियों को सफलतापूर्वक पूरा किया गया। मुख्य उपलब्धियों का उल्लेख उत्तरवर्ती पैरा में किया गया है:–

12.6.1 पुरस्कार राशि के टूर्नामैन्ट

दि.वि.प्रा. ने उन लोगों के लिए खेलों को बढ़ावा देने और पुविधाजनक भागीदारी के लिए राज्य एवं राष्ट्रीय स्तर पर निम्नलिखित पुरस्कार राशि वाले टूर्नामेन्ट आयोजित किए हैं, जो जिला, राज्य और राष्ट्रीय स्तर पर अपनी प्रतिभा को दर्शाने का अवसर नहीं प्राप्त कर पाते। दि.वि.प्रा. द्वारा आयोजित पुरस्कार राशि वाले टूर्नामैन्टों की राशि बढ़ा कर और टूर्नामेन्ट के स्तर को ऊँचा करके इसे और अधिक आकर्षित बनाया गया है जो निम्नलिखित है:

- **20 से 28 दिसम्बर, 2005 तक आयोजित किया गया द्वितीय उपराज्यपाल कप फुटबॉल टूर्नामेन्ट** अब अखिल भारतीय स्तर का टूर्नामेन्ट है। इसकी पुरस्कार राशि 1.60 लाख रु. से बढ़ाकर 4 लाख रु. कर दी गई है। टूर्नामेन्ट का आयोजन दि.वि.प्रा. द्वारा डा. अम्बेडकर स्टेडियम में किया गया।
- सीरी फोर्ट खेल परिसर में 29 नवम्बर से 7 दिसम्बर 2005 तक कनिष्ठ स्तर (स्कूल स्तर) के लिए **चौथे डी.डी.ए. उपाध्यक्ष कप फुटबॉल टूर्नामैंट** का आयोजन किया गया, जिसमें दिल्ली के 20 नामी स्कूलों ने हिस्सा लिया। इसकी कुल पुरस्कार राशि 80,000/= रु. थी।
- हरीनगर खेल पसिर में 5 से 7 नवम्बर 2005 तक राज्य स्तर की टीमों के लिए **छठे डी.डी.ए. आमंत्रण वालीबॉल टूर्नामेन्ट का आयोजन किया गया।** इसकी बढ़ी हुई पुरस्कार राशि 10,000/=रु. थी। टूर्नामैंट में 13 टीमों ने हिस्सा लिया।
- ए.आई.टी.ए. के दिशा निर्देशों के अनुसार साकेत खेल परिसर में 21 नवम्बर से 26 नवम्बर 2005 तक कनिष्ठ स्तर (अण्डर 16) के लिए **डी.डी.ए. नैशनल सीरीज टैनिस टूर्नामैन्ट** (आई.टी.ए. रैंकिंग) का आयोजन किया गया।
- सीरी फोर्ट खेल परिसर में 25 से 29 सितम्बर 2005 तक **12वें डी.डी.ए. ओपन स्कवॉश टूर्नामैन्ट,** जो एक राष्ट्रीय स्तर का टूर्नामैन्ट है, का आयोजन किया गया, इसकी पुरस्कार राशि 1.5 लाख रु. से बढ़ाकर 2 लाख रु. कर दी गई है।



कुतुब गोल्फ कोर्स में 'दि.वि.प्रा. ओपन गोल्फ चैम्पियनशिप' का उद्घाटन

12.6.2 अन्य टूर्नामैन्ट

क) क्रिकेट

- डी.डी.ए क्रिकेट टूर्नामैन्ट ऑफ विजुअली चैलेन्जड 2005–आर.एस.सी. में 16 से 20 नवम्बर, 2005 तक इस टूर्नामैन्ट का आयोजन किया गया। इसमें 10 टीमों ने भाग लिया।
- डी.डी.ए. क्रिकेट टूर्नामैन्ट फॉर हीयरिंग इम्पेयर्ड 2005–आर.एस.सी. में 21 से 24 नवम्बर, 2005 तक इस टूर्नामैंट का आयोजन किया गया। इसमें 13 टीमों ने भाग लिया।
- दिसम्बर, 2005 के पहले सप्ताह में एम.डी.सी.एस.सी., अशोक विहार में 12 वर्ष से कम आयु के बच्चों के लिए एक क्रिकेट टूर्नामैन्ट का आयोजन किया गया।
- 22 नवम्बर, से 15 दिसम्बर, 2005 तक पश्चिम विहार खेल परिसर में स्कूलों (अण्डर-14) के लिए चौथे डी.डी.ए. आमंत्रण क्रिकेट टूर्नामैन्ट का आयोजन किया गया।
- 24 जनवरी, 2006 को पूर्व दिल्ली खेल परिसर में राजीव गाँधी मैमोरियल क्रिकेट टूर्नामैन्ट का आयोजन किया गया।

ख) फुटबॉल

- डी.डी.ए. कप फुटबॉल टूर्नामैंट का आयोजन 29 नवम्बर से 7 दिसम्बर, 2005 तक सीरी फोर्ट खेल परिसर में किया गया।
- यमुना खेल परिसर में 14 से 23 अक्टूबर, 2005 तक 14 वर्ष से कम एवं 17 वर्ष से कम आयु के बच्चों के लिए इन्टर स्कूल फुटबॉल टूर्नामैन्ट आयोजित किया गया। इसमें 32 स्कूलों ने भाग लिया।

ग) हाकी

- 11वें डी.डी.ए. स्पोर्ट्स गाला में 14 से 25 दिसम्बर, 2005 तक स्कूली बच्चों के लिए चौथे आमंत्रण हॉकी टूर्नामैंट का आयोजन किया गया। श्री जफर इकबाल, अर्जुन पुरस्कार विजेता (हाकी) ने विजेताओं को पुरस्कार दिए।

घ) बास्केट बॉल

- पूर्व दिल्ली खेल परिसर में 23 नवम्बर, 2005 से 30 नवम्बर 2005 तक चौथे डी.डी.ए. बास्केट बॉल टूर्नामैंट का आयोजन किया गया। आसपास के स्कूलों की 8 टीमों ने इसमें भाग लिया।
- साकेत खेल परिसर में 20 से 24 दिसम्बर, 2005 तक स्कूल स्तर के इन्वीटेशनल बास्केट बॉल टूर्नामैंट का आयोजन किया गया। इस टूर्नामैंट में 16 स्कूलों ने भाग लिया।
- यमुना खेल परिसर में 10 अगस्त, 2005 को ''मनोविकास कम्प्रीहैन्सिव रीहैबिलिटेशन एण्ड रिसर्च सैन्टर'' ने मानसिक रूप से विकलांग लगभग 60 व्यक्तियों के लिए एक बास्केटबॉल मैच का आयोजन किया।

लॉन टेनिस मैच चल रहा है

ङ) वॉलीबॉल

- हरि नगर खेल परिसर में 15 से 17 नवम्बर, 2005 डी.ए. आमंत्रण वालीबॉल टूर्नामैंट (राज्य स्तर) किया गया।

च) टैनिस

- यमुना खेल परिसर में 11 से 16 जुलाई, 2005 से कम तथा 18 वर्ष से कम आयु की लड़कियों के लिए आई.ए.टी.ए. जूनियर चैम्पियनशिप सीरीज स्तर के टेनिस टूर्नामैंट) का आयोजन किया गया।
- साकेत खेल परिसर में 21 से 26 नवम्बर, 2005 ए. नैशनल सीरीज अण्डर-16 टैनिस टूर्नामैंट (हार्ड रैकिंग) का आयोजन किया गया। देश के विभिन्न 227 बच्चों ने इसमें हिस्सा लिया।

छ) बैडमिन्टन (अन्तर्राष्ट्रीय)

- सीरी फोर्ट खेल परिसर के इन्डोर स्टेडियम में 21 2005 तक पाँचवीं यू.एस.आई.सी. वर्ल्ड रेलवे चैम्पियनशिप-2005 का आयोजन किया गया।
- द्वारका खेल परिसर में 22 से 26 नवम्बर, 2005 एवं लड़कियों के लिए इन्टर स्कूल बैडमिन्टन सफलता-पूर्वक आयोजन किया गया।
- रोहिणी खेल परिसर ने स्पोर्ट्स गाला के अन्तर्गत दिसम्बर, 2005 तक अपने सदस्यों के लिए बैडमिन्टन 2005 का आयोजन किया।
- सीरी फोर्ट खेल परिसर में 18.10.2005 से 23.10. एशियन इन्टरनैशनल बैडमिन्टन चैम्पियनशिप का किया गया। इस चैम्पियनशिप में सात देशों अर्थात् मलेशिया, इन्डोनेशिया, श्रीलंका, पाकिस्तान, ईरान ने भाग लिया।

ज) स्क्वाश

- सीरी फोर्ट खेल परिसर में 25 से 29 सितम्बर,
- 12वें डी.डी.ए. ओपन स्क्वाश टूर्नामैंट का आयोजन
- साकेत खेल परिसर में 20 से 24 सितम्बर, 2005 स्क्वाश एसोसिएशन (स्क्वाश रैकेट्स फैडरेशन से सम्बद्ध) द्वारा आयोजित नोर्थन इण्डिया चैम्पियनशीप-2005 का आयोजन किया गया।

झ) टेबल टेनिस

वसन्त कुंज खेल परिसर में 25 से 27 नवम्बर, 2005 तक इन्टर स्कूल टेबल टेनिस आमंत्रण टूर्नामैंट का आयोजन किया गया।

सीरी फोर्ट खेल परिसर के इन्डोर स्टेडियम में 17 से 20 दिसम्बर, 2005 तक एशिया कप टेबल टेनिस टूर्नामैंट का आयोजन किया गया। चीन, जापान और कोरिया सहित एशिया के अग्रणी देशों ने इसमें भाग लिया।

ञ) स्केटिंग

यमुना खेल परिसर में 10 से 12 जून, 2005 तक 5 वीं लाल बहादुर शास्त्री मैमोरियल रोलर स्केटिंग चैम्पियनशिप का आयोजन किया गया, जिसमें विभिन्न आयु के 237 प्रशिक्षणार्थियों ने हिस्सा लिया।

एम.डी.सी.एस.सी., अशोक विहार में 7 एवं 8 दिसम्बर, 2005 को 10वीं रोलर स्केटिंग चैम्पियनशिप का आयोजन किया गया।

ट) नैट-बॉल

यमुना खेल परिसर में 26 अप्रैल, 2005 को भारत और पाकिस्तान के बीच चौथा नेट-बॉल मैच आयोजित किया गया। मैच पाकिस्तान टीम ने जीता।

ठ) सॉफ्ट-बॉल

यमुना खेल परिसर में 21 से 26 जून, 2005 तक सॉफ्ट-बॉल एसोसिएशन ऑफ दिल्ली द्वारा जूनियर नैशनल सॉफ्टबॉल चैम्पियनशिप का आयोजन किया गया। इसमें 23 राज्यों और 2 संघ राज्य क्षेत्रों से लड़के और लड़कियों की टीमों ने भाग लिया, जिनमें लगभग 1000 खिलाड़ी थे।

12.6.3 खेल समारोह

अक्टूबर, 2005 से जनवरी, 2006 के बीच 15 दिनों के अवधि के लिए सभी खेल परिसरों के वार्षिक खेल समारोह का आयोजन किया गया, जिसमें सदस्यों के लिए अलग-अलग प्रतियोगिताएँ आयोजित की गईं। इन प्रतियोगिताओं में टेनिस, टेबल टेनिस, बैडमिन्टन, स्क्वाश और बिलियर्ड/स्नूकर जैसे खेल थे। इन प्रतियोगिताओं के अतिरिक्त टीमों के खेल जैसे फुटबॉल, हॉकी, बास्केटबॉल, क्रिकेट, वालीबॉल और स्केटिंग भी खेल समारोह के दौरान परिसरों द्वारा आयोजित किए गए।

12.6.4 गोल्फ टूर्नामैन्ट

कुतुब गोल्फ कोर्स में वर्ष के दौरान निम्नलिखित टूर्नामैंट आयोजित किए गए :-

क) कुतुब गोल्फ कोर्स में 6 अप्रैल से 10 अप्रैल, 2005 तक डी.डी.ए. ओपन गोल्फ चैम्पियनशिप (प्रो-एम) आयोजित की गई।

ख) दिल्ली गोल्फ सोसाइटी दिल्ली स्टेट इन्टर स्कूल अमेच्योर गोल्फ चैम्पियन 27 से 28 सितम्बर, 2005 तक आयोजित की गई।

ग) एडमिरल्स कप गोल्फ टूर्नामेंट 26 नवम्बर, 2005 को आयोजित किया गया।

घ) एक मैडल राउन्ड गोल्फ टूर्नामेंट 7 जनवरी, 2006 को आयोजित किया गया।

ङ) सी ए जी कप गोल्फ टूर्नामेंट 4 फरवरी, 2006 को आयोजित किया गया।

च) आई सी आई सी आई प्राइवेट बैंकिंग टूर्नामेंट 15 फरवरी, 2006 को हुआ।

छ) लैफ्टिनेंट गवर्नर गोल्फ कप 4 मार्च से 5 मार्च, 2006 तक आयोजित किया गया।

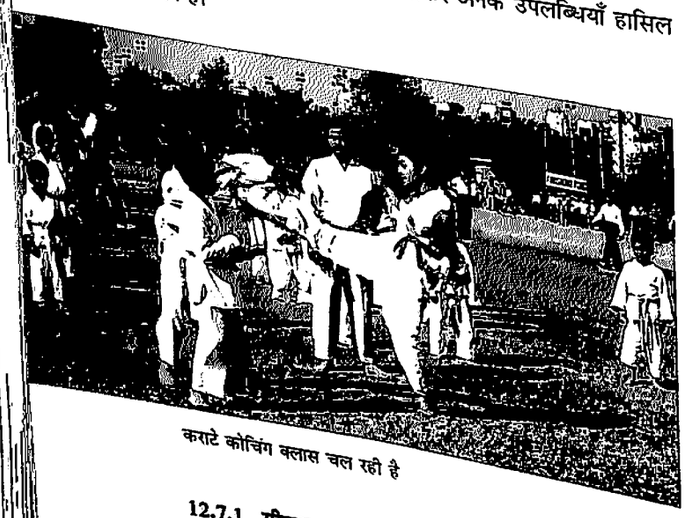
ज) दि.वि.प्रा. ने अपने कुतुब गोल्फ कोर्स में 11 मार्च से 12 मार्च, 2006 तक सिविल सर्विसिज गोल्फ चैम्पियनशिप, दिल्ली जोन आयोजित किया।

झ) 25 मार्च, 2006 को 'द ट्रेवल एजेंट्स एसोसिएशन ऑफ इंडिया टूर्नामेंट' आयोजित किया गया।

दिल्ली के उपराज्यपाल श्री बी.एल. जोशी एल.जी.गोल्फ कप के विजेता मुकेश कुमार को पुरस्कार राशि देते हुए

12.7 कोचिंग

खेल परिसरों ने पूरे वर्ष के दौरान विभिन्न खेलों में कोचिंग आयोजित की। श्री गुरुचरन सिंह, श्री मदनलाल, श्री सुमित डोगरा, श्री दिनेश वर्मा और श्री अचरेकर द्वारा आयोजित की गई क्रिकेट-कोचिंग ने काफी प्रशंसा प्राप्त की। सीरी फोर्ट और साकेत खेल परिसरों में 5-8 वर्ष की आयु वर्ग के बच्चों के लिए संचालित की जा रही लघु रैकेट *मिनी टैनिस* कोचिंग बहुत अच्छी तरह से ली जा रही है। अन्य विशेष स्कीमों, जैसे पेनिन्सुला टेनिस अकादमी और टीम टेनिस अकादमी *द्वारा टेनिस* में दी जानी वाली उच्च कोचिंग ने काफी अच्छा परिणाम दिया है। इन अकादमियों के अधीन प्रशिक्षण प्राप्त अनेक युवा लड़के और लड़कियाँ राष्ट्रीय स्तर की टेनिस प्रतियोगिताओं में भाग ले रहे हैं। खेल परिसरों में कोचिंग ले रहे कई युवा स्केटरों ने राज्य और राष्ट्रीय स्तर के टूर्नामेंटों में भाग लेकर अनेक उपलब्धियाँ हासिल की हैं।



कराटे कोचिंग क्लास चल रही है

12.7.1 ग्रीष्मकालीन कोचिंग कैम्प

सभी खेल-परिसरों में विभिन्न खेलों में बच्चों के लिए गर्मी की छुट्टियों के दौरान सफलतापूर्वक कोचिंग कैम्प चलाए गए। कुतुब गोल्फ कोर्स में दिनांक 1 जून से 16 जून, 2005 तक और 20 जून से 2 जुलाई, 2005 तक दो ग्रीष्मकालीन कोचिंग कैंप/क्लीनिक आयोजित किए गए। इन कैंपों/क्लीनिकों से अनेक बच्चों ने लाभ उठाया।

12.7.2 तैराकी प्रशिक्षण

दि.वि.प्रा. द्वारा चलाए जा रहे 12 तरण ताल जल की गुणवत्ता, साफ-सफाई और उत्तम परिवेश के लिए जाने जाते हैं। सुरक्षित तैराकी-सुविधा प्रदान करने के अतिरिक्त सदस्यों और गैर-सदस्यों को विशेषज्ञ प्रशिक्षकों द्वारा प्रशिक्षण दिया जाता है। तैराकी समाप्ति पर कई प्रतिस्पर्धात्मक प्रतियोगिताएँ आयोजित की समारोह का समापन किया गया।

12.7.3 खेल-कूद प्रोत्साहन स्कीमें

- **एथलेटिक्स**–पद्मश्री, *अर्जुन अवार्ड* से पुरस्कृत रंधावा की देख रेख में लड़के एवं लड़कियों के लि ए. *एथलेटिक्स प्रोत्साहन स्कीम* अच्छी तरह से का है। स्कीम में 15 प्रशिक्षुओं ने वर्ष के दौरान, राज्य स्तर पर विभिन्न स्पर्धाओं में भाग लिया और उन्होंने 17 रजत और 7 कास्य पदक जीते।
- **फुटबॉल प्रोत्साहन स्कीम**–इस स्कीम ने, जो डी डिसूजा (भूतपूर्व फीफा रैफरी) के विशेषज्ञ मार्गदर्श 2002 में आरंभ की गई थी, एक सराहनीय कार्य नए प्रशिक्षुओं (16 वर्ष से कम आयु के लड़कों) हेतु यमुना खेल परिसर में 16 एवं 17 जुलाई, तथा 23 एवं 24 जुलाई को सीरी फोर्ट खेल परिसर किए गए। इस समय इस स्कीम की कुछ उप दी गई हैं –

क) सुब्रतो कप फुटबॉल टूर्नामैन्ट - 2005 में 31 अपने-अपने स्कूल की टीमों का प्रतिनिधि

ख) 11 लड़के (16 वर्ष से कम आयु के) टीम के सदस्य थे, जिन्होंने नॉर्थ जोन में कलकत्ता/गोवा के कोचिंग कैम्पों में प्रशिक्ष लिए ऑल इंडिया फुटबॉल फैडरेशन द्वारा को उदीयमान फुटबॉलर के रूप में चुना गया

ग) 18 प्रशिक्षुओं को फुटबॉल में उनकी प्रतिभा के कारण पब्लिक स्कूलों (एयर फोर्स बाल सुब्रतो पार्क/लोदी रोड) में निःशुल्क प्रवेश उनके शिक्षा-शुल्क और परिवहन शुल्क में

12.8 सदस्यता प्रबंध

वर्ष के दौरान 4094 सदस्यों का नाम दर्ज किया गया। उन सदस्यों को नियमित नोटिस भेजे गए जिन्होंने अपने का भुगतान नहीं किया था। वर्ष 2005-2006 के दौरान 2006 तक) 3945 सदस्यों की सदस्यता समाप्त की गई

12.9 प्रचार

ष के दौरान दि.वि.प्रा. के चार खेल समाचार पत्र प्रकाशित किए ए जिनमें परिसरों में खेल गतिविधियाँ, सुविधा विकास पर चल ा कार्य, मुख्य खेल-कूद कार्यकलापों पर तकनीकी लेख और उन ार्यकलापों पर फोकस, जिन्हें राष्ट्र मण्डल खेल 2010 के दौरान ा कर लिया जाएगा, संबंधी जानकारी दी गई थी।

12.10 वित्तीय प्रबंध

दि.वि.प्रा. के खेल परिसरों की संरचना ऐसे की गई है जिससे कि वह स्वयं को संपोषित कर सके। इसे सम्भव करने के लिए उन सदस्यों का नामांकन किया जाता है जो एक बार प्रवेश शुल्क देने के अतिरिक्त मासिक अंशदान भी करते हैं। जिससे कि खेल परिसरों का रखरखाव करने में सहायता मिलती है। हालांकि खेल परिसर सदस्यता उन्मुखी होते हैं, ये सभी के लिए 'भुगतान करो और खेलो' आधार पर उपलब्ध होते हैं। शुल्क प्रभार इतने कम और वहन करने योग्य होते हैं जिससे कि लगभग सभी को इनका उपयोग करने में आसानी हो। विद्यार्थियों और वरिष्ठ नागरिकों को विशेष छूट दी जाती है।

विस्तारणीय निर्माण कार्यों/पूँजी स्वरूप में सुधार सहित खेल परिसरों के विकास और अन्य खेल सुविधाओं पर पूँजी व्यय दि.वि.प्रा. के नजूल लेखा II खाते से पूरा किया जाता है। हालांकि, दिन-प्रतिदिन की खेल सुविधाओं के रख- रखाव का कार्य सदस्यता शुल्क और विविध प्राप्तियों द्वारा खेलकूद शाखा करती है। जहाँ अपेक्षित होता है, वहाँ पर कम लोकप्रिय परिसरों की तुलना में अधिक लोकप्रिय परिसरों से प्रति-आर्थिक सहायता दी जाती है।

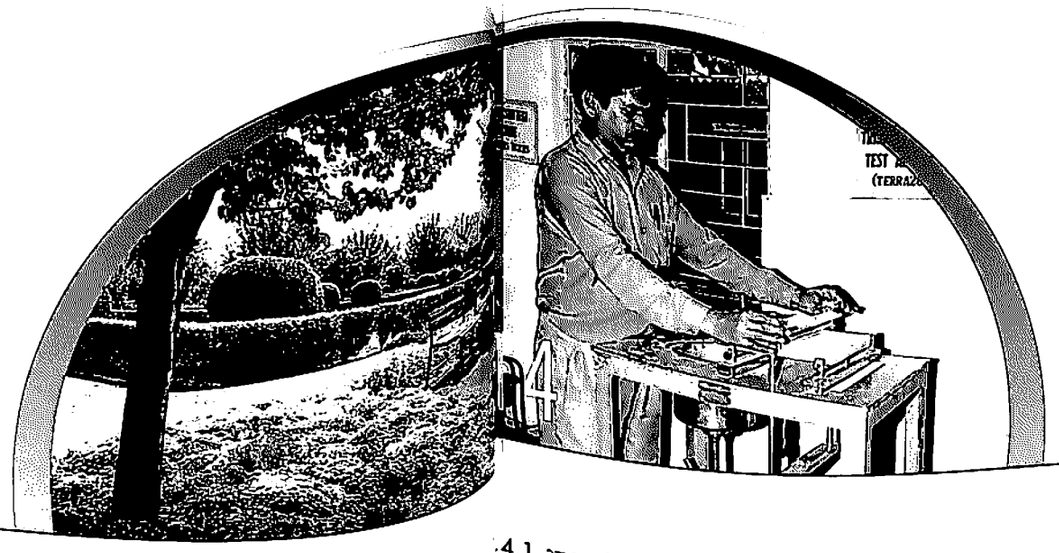
परिसरों द्वारा सदस्यता हेतु इकट्ठी की गई अप्रतिदेय प्रवेश शुल्क राशि पूँजी व्यय के लिए दि.वि.प्रा. मेन को जमा कराई जाती है। इस खाते में डी.डी.ए. मुख्यालय में दिसम्बर 2005 तक 2331.17 लाख रु. जमा किए जा चुके हैं। वर्ष 2005-06 के दौरान (दिसम्बर, 2005 तक) 74.14 लाख रु. अधिक सृजित किए गए हैं।

दिन-प्रतिदिन के आधार पर चलाने और रखरखाव, जिसमें कर्मचारियों का वेतन, संस्थापना की लागत, हाउस कीपिंग, सुरक्षा शामिल हैं, का खर्च परिसर स्वयं वहन करते हैं। सदस्यता और 'भुगतान करो और खेलो' की संकल्पना द्वारा ऐसा सम्भव हो सका है। जहाँ भी आवश्यकता होती है तब अधिक लोकप्रिय परिसर से कम लोकप्रिय परिसर को आर्थिक सहायता दी जाती है।

- लेखों का मासिक विवरण दि.वि.प्रा. मेन को भेजा जाता है। पुनरीक्षण के अंतर्गत वर्ष के सभी खेल परिसरों के वार्षिक खाते पूरे कर लिए गए हैं और मु. लेखा अधिकारी को डी.डी. ए. मेन खाते में भेज दिए गए हैं। खेल परिसरों का बजट अगले वित्त वर्ष में डी.डी.ए. मेन बजट में शामिल कर लिया गया है। खेल शाखा के खातों की लेखा परीक्षा दि.वि.प्रा. के आंतरिक लेखापरीक्षकों द्वारा की जाती है और बाहरी लेखापरीक्षा सी.ए. जी. कार्यालय द्वारा की जाती है। सभी खेल परिसरों के खातों की लेखापरीक्षा हो चुकी है।
- सभी खेल परिसरों और गोल्फ कोर्सों में कम्प्यूटर उपलब्ध हैं और बिल नोटिस भेजने का कार्य कम्प्यूटरीकृत होता है और नियमित आधार पर किया जाता है। चूककर्ताओं की बकाया सूची को निपटाया जा रहा है और ऐसे लोग जो नियमित रूप से चूककर्ता सूची में हैं उनकी सदस्यता समाप्त की जा रही है।

12.11 निष्कर्ष

दि.वि.प्रा. द्वारा विकसित खेल परिसरों ने दिल्लीवासियों में स्वास्थ्य के प्रति जागरूकता पैदा की हैं। इन खेल परिसरों ने खेल सुविधाओं के अतिरिक्त हरित पर्यावरण और मनमोहक विस्तार भी दिए हैं। इस वर्ष के दौरान विद्यमान खेल परिसरों और मल्टीजिमों में कई सुविध ाओं में सुधार किया गया है। दि.वि.प्रा. स्पोर्ट्स विंग द्वारा खेल परिसरों में अनेक टूर्नामेंटों के अलावा पाँच राज्य/राष्ट्रीय स्तर पर फुटबॉल (दो टूर्नामेंट), स्क्वैश, टेनिस (ए आई टी ए रैंकिंग) और वौलीबॉल में इनामी प्रतियोगिताएँ आयोजित की गई। पब्लिक गोल्फ कोर्स, लाडो सराय में कई गोल्फ टूर्नामेंट आयोजित किए गए जिसमें प्रोफैशनल गोल्फ एसोसिएशन आफ इंडिया के संरक्षण/देख-रेख में प्रथम प्रो-एम प्रतियोगिता भी शामिल है। दि.वि.प्रा. ने अपनी प्रोत्साहन स्कीम के अन्तर्गत प्रतिभाशाली बच्चों के लिए एथलेटिक्स और फुटबॉल को प्रोत्साहित करने हेतु अपने प्रयास जारी रखे। दिल्ली को राष्ट्रमंडल खेल-2010 आयोजित करने की जिम्मेदारी सौंपे जाने के कारण, दि. वि.प्रा. को खेलगाँव का विकास करने और बैडमिंटन, स्क्वैश, टेबल टेनिस हेतु स्टेडियमों तथा सभी तीनों स्थानों पर प्रशिक्षण-स्थलों का विकास करने का कार्य सौंपा गया है।



उद्यान-राजधानी को हरा-भरा बनाना

13.1 कंकरीट जंगल में सदा हरा-भरा रहने वाला वन मिलना आश्चर्य की बात है। इसी सत्यता के कारण दि.वि.प्रा. को देश में श्रेष्ठ हरित क्षेत्रों के जाल की व्यवस्था करने के लिए अपने ऊपर गर्व है। इस बात का श्रेय नगर वनों के विकास, वन क्षेत्र, हरित पट्टियों, गोल्फ कोर्स, खेल परिसर, सहस्त्राब्दी पार्क और आवासीय कालोनियों, व्यावसायिक, औद्योगिक क्षेत्रों तथा विरासत स्मारकों के आस-पास बने हुए लघु भूखण्डों के कारण मिला है। वर्ष के दौरान बड़े पैमाने पर एक वृक्षारोपण अभियान चलाया गया, जिसमें स्कूल के बच्चों, वरिष्ठ नागरिकों, मंत्रियों/विधायकों और संसद सदस्यों ने भाग लिया। मार्च, 2006 में दि.वि.प्रा. के उद्यान विभाग द्वारा एक पुष्प-प्रदर्शनी का भी सफलता-पूर्वक आयोजन किया गया।

13.2 पिछले वर्षों की तरह दि.वि.प्रा. ने वसंत ऋतु के दौरान 3 मार्च से 5 मार्च, 2006 तक 22 वीं वार्षिक पुष्प प्रदर्शनी का आयोजन करने का निर्णय लिया। इस अवधि के दौरान, दि.वि.प्रा. 'एक उज्ज्वल भविष्य हेतु हरित क्षेत्रों का परिरक्षण और विकास' लक्ष्य करने का प्रयास किया।

कुतुब गोल्फ कोर्स

अपने प्रारम्भिक काल से चार दशकों में दि.वि.प्रा. ने दिल्ली को अच्छा बनाने में सफलता पाई है और दिल्ली निवासियों एवं सुखी जीवन प्रदान किया है। यह माना जाना चाहिए का विकास एक निरन्तर प्रगतिशील प्रक्रिया है।

वर्ष 2005-06 के दौरान उत्तरी जोन में कार्य निष्पादन उपलब्धियाँ

क्र. सं.	मद	वर्ष 2005-06	उपल
		लक्ष्य	1,46,66
1	वृक्षारोपण	1,44,195	44.6
2	नए लॉनों का विकास	100.18 एकड़	
3	बाल उद्यान/कॉर्नर का विकास	28	

वर्ष 2005-06 के दौरान दक्षिणी जोन में कार्य निष्पादन उपलब्धियाँ

क्र. सं.	मद	वर्ष 2005-06	उपल
		लक्ष्य	2,63,7
1	वृक्षारोपण	2,36,000	76.4
2	नए लॉनों का विकास	132.70 एकड़	
3	बाल उद्यान/कॉर्नर का विकास	10	

कोटि आश्वासन कक्ष

14.1 आज की उच्च प्रतिस्पर्धा की दुनिया में ग्राहक बादशाह हैं इस प्रकार ग्राहकों की सन्तुष्टि के लिए दि.वि.प्रा. के पास 'क्वालिटी' का एक नया मंत्र हैं, इसका प्रयोग मात्र दि.वि.प्रा. के सेवा करने वाले विभिन्न विभागों में ही नहीं किया जाता बल्कि निर्माण कार्यों में भी किया जाता है।

14.2 निर्माण की कोटि के पर्यवेक्षण और मानीटरिंग पर, मात्र कनिष्ठ अभियन्ता/सहायक अभियन्ता/अधिशासी अभियन्ताओं द्वारा ही नियमित रूप से कार्य नहीं किया जाता, बल्कि आंतरिक रूप से अधीक्षण अभियन्ता/मुख्य अभियन्ताओं के स्तर पर भी नियमित जाँच की जाती है और बाहरी रूप से दि.वि.प्रा. के अभ्यन्तर कक्ष कोटि नियंत्रण के स्तर पर समय-समय पर निरीक्षणों को आयोजन करके भी जांच की जाती है।

14.3 कोटि नियंत्रण कक्ष, जिसका वर्ष 1982 में थोड़े से कर्मचारियों के साथ गठन किया गया था, जो अब 6 कनिष्ठ अभियन्ताओं, 9 सहायक अभियन्ताओं, (7 सिविल और 2 विद्युत) 7 अधिशासी अभियन्ताओं (6 सिविल और 1 विद्युत), एक सहायक निदेशक (उद्यान), और एक अधीक्षण अभियन्ता, मुख्य अभियन्ता (कोटि नियंत्रण) प्रमुख के साथ अपनी पूरी शक्ति सहित अब बढ़ गया है। कोटि आश्वासन में यह इकाई महत्त्वपूर्ण भूमिका का निर्वाह कर रही है, जो सामग्री और कारीगरी की कोटि में ही उत्तम नहीं है बल्कि प्लानिंग, डिजाइनिंग, कन्ट्रैक्ट डोकूमैंटस, स्पैसिफिकेशन आदि की कोटि में भी उत्तम है और जब कभी भी आवश्यकता होती है यथा स्थिति समय-समय पर मार्गदर्शन और परिपत्र आदि जारी करता है। कुछ मेगा परियोजनाओं/प्रतिष्ठित परियोजनाओं के लिए किसी अन्य पक्ष द्वारा निरीक्षण का कार्य शुरू किया गया और सी.आर.आर.आई., आई. आई. टी. आदि अभिकरण भी परामर्शदाताओं के रूप में लिए गए हैं।

14.4 कोटि आश्वासन कक्ष द्वारा फाउंडेशन स्तर पर, सुपर स्ट्रक्चर स्तर पर कम से कम तीन बार जाँच होती है। कार्य पद्धति और कारीगरी के पहलू पर रिकार्ड के रखरखाव के लिए पूरा ध्यान दिया जाता है। कोटि लेखा परीक्षण के दौरान समुचित रूप से जाँच की जाती है। नोट की गई कमी यदि कोई हो तो उसे तुरंत उपयुक्त और प्रभावकारी प्रशासनिक/संविदात्मक कार्रवाई के लिए तुरन्त अधीक्षण अभियन्ता/मुख्य अभियंता के नोटिस में लाया जाता है। कमी देखकर उसे दूर करने के लिए बहुत निगरानी रखी जाती है।

14.5 गृहीत विशेष विनिर्दिष्टियों और तकनीकियों की नियमित रूप से समीक्षा हो रही हैं और वर्तमान आवश्यकताएं, वातावरण, पर्यावरणीय परामर्श, नई निर्माण सामग्री का उपयोग, नई तकनीकियों, आर.एम. सी. आदि का उपयोग करने के लिए उपयुक्त सुधार हो रहा है। कार्य की कोटि के मामले में समझौता किए बिना समय और मूल्य पर नियंत्रण किया जाता है। कार्यात्मक आवश्यकताएँ सौंदर्य और भवन की संरचनात्मक मजबूती की प्रभावकारी रूप से मानीटरिंग की जाती है।

स्थल पर की जा रही कोटि नियंत्रण जांच

वित्त एवं लेखा विंग

15.1 दि.वि.प्रा. के वित्त एवं लेखा विंग के प्रधान वित्त सदस्य हैं, जिनकी मुख्य लेखा अधिकारी, वित्त सलाहकार (आवास), निदेशक (लागत निर्धारण) और निदेशक (वित्त) भी सहायता करते हैं।

दि.वि.प्रा. का वित्त एवं लेखा विंग दि.वि.प्रा. के वित्त का कामकाज देखता है और यह विभाग वार्षिक लेखा तैयार करने, बजट तैयार करने, शहरी विकास निधि का निधि प्रबंध करने, शहरी विरासत पुरस्कार निधि, सामान्य भविष्य निधि सहित कर्मचारी पारिश्रमिक, चिकित्सा प्रतिपूर्ति, पेंशन वितरण एवं परियोजना अनुमोदनों का कार्य भी करता है।

15.2 प्राधिकरण के वार्षिक लेखे

क) बजट एवं लेखा उद्देश्यों के लिए प्राधिकरण का लेखा निम्नलिखित तीन मुख्य शीर्षों के अंतर्गत रखा जाता है:

1. नजूल खाता–1
2. नजूल खाता–2
3. बजट सामान्य विकास खाता

ख) तीनों खातों की वित्तीय स्थिति निम्नलिखित पैरों में संक्षिप्त रूप से दी गई है:

i) नजूल खाता-I

नजूल खाता–1 पुरानी नजूल संपदा से संबंधित लेनदेन को प्रदर्शित करता है, जो प्रबंध हेतु सरकार द्वारा पुराने नजूल करार, 1937 के अंतर्गत दिल्ली इम्प्रूवमेंट ट्रस्ट को सौंप दी गई थी और बाद में इसे दि.वि.प्रा. द्वारा दिसम्बर, 1957 में उत्तराधिकारी निकाय के रूप में अपने अधिकार में ले लिया गया था। इस खाते में दिल्ली मुख्य योजना और जोनल विकास योजनाओं को तैयार करने और उनके कार्यान्वयन से संबंधित लेनदेन भी शामिल हैं। पिछले दो वर्षों के दौरान इस खाते के अंतर्गत प्राप्तियां ओर व्यय इस प्रकार रहा:

	2003-2004	2004-2005	2005-2006 (वास्तविक)
प्राप्तियां	2.86	2.90	6.10
व्यय	12.38	12.72	16.65

ii) नजूल खाता.II

इस खाते में दिल्ली में बड़े पैमाने पर भूमि अधिग्रहण, विकास और उनके निपटान की योजना सें संबंधित लेनदेन शामिल है। इस लेखे के अंतर्गत भूमि के विक्रय से प्राप्त आय और भू–भाटक आदि की वसूली का हिसाब रखा जाता है और व्यय मुख्य रूप से भूमि के अधिग्रहण तथा उसके विकास पर किया जाता है। इस खाते में संचयी अधिशेष प्राप्तियों का उपयोग भूमि अधिग्रहण और बढ़े हुए मुआवजे के भुगतान और विकास कार्यों पर व्यय एवं संस्थापना व्यय हेतु राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार को भुगतान के लिए किया जाता है। भूमि अधिग्रहण और बढ़े हुए मुआवजे के भुगतान हेतु 31 मार्च, 06 तक रा.रा. क्षेत्र दिल्ली सरकार को 925.62 करोड़ रुपये भुगतान किए गए हैं। इस लेखाशीर्ष के अंतर्गत पिछले तीन वर्षों का प्राप्ति एवं व्यय का विवरण दिया गया है:

	2003-2004	2004-2005	2005-2006 (वास्तविक)
प्राप्तियां	2,466.83	2,310.56	1,931.58
व्यय	675.61	1,047.48	1568.52

iii) सामान्य विकास खाता

प्राधिकारण में निहित सभी संपत्तियों और भूमि का भुगतान इस खाते के राजस्व से ही किया जाता है। इस खाते के अंतर्गत दि.वि.प्रा. उच्च आय वर्ग के अंतर्गत आवासों के अतिरिक्त कमजोर वर्ग के लोगों, निम्न आय वर्ग और मध्यम आय वर्ग के लोगों के लिए आवास कार्यक्रम चलाता है और दिल्ली के विभिन्न भागों में

14.6 आकाश एक सीमा है, इस सार को मस्तिष्क में रखते हुए दि. वि.प्रा. लगातार सेवाओं/कार्य की गुणवत्ता में सुधार को बढ़ा रहा है। प्रत्येक जोन में जोनल स्तर की परस्पर क्रियात्मक कार्यशालाएं आयोजित की गईं जिनमें सभी स्तर के अधिकारियों ने भाग लिया और सतत गुणवत्ता सुधार हेतु कनिष्ठ अभियंताओं से लेकर अधीक्षण अभियंताओं तक ने बहुमूल्य सुझाव दिए। सी.पी. डब्ल्यू डी/सीआर आर आई/एन सी सी बी एम/ एनपीसी आदि विभागों द्वारा दक्षता उन्नयन हेतु संचालित किए जाने वाले रिफ्रेशर पाठ्यक्रमों/ प्रशिक्षण कार्यक्रमों में कोटि नियंत्रण के अधिकारियों और अन्य इंजीनियरिंग स्टाफ को भेजा गया।

14.7 लंबे अरसे के कोटि नियंत्रण पैरों और मामलों की समाप्ति के लिए भी बल डाला गया है, जिसके लिए विभिन्न कार्यालयों, ए. टी.आर, एस. में पड़े निलम्बित मामलों के लिए कोटि आश्वासन कक्ष के माध्यम से संबंधित अधिशासी अभियन्ताओं/अधीक्षण अभियन्ताओं/ मुख्य अभियन्ताओं ने एक अभियान चलाया था और अन्तिम कार्रवाई तक पहुँचने तक या तो मामले को बंद किया जाए या दोषी कर्मचारियों/ ठेकेदारों के विरुद्ध प्रशासनिक/संविदात्मक कार्रवाई की जाए। परिणामस्वरूप कोटि आश्वासन कक्ष वर्ष के दौरान 441 पुराने मामलों को समाप्त करने में सफल हुआ और इसकी अन्तिम कार्रवाई तक अच्छी संख्या हो गई, जो पिछले निष्पादनों की तुलना में एक रिकार्ड है।

14.8 जब कभी भी शिकायत मिली कोटि आश्वासन कक्ष/ इकाई के माध्यम जांच की गई और आवश्यक समझे जाने पर सतर्कता इकाई द्वारा सतर्कता कार्रवाई आरम्भ की जाती है। वर्ष के दौरान ऐसे 9 मामले जांचे गए थे।

14.9 कार्य के लिए सामग्री का चयन, प्रतिनिधिक नमूनों को एकत्र करना और प्रतिष्ठित और उपयुक्त लैब में इसकी जांच कराया जाना आत्यंतिक महत्त्वपूर्ण है। कोटि आश्वासन कक्ष ने एशियन गेम्ससविलेज कॉम्प्लैक्स में एक ठीक प्रकार से सज्जित जांच लैब (एक सहायक अभियन्ता और 2 कनिष्ठ अभियन्ताओं सहित) बनाया हुआ है। यद्यपि फील्ड स्टाफ द्वारा स्थल पर दैनिक जांच की जाती है, निरीक्षण के दौरान कोटि आश्वासन टीम द्वारा एकत्रित यादृच्छिक नमूनों की लैब में जांच कराई जाती है। बहुत बड़े पैमाने पर लोगों के साथ प्रवृत्त करना, जांच की वर्तमान पद्धति शक्ति और इस संबंध में संशोधित निर्देशन जारी किए जा लैबों में कम से कम 25% नमूनों को जांच के लिए दिया जाता है। दस अन्य लैब जैसे श्रीराम टैस्ट हाउस एच दिल्ली टैस्ट हाऊस भी सामग्रियों की जांच के लिए हो गए हैं। इससे दि.वि.प्रा. का कोटि आश्वासन तंत्र नवीकरण होगा/शक्ति युक्त बनेगा।

14.10 आई.एस.ओ: 9001-2000 प्रमाणन प्राप्त करने से, जो कि संपूर्ण रूप में कोटि नियंत्रण कक्ष को आवंटित के लिए नमूना हो सकता है, कोटि मैनुअल की प्रक्रियाएं किया गया है और सिलसिलेवार प्रशिक्षण कार्य-क्रम चलाए गए हैं। प्रमाणीकरण हेतु आवेदन, बी.आई.एस. को शीघ्र ही

14.11 वर्ष 2005-06 के दौरान उपलब्धियाँ और वर्ष हेतु लक्ष्य निम्नानुसार हैं:

तुलनात्मक आंकड़ों का निष्पादन/लक्ष्य

क्र. सं.	विवरण	2005 06	2004 05	2003 04
1.	निरीक्षण	366	366	363
2.	तकनीकी लेखा परीक्षा	-	-	-
3.	नमूने/सामग्री	477	385	383
4.	फाइलें बंद करना	441	220	150
5.	शिकायतों की जांच	9	11	5
6.	कोटि नियंत्रण प्रयोग-शाला (नमूनों की जांच)	5,247	9,825	11,569

कोटि नियंत्रण प्रयोगशाला में जांचों की संख्या में कमी इस कारण है कि कम से कम 10 प्रतिशत जांच अन्य बाहरी अनुमोदित प्रयोगशालाओं से कराई जा रही है जो कि पहले अनिवार्य नहीं थी।

सुविधा बाजारों/स्थानीय बाजारों में दुकानों तथा पुनर्वास मंत्रालय द्वारा स्थानांतरित भूमि के लिए भी इस खाते से वित्तीय सहायता दी जाती है। इस शीर्ष के अंतर्गत पिछले तीन वर्षों की प्राप्तियां और व्यय इस प्रकार रहा :

	2003 2004	2004 2005	2005-2006 (वास्तविक)
प्राप्तियां	522.09	1004.24	757.16
व्यय	572.83	571.97	576.36

iv) वार्षिक खाते

वर्ष 2002-2003 तक के वार्षिक खाते संसद के समक्ष रख दिये गए हैं। वर्ष 2003-2004 और 2004-2005 के लिए लेखा प्रमाण-पत्र, महालेखाकार (लेखा परीक्षा), दिल्ली से प्राप्त कर लिए गए हैं। वर्ष 2003-2004 के लिए प्रमाण-पत्र को संसद के समक्ष रखे जाने के लिए इसे प्राधिकरण से अनुमोदित करा लिया गया है और वर्ष 2004-2005 के लिए प्रमाण-पत्र शीघ्र ही प्राधिकरण के समक्ष रखे जाने की प्रक्रिया के अन्तर्गत है।

v) शहरी विकास निधि

1992-93 में भारत सरकार ने लीज होल्ड अवधि को फ्री-होल्ड अवधि में परिवर्तित करने की योजना की घोषणा की थी। इस योजना के अंतर्गत 31.03.2006 तक 584 करोड़ रु. की राशि (निवेश पर ब्याज सहित) प्राप्त की गई। इस खाते में से निधि शहरी विकास मंत्रालय की अध्यक्षता में परियोजना अनुमोदित समिति (प.अ.स.) द्वारा अनुमोदित योजनाओं/परियोजनाओं को दी जा रही है। कुछ परियाजनाओं/योजनाओं का विवरण निम्नानुसार है:

1. एम.ओ.यू./करार के अनुसार लॉट-I के अंतर्गत दि.वि.प्रा. द्वारा रा.रा.क्षे. दिल्ली सरकार की तरफ से सात फ्लाई ओवर का निर्माण किया जाना था, के अंतर्गत फ्लाई ओवर से संबंधित परियोजना की कुल लागत 145 करोड़ रूपए है, जिनमें से 110 करोड़ रूपए यू.डी.एफ. से प्राप्त होंगे अर्थात् 88 करोड़ रूपए रा.रा.क्षे. दिल्ली सरकार द्वारा 20 वर्षों में 10% ब्याज की दर से वापस दिया जाने वाला ऋण माना जाएगा और 22 करोड़ रूपए अनुदान राशि मानी जाएगी जबकि शेष 35 करोड़ रूपए रा.रा.क्षे. दिल्ली सरकार का हिस्सा माना जाएगा। 31.03.2006 तक ऋण के पुर्नभुगतान के रूप में रा.रा.क्षे. दिल्ली सरकार के शेयर 96.60 करोड़ रूपए में से 92.90 करोड़ रूपए की राशि उनके द्वारा जारी कर दी गई है और बकाया 3.70 करोड़ रूपए का भुगतान किया जाना है। रा.रा.क्षे. दिल्ली सरकार के शेयर के 35 करोड़ रूपए की राशि रा.रा.क्षे. दिल्ली सरकार से प्राप्त हो गई है।

2. लॉट-II, के अंतर्गत सात फ्लाई ओवर का निर्माण प्रस्तावित था, के अंतर्गत फ्लाई ओवर के संबंधित डी./ रा.रा.क्षे. दिल्ली सरकार के साथ एम.ओ.यू. अनुसार परियोजना की कुल लागत 135 करोड़ है, राशि में से 75 करोड़ रूपए यू.डी.एफ. से प्राप्त 50% अनुदान माना जाएगा और 50% ऋण 10% वार्षिक की दर से 2001-02 से वसूल जबकि शेष 60 करोड़ रुपए रा.रा.क्षे. दिल्ली है। 75 करोड़ रुपए में से 74.20 करोड़ रुपए गई है और शेष 0.80 करोड़ रुपए दिए जाने (11.25 करोड़ रुपए + 60.00 करोड़ रुपए) की वापसी के रूप में रा.रा.क्षे. दिल्ली सरकार कर दिया गया है। रा.रा.क्षे. दिल्ली सरकार के करोड़ रू. दिनांक 31.03.2006 को बकाया 7.50 करोड़ का उनके द्वारा अभी भुगतान

3. गोलमार्किट सैक्टर-4 डी.आई.जैड. क्षेत्र से हटाने के लिए अग्रिम के रूप में सी.पी.डब्ल्यू.डी. करोड़ रुपए की राशि दी गई थी। 2.52 करोड़ हुई राशि सी.पी.डब्ल्यू.डी. से वापस प्राप्त

4. सैक्टर-4, एम.बी. रोड़ पुष्प विहार, नई दिल्ली विकास के लिए मंत्रालय द्वारा 12.40 करोड़ अग्रिम के रूप में स्वीकृत हुई। जिसमें से 6.20 राशि सी.पी.डब्ल्यू.डी. को दी गई है।

5. गाजीपुर ईदगाह स्लाटर हाऊस के आधुनिकीकरण शहरी विकास मंत्रालय द्वारा 40 करोड़ रुपए की गई जिनमें से 20 करोड़ रुपए अनुदान के रूप करोड़ रुपए ऋण के रूप में स्वीकृत हुए। 40

6. नार्थ एवं साउथ ब्लाक, नई दिल्ली में एम. की समस्त राशि दि.न.नि. को दे दी गई है। सुधार के लिए मंत्रालय द्वारा 1.18 करोड़ रू. की कर दी गई है, जो अनुदान के रूप में के.लो.नि. जारी कर दी गई है।

vi) डी.एम.आर.सी को भुगतान जारी करना

यह मैट्रो लाइन नं. III बाराखम्बा रोड़, कनाट प्लेस, द्वारका सैक्टर-9 तक 6.5 कि.मी. बढ़ाए जाने के संबंध में है और सैक्टर-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 की सुविधा प्रदान करने के और बस यात्रा के समय को कम करने के अभिप्रायिक इस परियोजना का उद्देश्य है। इससे ट्रैफिक गति आसान हो जाएगी और वातावरणीय प्रदूषण घट जाएगा, और परिणामत: पैट्रोल और डीजल की कम मांग के रूप में मूल्यवान विदेशी विनिमय की बचत में भी लाभ होगा। परियोजना का यह भी अर्थ होगा कि द्वारका और उसके आस-पास दि.वि.प्रा. से जुड़ी हुई काफी मूल्य की सम्पत्तियां, जो दि.वि.प्रा. की निधियों के बाहर की हैं, उन्हें अलग रखा जाएगा।

डी.एम.आर.सी. (दिल्ली मैट्रो रेल कार्पोरेशन) द्वारा दि.वि.प्रा. को भेजे गए करार प्रारूप के अनुसार हमें नीचे दी गई सूची के अनुसार, डी.एम.आर.सी. को निधि देनी होगी :

i)	2003-04	:	80.00	करोड़ रुपए
ii)	2004-05	:	160.00	करोड़ रुपए
iii)	2005-06	:	80.00	करोड़ रुपए

ऋण संघटक और अनुदान संघटक, प्रत्येक राशि 80.00 करोड़ रू सहित यू.डी.एफ. (शहरी विकास निधि) में से डी.आर.एम.सी. को शहरी विकास मंत्रालय के पत्र दिनांक 14.01.2004 के द्वारा 60.00 करोड़ रुपए की राशि की संस्वीकृति भेज दी गई थी जिन्होंने 0.00 करोड़ रुपए के ऋण संघटक को लेने से इंकार कर दिया। यू.डी.एफ. से अनुदान के रूप में 160.00 करोड़ रुपए की राशि को बदलने और देने के लिये मामला मंत्रालय के सामने उठाया गया। शहरी विकास मंत्रालय द्वारा उनका यह सुझाव स्वीकृत नहीं किया गया और दिनांक 28.04.04 के उनके पत्र के अनुसार यह निर्णय लिया गया है कि यू.डी.एफ. में से कुल अनुदान राशि मात्र 80.00 करोड़ रुपए रहेगी और शेष 80.00 करोड़ रुपए 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 रुपए की शेष राशि की वित्तीय व्यवस्था करेगा। दि.वि.प्रा. अब तक 0.00 करोड़ रुपए रू. की संपूर्ण राशि डी.एम.आर.सी. को एवं 80.00 करोड़ रुपए यू.डी.एफ. से जारी कर चुका है ताकि इसके टेंडर के कार्य और कार्यनिष्पादन में कोई बाधा न पड़े।

शहरी विकास मंत्रालय द्वारा दिए गए निर्देशानुसार डी.एम.आर.सी. को मैट्रो लाइन के लिए भूमि नि:शुल्क दी गई है।

अब, डी.एम.आर.सी. ने सैक्टर-22 द्वारका तक मैट्रो लाइन को आगे बढ़ाने के लिए 275.00 करोड़ रुपए की अतिरिक्त राशि के लिए अनुरोध किया है। सचिव (शहरी विकास) के निदेश के अनुसार इसमें 100.00 करोड़ रुपए दि.वि.प्रा. द्वारा 31.03.2006 तक अनुदान के रूप में जारी कर दिये गए है।

vii) शहरी विरासत पुरस्कार कोष

किसी नगर की विरासत उसके सृजनात्मक उत्साह के लिए प्रेरणा का स्रोत होती है। दिल्ली की कम से कम एक सौ वर्ष पुरानी ऐतिहासिक इमारतों, जो अभी उपयोग में हैं, के संरक्षण, सुरक्षा एवं रख-रखाव और उन्हें बनाए रखने के लिए वर्ष 1993 में दि.वि.प्रा. ने पुरस्कार देना प्रारम्भ किया, जिसे "दि.वि.प्रा. शहरी विरासत पुरस्कार" कहते हैं और यह दिल्ली के उपराज्यपाल द्वारा प्रदान किया जाता है। 23.50 लाख रुपए के आवश्यक फण्ड की व्यवस्था अलग से की गई है। प्रत्येक वर्ष पुरस्कार देने के लिए इसका निर्देश किया जाता है।

viii) औद्योगिक, सांस्थानिक और व्यावसायिक सम्पत्तियों के भू-भाटक का बकाया

दि.वि.प्रा. के पटटाकर्त्ताओं को विवाद रहित सेवाएं प्रदान करने की दृष्टि से बाह्य स्रोत परिकलन, मांग करने और भू-भाटक की वसूली के लिए महत्त्वपूर्ण निर्णय लिया गया था। परिणामत: यथोक्त गतिविधियों के लिए इन्डस इन्ड बैंक के साथ एक करार किया गया और 15,000 औद्योगिक, सांस्थानिक और व्यावसायिक प्लाटों का डाटा बेस इस अवधि में आउट सोर्सिंग बैंक को सौंपा गया है।

बैंक ने जनवरी, 2005 के पहले दो सप्ताह में 14,000 पट्टाधारियों को चूककर्ता नोटिस जारी किये थे। वर्ष 2005-2006 में 9000 पट्टाधारियों को स्मरण-पत्र जारी किये गये और 6000 पट्टाधारियों को दूसरा स्मरण-पत्र जारी किया गया। बकाया भू-भाटक और उस पर ब्याज जमा करने की सुविधा, जो पट्टाधारियों को ड्रॉप बॉक्स और बकाया विवरण आदि का पूर्ण विवरण देकर उपलब्ध करायी गई है, के परिणामस्वरूप अच्छा प्रतिफल प्राप्त हो रहा है, जो आउट सोर्सिंग बैंक द्वारा अभी तक प्राप्त की गई प्राप्तियों के रूप में दिखाई दे रहा है। ये प्राप्तियाँ मार्च, 2006 के अंत तक 51.13 करोड़ रुपए तक पहुँच गई हैं।

आवासीय सम्पत्तियों के डाटा बेस सोर्सिंग बैंक को देने के लिए भी अन्तिम रूप से प्रक्रिया में है।

ix) **बकाया ऋण एवं अन्य देय राशियाँ**

अब तक ऋण/ऋण-पत्र आदि के रूप में दि.वि.प्रा. के प्रति कोई बकाया देयता नहीं रह गई है।

15.3 बजट

क) दि.वि.प्रा. के बजट एवं लेखा नियम 1982 में निहित प्रावधानों के अनुसार प्राधिकरण की सभी प्राप्तियों और भुगतानों के संबंध में अगले वर्ष के लिए प्राधिकरण के बजट अनुमानों और चालू वित्त वर्ष के संशोधित अनुमानों को संकलित करने के पश्चात् प्राधिकरण से अनुमोदन प्राप्त किया जाता है। दिल्ली विकास अधिनियम की धारा 24 में निहित प्रावधानों के अनुसार प्राधिकरण द्वारा विधिवत् रूप से अनुमोदित बजट अनुमान केन्द्रीय सरकार को अग्रेषित किया जाता है। विभिन्न सिविल विद्युत एवं उद्यान विभागों की संबंधित भुगतान इकाइयों द्वारा बजट व्यवस्था के संदर्भ में विभिन्न कार्यों पर व्यय के लिए धन राशि जारी करके प्रभावी बजट नियंत्रण रखा जाता है। बजट के संदर्भ में वास्तविक प्राप्तियों एवं व्यय की आवधिक समीक्षा की जाती है और लक्ष्यों की प्राप्ति में पाई जाने वाली कमियों को रोकने हेतु समय पर आवश्यक कदम उठाए जाते हैं।

ख) क्षेत्रवार बजट जो विभिन्न कार्यों/योजनाओं की वास्तविक एवं वित्तीय प्रगति को दर्शाता है, प्रतिवर्ष क्षेत्रीय मुख्य अभियन्ताओं द्वारा संकलित किया जाता है। विभिन्न योजना/परियोजनाओं के लिए जारी की गई धनराशि और योजना की वास्तविक प्रगति, जो संबंधित मुख्य अभियन्ता द्वारा दर्शायी जाती है, का यह संबंध है। इससे विभिन्न योजना और परियोजनाओं पर प्रभावी निगरानी आसानी से होती है और समय और लागत को नियंत्रित रखने में मदद मिलती है।

वर्ष 2005-06 के लिए दि.वि.प्रा. के बजट पर प्रेस सम्मेलन

बजट एक नजर में

(क) प्राप्तियाँ

(आंकड़े करोड़ रु. में)

	सं.अनुमान 2004-05	2004-05 (वा.आंकड़े)	सं.बजट 2005-06
नजूल खाता-I	3.17	2.91	3.38
नजूल खाता-II	1,912.65	2,310.56	1,217.70
बी.जी.डी.ए.	880.65	1,004.22	810.02
कुल	2,796.47	3,317.69	2,031.10

(ख) व्यय

(आंकड़े करोड़ रु. में)

	सं.अनुमान 2004-05	2004-05 (वा.आंकड़े)	सं.बजट 2005-06
नजूल खाता-I	16.69	14.34	16.38
नजूल खाता-II	1,234.81	1,101.49	1,820.41
बी.जी.डी.ए.	731.75	571.96	502.35
कुल	1,983.25	1,687.79	2,339.14

(ग) दिल्ली नगर निगम को कमी प्रभार

दिल्ली विकास प्राधिकरण प्रत्येक वर्ष रख-रखाव के लिए संख्या में कालोनियां दिल्ली नगर निगम को सौंपता रहा प्रभारों के रूप में दिल्ली नगर निगम को वर्ष 2004-05 भुगतान किये गये 1.28 करोड़ रूपये की तुलना में वर्ष 2 के दौरान 1.65 करोड़ रूपये की राशि का किया गया।

15.4 कर्मचारियों को चिकित्सा सुविधाएं

दि.वि.प्रा. ने वित्त वर्ष 2002-2003 के दौरान स्टाफ एवं पेंशन भोगियों के संबंध में बहिरंग उपचार के लिए व्यय प्रतिपूर्ति की मौद्रिक वार्षिक सीमा बढ़ा दी है। दि प्राधिकरण के कर्मचारी और पेंशन भोगी बाहरी उपचार सरकारी अस्पतालों, दिल्ली सरकार में पंजीकृत अनुमोदि होमों और निजी अस्पतालों में किए गए आन्तरिक उपचा की प्रतिपूर्ति के भी हकदार हैं। चिकित्सा कक्ष में कर्मचारि दावों के अतिरिक्त लगभग 5000 पेंशन/पारिवारिक पेंश पर कार्रवाई भी की जाती है।

15.5 सामान्य भविष्य निधि योजना

केन्द्रीय सरकार की सामान्य भविष्य निधि योजना के समान ही दि.प्रा. की सामान्य भविष्य निधि योजना इसके कर्मचारियों के लिए लागू है। वर्ष 2004-2005 के दौरान किए गए 475.23 करोड़ रूपए निवेश की तुलना में केन्द्र/राज्य सरकार प्रतिभूति/सार्वजनिक वित्तीय संस्थाओं और राज्य सरकार के गारंटी बांड में दिनांक 31.3.2006 को 529.53 करोड़ रूपए की राशि का निवेश किया गया।

15.6 पेंशन योजना

i) केंद्रीय सरकार के कर्मचारियों पर यथा लागू केन्द्रीय सिविल सेवा (पेंशन) नियम 1972 दि.वि.प्रा. के कर्मचारियों पर 1973 से लागू है। अभी तक प्राधिकरण से 4700 पेंशन भोगी/मृत कर्मचारियों के कानूनी वारिस मासिक पेंशन/पारिवारिक पेंशन प्राप्त कर रहे हैं। वर्ष 2005-06 के दौरान 31.03.2006 तक पेंशन संबंधी लाभ के रूप में 18.60 करोड़ रूपए की राशि का भुगतान किया गया।

बैंकों द्वारा पेंशन का संवितरण

i) दि.वि.प्रा. के सेवा निवृत कर्मचारी अब भारतीय स्टेट बैंक, विकास सदन और सैन्ट्रल बैंक आफ इण्डिया, दिल्ली क्षेत्र, जिसमें हरियाणा, राजस्थान, पंजाब, उत्तरांचल और उत्तर प्रदेश शामिल है, में स्थित सभी शाखाओं से अपनी पेंशन ले सकते हैं। यह मामला उनके क्षेत्रों में पड़ने वाले अन्य राज्यों के निकटवर्ती क्षेत्रों में भी यह सुविधा देने के लिए उठाया गया है।

ii) भारत सरकार के वित्त मंत्रालय द्वारा जारी दिशा-निर्देश के अनुसार दि.वि.प्रा. ने सेवा निवृत्त/सेवा निवृत्त होने वाले कर्मचारियों की भावी पेंशन देयताएं पूरी करने के लिए अपेक्षित निधि रखी है। वर्ष 2004-2005 तक 282.68 करोड़ रूपए की तुलना में 3/06 तक पेंशन के लिए कुल 287.18 करोड़ रूपए की पेंशन निधि का निवेश है। इसके अतिरिक्त ग्रेच्युटी निधि पर भी 69.18 करोड़ रूपए का निवेश हुआ है।

iii) **पेंशन निधि और ग्रेच्युटी निधि न्यास का पंजीकरण**

प्राधिकरण ने अपनी दिनांक 22 नवम्बर 2004 की बैठक में आयकर अधिनियम और नियमों के अंतर्गत अपेक्षाओं के अनुसार दि.वि.प्रा. पेंशन निधि न्यास और दि.वि.प्रा. ग्रेच्युटी निधि न्यास का गठन करना प्रस्तावित किया है। न्यासों का पंजीकरण हो गया और इसके लिए आयकर प्राधिकारियों की तरफ से कार्रवाई की जानी लम्बित है।

ग) समूह बीमा योजना (जी.आई.एस.) हितकारी निधि (बी.एफ.) एवं व्यक्तिगत दुर्घटना बीमा पॉलिसी (पी.ए.आई.पी.) इन स्कीमों का ब्यौरा नीचे दिया गया हैं:

ग) समूह बीमा योजना

1. समूह बीमा योजना (जीआईएस) कर्मचारी की मृत्यु होने के मामले में जांच सूची के अनुसार अपेक्षित दस्तावेजों सहित समूह बीमा योजना का पूरा मामला समूह बीमा योजना की राशि के भुगतान के लिए भारतीय जीवन बीमा निगम को प्रेषित करने के लिए आगे की जांच हेतु आहरण एवं संवितरण अधिकारी द्वारा समूह बीमा योजना शाखा को भेजा जाता है। भारतीय जीवन बीमा निगम दस्तावेजों का सत्यापन, जांच करने के पश्चात दि.वि.प्रा. के पक्ष में समूह बीमा योजना की राशि जारी करता है। तब दि.वि.प्रा. द्वारा कानूनी वारिस को भुगतान किया जाता है। वर्ष 2005-06 के दौरान दि.वि.प्रा. द्वारा 201 मामले निपटाये गए और 58 मामलों पर कार्रवाई चल रही है।

2. **व्यक्तिगत दुर्घटना बीमा पॉलिसी (पी.ए.आई.पी.)**

व्यक्तिगत दुर्घटना बीमा पॉलिसी (पी.ए.आई.पी.) दुर्घटना के कारण दि.वि.प्रा. कर्मचारी की मृत्यु होने पर और किसी एक अंग अथवा एक आंख इत्यादि का नुकसान होने पर व्यक्तिगत दुर्घटना बीमा पॉलिसी के मामले भी समूह बीमा योजना शाखा में निपटाए जाते हैं। जांच सूची के अनुसार दावा प्रपत्र, मृत्यु प्रमाण-पत्र, एफ.आई.आर., पोस्टमार्टम रिपोर्ट इत्यादि सहित पूरा मामला आगे की कार्रवाई के लिए समूह बीमा योजना शाखा में निपटाया जाता हैं। जांच सूची के अनुसार दावा प्रपत्र, पोस्टमार्टम रिपोर्ट इत्यादि सहित पूरा मामला आगे की कार्रवाई के लिए समूह बीमा योजना शाखा में भेजा जाता है। समूह बीमा योजना शाखा में दस्तावेजों की जांच की जाती है और सक्षम अधिकारी का अनुमोदन लेने के बाद कानूनी वारिस को दि.वि.प्रा. की निधि से भुगतान किया जाता है। वर्ष के दौरान आठ मामले निपटाये गए और चार मामलों पर कार्रवाई चल रही है।

3. **प्रतिनियुक्ति स्टॉफ की हितकारी निधि/समूह बीमा योजना के मामले**

दिल्ली विकास प्राधिकरण के कर्मचारियों के दिल्ली नगर निगम, जे.जे. विभाग में प्रतिनियुक्ति पर जाने के संबंध में हितकारी निधि/समूह बीमा योजना/व्यक्तिगत दुर्घटना बीमा पॉलिसी इत्यादि के मामलों की भी समूह बीमा योजना शाखा में जांच की जाती है एवं भुगतान समूह बीमा योजना शाखा

द्वारा किया जाता है। जहां तक हितकारी निधि का संबंध है, दिनांक 1.04.2002 से मृत्यु के मामले में 50,000/- रुपए का भुगतान किया जाता है तथा सभी श्रेणियों के कर्मचारियों से 32/- रुपए की एक समान दर से वसूली की जाती है। वर्ष 3/2005 तक किए गए 0.50 करोड़ रुपए के भुगतान की तुलना में वर्ष 2005-2006 के दौरान 31.03.2006 तक मृतक कर्मचारी के कानूनी वारिसों को हितकारी निधि के भुगतान के रूप में 1.52 करोड़ रूपए की राशि का भुगतान किया गया है।

हितकारी निधि का भुगतान संबंधित आहरण एवं संवितरण अधिकारी द्वारा दिसम्बर, 2004 तक कर दिया गया। हितकारी निधि के भुगतान की राशि कर्मचारी की श्रेणी का ध्यान किए बिना 50,000/- रूपए थी। यह राशि 1.1.2005 से बढ़कर 1,00,000/- रूपए हो गई है। कर्मचारियों का अंशदान भी 32/- रुपए प्रतिमाह से बढ़कर 50/- रूपए प्रति माह हो गया है। 22 नवम्बर, 2004 को हुई प्राधिकरण की बैठक में दि.वि.प्रा. ने आयकर अधिनियम और नियमों के अंतर्गत आवश्यकताओं के अनुसार प्रारम्भ में जमा 20 करोड़ रूपए के साथ दि.वि.प्रा. हितकर निधि न्यास बनाने के लिए निर्णय लिया गया है। न्यास पंजीकृत हो गया है और इसका अनुमोदन प्राप्त करने के लिए आयकर प्राधिकारियों के साथ कार्यवाही चल रही है।

15.7 प्रशासनिक अनुमोदन एवं व्यय संस्वीकृति

क) वर्ष 2005-2006 के दौरान भूमि और आवास के विकास के लिए इंजीनियरिंग विंग द्वारा प्रस्तुत की गई विभिन्न योजनाओं के व्यापक परियोजना अनुमोदन के बाद 46.97 करोड़ रूपए के लिए वित्तीय सहमति प्रदान की गई। इंजीनियरिंग विंग द्वारा प्रस्तुत किए गए प्रस्तावों की व्यापक समीक्षा करने के परिणाम स्वरूप 1.19 करोड़ रूपए की बचत की गई।

ख) प्रारम्भिक अनुमान

प्रशासनिक अनुमोदन एवं संस्वीकृति प्रदान करने के लिए इंजीनियरिंग विंग द्वारा प्रारम्भिक अनुमान तैयार किया जाता है, जो कार्य के निष्पादन के लिए पूर्व-अपेक्षित है। सक्षम प्राधिकारी के अनुमोदन के लिए प्रारम्भिक अनुमान को प्रस्तुत करने से पूर्व इसे वित्त सदस्य के पास वित्तीय सहमति के लिए भेजा जाता है।

वित्तीय सहमति प्रदान किये जाने के बाद प्रारम्भिक अनुमानों को प्रशासनिक अनुमोदन एवं व्यय संस्वीकृति के लिए उपाध्यक्ष, दि.वि.प्रा. की अध्यक्षता वाली प्राक्कलन लेखा समिति (ई.ए.सी.) के समक्ष प्रस्तुत किया गया।

15.8 दि.वि.प्रा. में वेतन-पत्रक पैकेज का

दि.वि.प्रा. के लिए एक वेतन पत्रक पैकेज का विकास है, जिसमें निम्नलिखित मॉड्यूल्स शामिल हैं:

1. वेतन बिल रजिस्टर तैयार करना।
2. आयकर का परिकलन एवं फार्म नं. 16 जारी
3. वार्षिक खाता स्लिप जारी करने सहित सामान्य खाता तैयार करना।
4. पेंशन और उपदान का परिकलन।
5. विभिन्न अग्रिम राशियों और वसूलियों के लिए रख-रखाव।
6. वेतन की बकाया राशि का परिकलन।
7. लेखा परीक्षा ट्रायल सहित पुराने आंकड़ों का

मॉड्यूल वार जांच एवं प्रलेखन पूरे किए जा चुके हैं और कर्मचारियों की सभी श्रेणियों के लिए पे-रोल पैकेज करने के प्रयास किए जा रहे हैं।

15.9 वित्त वर्ष 2005-2006 के लिए दि. आयकर रिटर्न दर्ज करना

आयकर अधिनियम, 1961 के अनुसार किए गए संशोधनों में रखते हुए वित्त वर्ष 2002-2003 से सभी प्राधिकरण/बोर्ड इसकी सीमा के अंतर्गत आते हैं। वित्त वर्ष की आयकर रिटर्न भी निर्धारित तिथि तक दर्ज कर दी गई 2.48 करोड़ रूपये की वापसी का दावा किया गया था। पहली तिमाही के लिए 1.57 करोड़ रूपये और दूसरी लिए 6.69 करोड़ रूपये के अग्रिम कर का भुगतान किया किसी अग्रिम कर का भुगतान नहीं किया गया क्योंकि निदेशक (छूट) आयकर द्वारा धारा 12-ए के अंतर्गत कर दिया गया है। इसलिए भविष्य में किसी कर का किया जाना है।

15.10 दि.न.नि. को संपत्ति कर का भुगतान

इकाई क्षेत्र विधि के अनुसार वर्ष 2005-2006 के संपत्ति प्रभारों के 46.67 लाख रूपए का, दिनांक 8.7.2004 (दि.वि.प्रा.) के साथ हुई उपाध्यक्ष की बैठक में लिये गए अनुसार विभिन्न सम्पत्तियों के बारे में दि.वि.प्रा. को भुगतान गया है।

प्राप्तियां

(आंकड़े करोड़ रूपए में)

क्र. सं.	मदों का विवरण	वा.आंकड़ें 2004-05	सं.अनुमान 2005-06	वास्तविक 2005-06
	प्रारम्भिक नकद शेष	126.60	180.21	118.93
1.	क्षति पूर्ति सहित निर्माण कार्य और विकास योजनाओं से राजस्व/पूंजीगत प्राप्तियां	35.86	137.98	92.43
2.	किराया खरीद योजना के अंतर्गत आवासों और दुकानों के निपटान से प्राप्तियां	610.90	562.79	551.26
3.	भूमि निपटान से प्राप्तियां	1800.58	1020.42	1689.95
4.	ब्याज	200.32	208.97	220.15
5.	अन्य प्राप्तियां	553.06	73.27	137.24
6.	प्लान स्कीमें और निक्षेप कार्य	116.99	27.67	3.81
7.	केन्द्र सरकार से अनुदान	-	-	-
8.	सा.घ. निधि/सा.वि. योजना/पी.ए.आई.पी.	122.24	125.50	124.44
9.	ऋण और डिवेंचर	-	-	-
10.	जमा और अग्रिम	4029.50	3874.00	2656.52
	क) निवेश का नकदीकरण	576.91	1820.41	425.17
	ख) आवर्ती निधि	1260.86	1300.00	1061.03
	ग) व्यक्तिगत बहीखाता	17.14	117.00	176.63
	घ) रक्षित निधि	7811.18	493.40	1346.19
	ङ) अन्य उचंत जमा और अग्रिम	17,262.14	9,661.41	8,603.75
	कुल			

भुगतान

(आंकड़े करोड़ रूपए में)

क्र. सं.	मदों का विवरण	वा.आंकड़ें 2004-05	सं.अनुमान 2005-06	वास्तविक 2005-06
1.	विकास योजनाओं मुख्य योजना को प्रभारित शेयर लागत सहित प्रशासनिक लागत-प्रशासन लागत घटाएं	205.39	223.63	410.80
2.	भूमि विकास आदि पर व्यय आवर्ती निधि से वित्त	564.49	686.41	406.66
3.	निर्माण कार्यों और विकास योजनाओं पर व्यय	65.70	84.55	61.92
4.	भूमि अधिग्रहण, बढ़ाया गया मुआवजा	399.76	990.0	925.62
5.	आवासों/दुकानों का निर्माण	352.90	289.74	290.93
6.	ऋण, सा.भ. निधि पर ब्याज का भुगतान और अग्रिम जमा	22.87	26.06	27.90
7.	प्लान स्कीम निक्षेप निर्माण कार्य	60.61	27.67	18.72
8.	अन्य व्यय	18.22	11.08	19.24
9.	ऋण का भुगतान	-	-	-
10.	सा.भ.नि. सा.बीमा योजना, पी.ए.आई.पी.	64.32	65.50	71.59
11.	जमा और अग्रिम	-	-	-
	क) सा.भ. निधि निवेश, पेंशन निधि सामान्य निवेश खेल सहित	5667.16	1213.00	3515.47
	ख) ऋणमोचन का प्रावधान	576.91	1217.70	425.17
	ग) आवर्ती निधि को भुगतान की गई राशि	19.66	20.10	30.92
	घ) रक्षित निधि	1471.59	3800.00	1085.35
	ङ) व्यक्तिगत बहीखाता	7653.64	858.51	1152.14
	च) अन्य उचंत जमा एवं अग्रिम	118.92	147.46	161.32
	अन्तिम शेष	17262.14	9661.41	8603.75
	कुल			

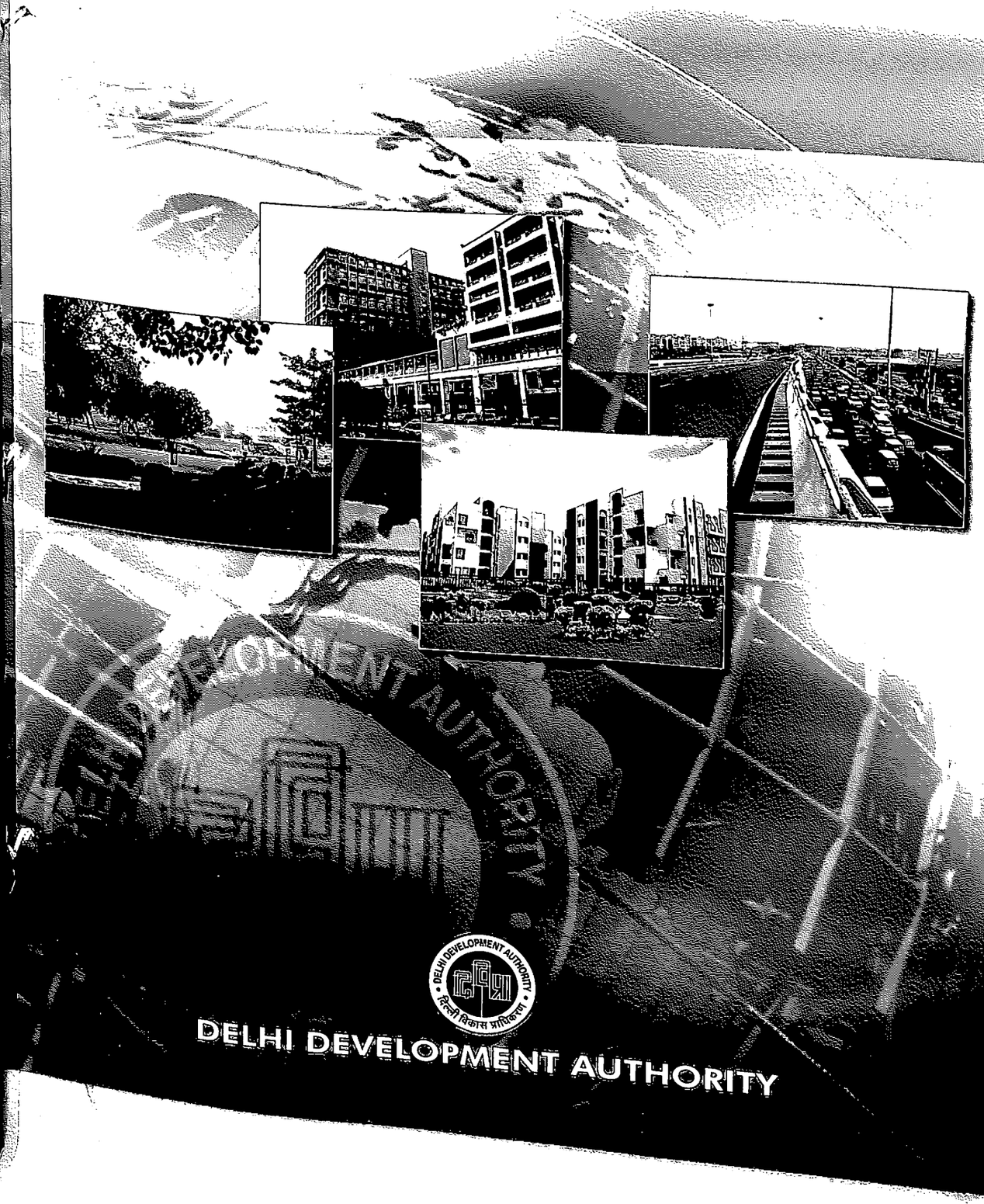
श्री अजय माकन, माननीय केन्द्रीय शहरी विकास राज्य मंत्री, दि.वि.प्रा. के वरिष्ठ अधिकारियों को संबोधित करते हुए

श्री दिनेश राय, उपाध्यक्ष, दि.वि.प्रा. वृक्षारोपण अभियान के दौरान रोहिणी में एक पौधा लगाते हुए.

मीडिया कर्मी यमुना जैव वैविध्य पार्क का दौरा करते हुए.

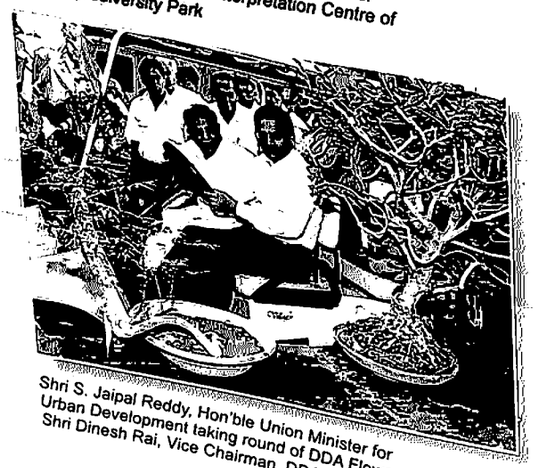
दिल्ली विकास प्राधिकरण
शहरी विकास मंत्रालय
भारत सरकार

Annual Administration Report 2005-2006

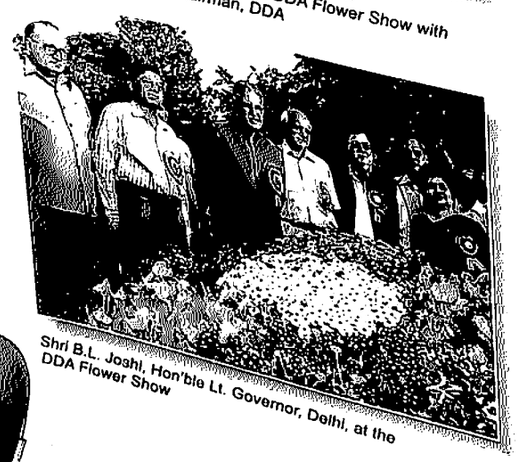


DELHI DEVELOPMENT AUTHORITY

Shri S. Jaipal Reddy, Hon'ble Union Minister for Urban Development at the Interpretation Centre of Yamuna Biodiversity Park



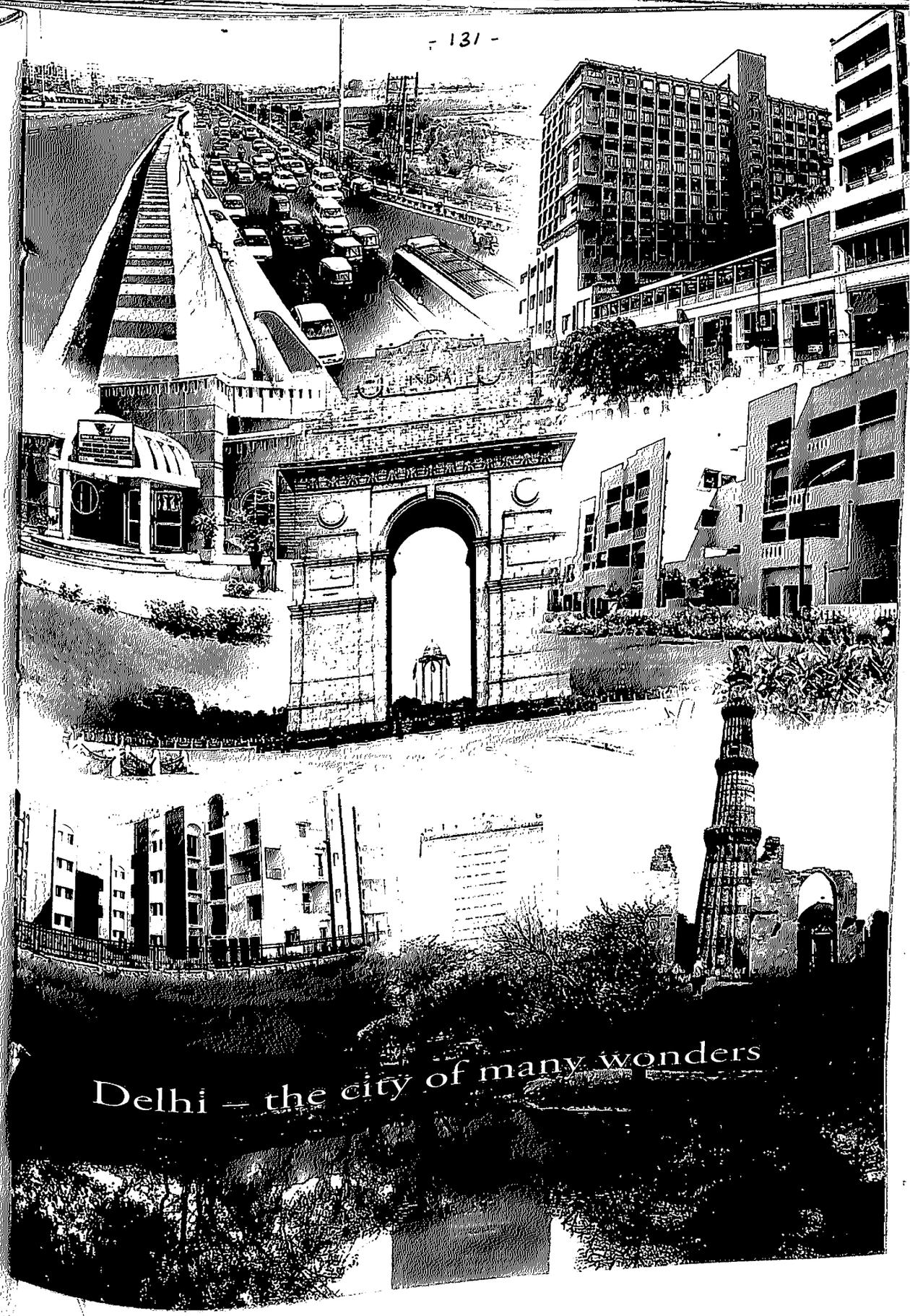
Shri S. Jaipal Reddy, Hon'ble Union Minister for Urban Development taking round of DDA Flower Show with Shri Dinesh Rai, Vice Chairman, DDA



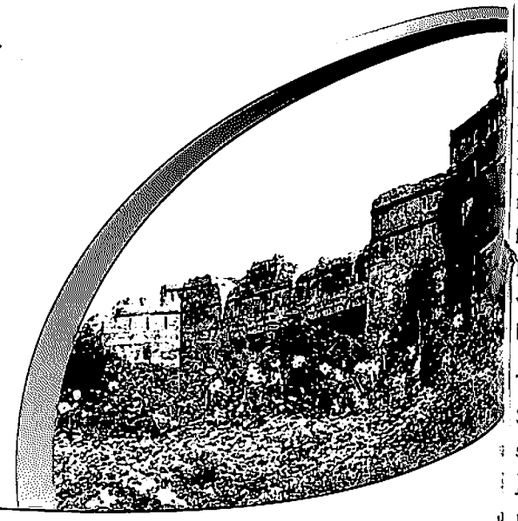
Shri B.L. Joshi, Hon'ble Lt. Governor, Delhi, at the DDA Flower Show

Contents

Delhi – The city of wonders | 2 | Achievements of the year | 4 | Management of the Authority | 7 | Personnel Department | 11 | Vigilance Department | 13 | Law Department | 15 | Systems and Training Department | 20 | Engineering and Construction Activities | 23 | Planning & Architecture | 33 | Housing | 55 | Land Management & Disposal Departments | 59 | Sports | 66 | Horticulture Greening the Capital | 76 | Quality Assurance Cell | 77 | Finance & Accounts Wing | 79 |


INDIA
Delhi – the city of many wonders

Delhi – The city of wonders

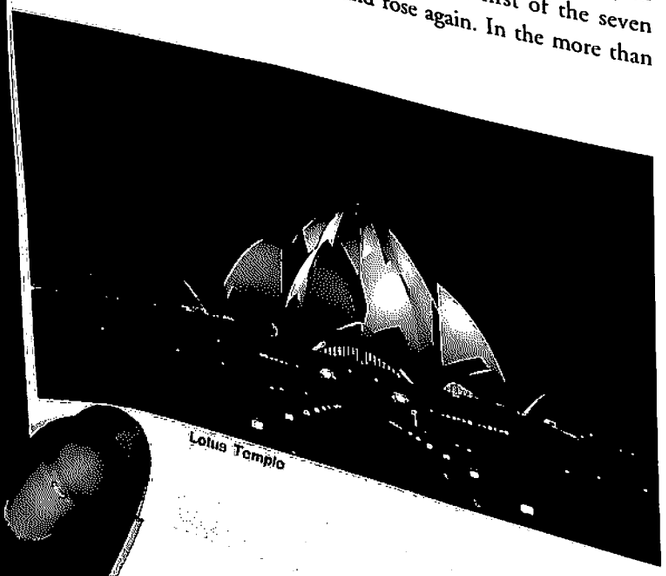


For thousands of years the city of Delhi has been the capital of empires of sub-continental dimensions, attracting the best of talent not just from all over India but also from other civilizations.

The result is a mesmeric kaleidoscope that synthesizes elements of myriad cultures and civilizations, giving the city of Delhi its unique assimilative identity.

History tells us that resilience is the hallmark of the very spirit of Delhi, for, this city has been destroyed several times and every time it has sprung up anew with renewed vigour.

The epic Mahabharata reveals that a magnificent city of "Indraprastha" existed around 1400 BC in the area that falls between the Old Fort and the Humayun Tomb. This is reckoned to be the first of the seven Delhis that rose, fell and rose again. In the more than three millennia since Indraprastha, Delhi has fashioned by Time itself, witnessing heights of and grandeur as also the worst of times when looted and plundered by marauding invaders.



Lotus Temple

Delhi, perhaps, got its name from the 1st centu city built near the present Qutab Minar b Dhilu, who named it after his own name. The the historical mention of Delhi comes for the Fort, also built in today's Qurab area, b Anangpal, the Tomar King of Kannauj wh the city "Lal Kot".

It is in the 12th century that Mohammad Ghauri with his invading army from across the Khyber and defeated Prithvi Raj Chauhan who was then r from the Lal Kot area itself, his grandfather h defeated the Tomars in battle. Ghauri left hi kingdom to Alla-ud-din-Khilji and went back the Khyber Pass. Khilji kept Lal Kot as the capi 1303, till he defeated the invading Rajputs a (around the Asiad Village) and constructed Si second city around the site of the battle.

The third city of Delhi, Tughlaqabad, was built b 14th century by Ghias-ud-Din Tughlaq, in just years, around where the Tughlaqabad Fort and th range exist today. This city had to be abandone shortage of water. The fourth Delhi was built by Mohammad-bin-Tughlaq, back near the Qurab a and called "Jahanpanah". Feroze Shah Tughlaq fo the fifth city of Delhi around the Feroze Shah (near today's cricket stadium) and called it Fero So, the Tughlaqs built as many as three cities of in the 14th century.

It was two centuries thereafter that the Mughal Emperor, Humayun, chose the site of the erstwhile Indraprastha and built the Purana Quila there, thus making Delhi's sixth city. Additions were made to the fort by Sher Shah Suri, who drove Humayun out of India, but soon Humayun returned from Central Asia with another army and wrested the throne of Delhi back.

The Mughal Emperor, Shah Jahan, built Shahjahanabad (Purani Dilli) in about a dozen years starting 1638. This is a living city and includes the Jama Masjid and the Red Fort among many historic monuments.

The eighth city of Delhi, now known as New Delhi, was built by the British and inaugurated just 75 years ago in 1931, twenty years after the capital of British India was shifted from Calcutta to Delhi. This magnificent city was designed and envisaged by two British architects Edwin Lutyens and Sir Herbert Baker, commissioned to design a city to reflect the grandeur of the British Raj. New Delhi has been the capital of Independent India ever since India gained independence from British colonial rule in 1947.

Independence of the country also brought Partition of India, and lakhs of immigrants flocked to Delhi, resulting in the doubling of the population to 1.8 million within months. Even though new colonies were created, the infrastructure of the city came under tremendous strain. Increased population also led to haphazard growth in Delhi.

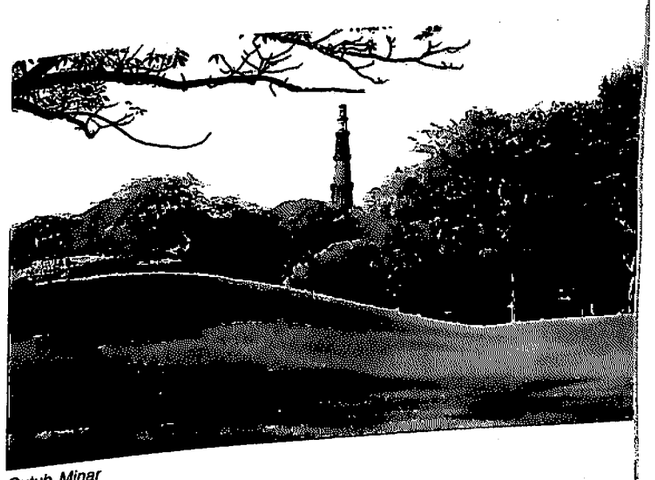
In 1950, the government appointed a Committee under the Chairmanship of Mr. G D Birla, to suggest ways to regulate and plan Delhi's development. The Committee recommended establishment of a "Single Planning and Controlling Authority for all Urban Areas of Delhi". Consequently, the Delhi Development (Provisional) Authority was constituted by promulgating the Delhi (Control of Building Operations) Ordinance, 1955.

It was in 1957 that Parliament passed the Delhi Development Act and Delhi Development Authority acquired its current name and mandate under the Act.

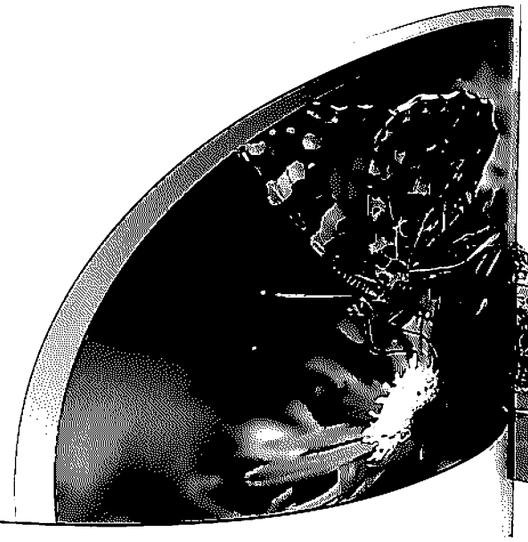
In implementation of the Comprehensive Charter given to it under the Act, DDA is involved in diverse and meaningful city-building activities, from large scale acquisition of land, to the development of housing complexes, green belts, shopping and commercial centers and much more.

The demands of an ever-burgeoning population and the needs of a capital city of a country that is moving towards Super Power status and is becoming an economic powerhouse are being met by the DDA. The Master Plan Delhi-2021 shall be the blueprint for Delhi's all-round development in the coming decade and a half.

In the 48 years of its untiring, ceaseless work, Delhi Development Authority has not just preserved the past grandeur of Delhi, but has also taken the frontiers of development to ever-new areas. DDA has not just built houses, but has been the trustworthy facilitator of Delhi's all-round development. In the process, DDA has channeled Delhi's inherent assimilative nature and her resilience to further the horizons of growth in such a way that Delhi's development remains sustainable and enduring. DDA is playing an important role in the preparations for the hosting of the Commonwealth Games by Delhi in the year 2010, both in planning and preparing the venues and the Games Village.

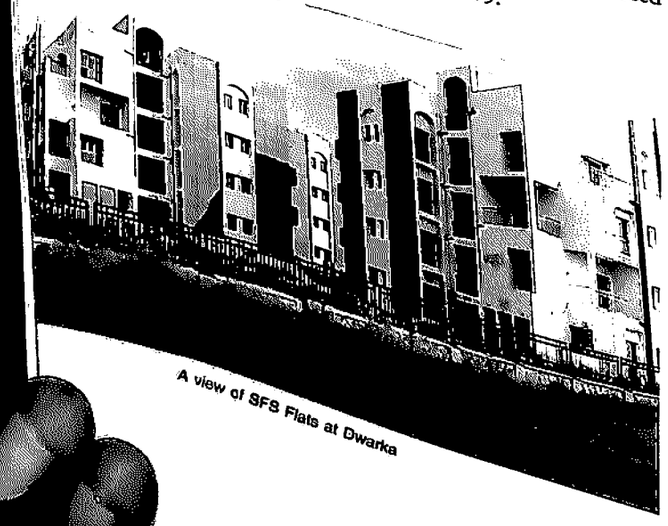


Qutub Minar



Achievements of the year

2.1 The year 2005-2006 experienced increased acquisition and development of land, housing stock, infrastructure development including that for sports activities and development of greens. An accelerated pace of upgradation of already developed sports complexes, landmark greens and impetus to the multifarious aspects of urban development were the thrust areas, including work related to Commonwealth Games. Effective dissemination of information through information kiosks, website, counsellors, and also through telecounselling etc. facilitated transparency across all transactions of DDA allottees. Every effort was thus made to reach the customers by ensuring services to their entire satisfaction and with maximum convenience to them. RTI Act 2005 has been enforced with effect from 12th October 2005.



A view of SFS Flats at Dwarka

2.2 Housing

i) **Construction:** To clear the backlog of regis... under various live schemes, construction activities ... been geared up. At the beginning of this financial ... 9966 houses were in progress. Of these 2570 ho... have been completed and another 1675 houses ... taken up for construction.

ii) **Allotment:** During 2005-06, 11,596 flats ... allotted under various live housing schemes. ... registrants are waiting for allotment.

2.3 Land Acquisition/ Development

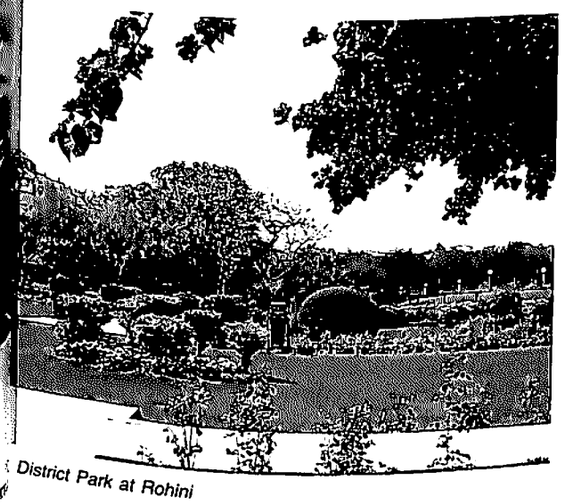
To meet the increasing demand for residen... industrial, commercial, institutional land, etc. ... has undertaken massive land development progra... at Rohini, Jassola, Dwarka, Narela etc.

Physical possession of 3426.96 acres of land ... taken during 2005-06 compared to 1765.60 ... in 2004-05.

2.4 Disposal of Land

i) **Residential plots :** 1174 plots of vari... categories were allotted during 2005-06 under R... Residential Scheme-1981. 25854 registrants ... awaiting allotment.

ii) **Commercial plots :** 56 commercial ... were disposed of through auction during 200... and an amount Rs. 1188 Cr. has been collec... on this account. Besides, 532 alternative plots ... allotted.



District Park at Rohini

2.5 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 ha of greens in the form of 4 Regional Parks, 111 District Parks, 25 City Forests, 605 Master Plan Greens/ Zonal Greens/ 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 4.10 lakh saplings were planted. 121.09 acre of land has been developed as new lawns and 16 children's parks were also developed.

2.6 Master Plan for Delhi - 2021

Draft Master Plan for Delhi-2021 was notified in Gazette of India alongwith land use plan for inviting objections and suggestions from the public. This was also put on DDA's website. Public notice was also issued on 8th April 2005 in prominent newspapers. About 7000 objections/suggestions were received. These were examined by the Board of Enquiry and Hearing in its 14 meetings held during the period under report.

2.7 Demolition

344 demolition operations were carried out in which 4495 unauthorised structures were removed and about 158.90 acres of land was made free of encroachment.

2.8 Quality Control

To ensure quality in its various ongoing projects, the Quality Assurance Cell has carried out 330 inspections, collected 480 random samples and performed 6480 tests in its laboratory.

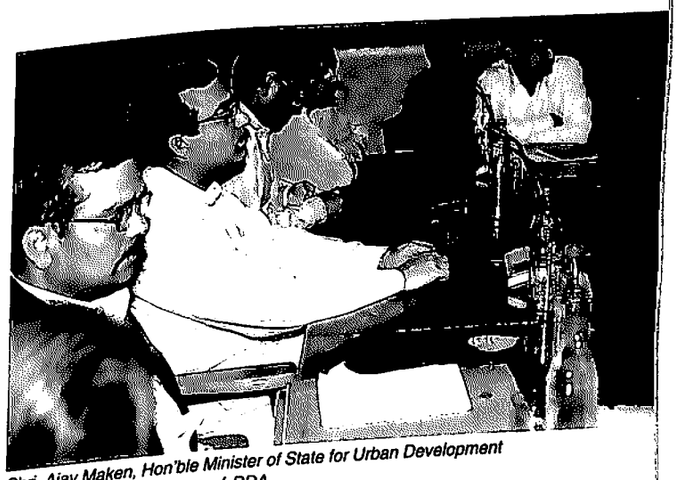
2.9 Training

In the fast changing technologies especially with application of IT, training has become essential to keep the employees updated. Training Institute of DDA has organised 59 in-house programmes wherein 684 officials have participated. Besides this, 180 officials were nominated to 60 external programmes.

2.10 Step Towards Consumer Satisfaction

Concerted efforts were made during the year for ensuring maximum dissemination of information regarding various transactions and procedures and making them available to the allottees in a convenient fashion. In this direction, following measures were taken:

i) **A Telecounselling Service** was started wherein all general information pertaining to various transactions is provided to the allottees on telephone itself.



Shri Ajay Maken, Hon'ble Minister of State for Urban Development addressing senior officers of DDA

ii) **Information Kiosks** were operational at the Vikas Sadan and Vikas Minar offices of DDA with Touch Screen Technology. These kiosks provide all information regarding priority numbers, schemes, procedures, policies etc. and also formats of various transactions which can be downloaded from the kiosks for a nominal fee.

Hon'ble Minister of State for Urban Development Shri Ajay Maken at the revamped reception at Vikas Sadan

iii) The existing website of DDA was updated to provide maximum information to the consumers by incorporating information on all new projects/ policies, including the master plan.

iv) The counselling services were further strengthened by providing training to the facilitation staff as well as to the Counsellors and by increasing their number.

v) The reception and facilitation area is further expanded.

2.11 RTI Act - 2005

RTI Act-2005 came into force with effect from October 2005. DDA appointed 49 PIOs, who also undergone training organised by DoPT. Information regarding RTI Act, PIOs and appellate authorities, application forms etc. has been available on DDA's website. 1988 applications under RTI Act were received, out of which 1500 applications have been disposed off and 150 under process.

2.12 Vigilance Awareness Week

During the Vigilance Awareness Week observed from 07.11.2005 to 11.11.2005, DDA organised nine Lok Shivirs - One each for Land Disposal Deptt. and Housing Deptt. In these Lok Shivirs 186 Conveyance Deeds were executed, in 92 cases conveyance Deeds were issued and 208 conversions were approved. Papers were issued and 208 conversions were approved. 10 DDA officials were also felicitated by awarding them for their dedicated service to DDA.

2.13 Road Links Completed

DDA completed following important road links facilitating smooth flow of traffic in the area.

i) Link road connecting NH-8 with Dwarka City along Southern boundary of IGI Airport.

ii) Link road along Barapulla Nallah connecting Mathura Road to Nizammuddin Railway Station Road.

iii) Approach road connecting South Delhi to Dwarka Sub-City through Cantonment Area.

3 Management of the Authority

3.1 Delhi Development Authority was constituted under Section-3 of Delhi Development Act, 1957. It is a corporate body with power to acquire, hold and dispose of property. It can sue and be sued. Sh. B. L. Joshi, a renowned administrator who took over the reins as Lt. Governor, Delhi and Chairman, Delhi Development Authority on 9th June, 2004 continues to direct the diverse activities of the organisation.

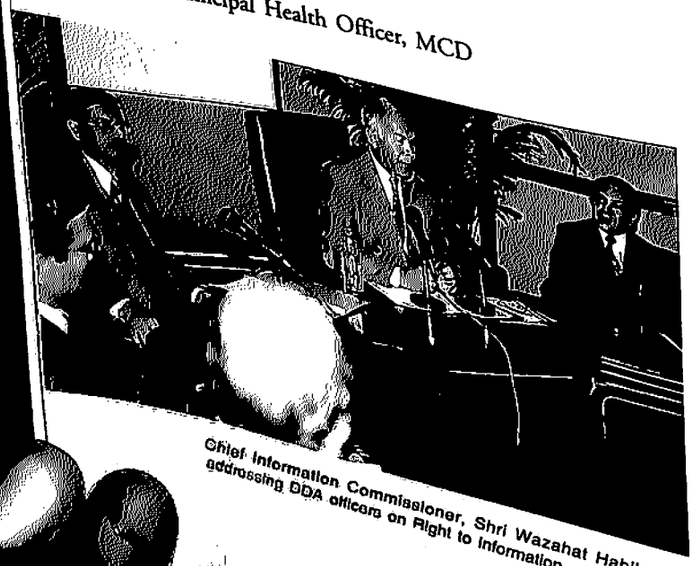
Chairman			
Sh. B. L. Joshi	1.4.05	to	31.3.06
Vice Chairman			
Sh. Madhukar Gupta	1.4.05	to	31.8.05
Sh. Dinesh Rai	1.9.05	to	31.3.06
Whole Time Members			
Sh. A. K. Patnaik *Finance Member*	1.4.05	to	31.3.06
Sh. Prabhash Singh *Engineer Member*	1.4.05	to	30.9.05
Sh. R. C. Kinger *Engineer Member*	27.10.05	to	2.1.06
Sh. A. K. Sarin *Engineer Member*	3.1.06	to	31.3.06
Nominated by the Central Government			
Sh. P. K. Pradhan *Sr. Secretary, MOUD*	1.4.05	to	31.3.06
Sh. P. K. Mishra *Member Secretary NCR Planning Board*	1.4.05	to	14.2.06
Sh. H. S. Anand *Member Secretary NCR Planning Board*	15.2.06	to	31.3.06
Sh. Rakesh Mehta *Commissioner, MCD*	1.4.05	to	14.11.05
Sh. Ashok Kumar *Commissioner, MCD*	15.11.05	to	31.3.06
Sh. K. T. Gurmukhi *Chief Planner, TCPO*	1.4.05	to	31.3.06
Non Official Member			
Sh. Mahabal Mishra *MLA*	1.4.05	to	31.3.06
Sh. Jile Singh Chauhan *MLA*	1.4.05	to	31.3.06
Sh. Mange Ram Garg *MLA*	1.4.05	to	31.3.06
Sh. Virender Kasana *Councillor, MCD*	1.4.05	to	31.3.06
Sh. Ishwar Dass *Councillor, MCD*	1.4.05	to	31.3.06

The Authority met 5 times during 1.4.2005 to 31.3.2006 and considered 81 items in all.

3.2 Advisory Council

This is a body constituted under Section-5 of the Delhi Development Act, 1957 for advising the Authority on the preparation of Master Plan and on such other matters relating to planning and development or arising out of or in connection with administration of this Act as may be referred to it by the Authority. Composition of the Advisory Council during the year is given in the next page.

Sh. B. L. Joshi, *President*	1.4.05	to	31.3.06
Members of Lok Sabha			
Sh. Sajjan Kumar	1.4.05	to	31.3.06
Sh. Kishan Singh Sangwan	1.4.05	to	31.3.06
Member of Rajya Sabha			
Sh. R. K. Anand	1.4.05	to	31.3.06
Vice Chairman			
Sh. Madhukar Gupta	1.4.05	to	31.8.05
Sh. Dinesh Rai	1.9.05	to	31.3.06
Members			
Sh. Hiren Tokas *Councillor, MCD*	1.4.05	to	31.3.06
Sh. Sugreev Singh *Councillor, MCD*	1.4.05	to	31.3.06
Sh. Rohit Manchanda *Councillor, MCD*	1.4.05	to	31.3.06
Smt. Nirmala Vats *Councillor, MCD*	1.4.05	to	31.3.06
Sh. J. P. Goel	1.4.05	to	31.3.06
Sh. Chattar Singh			
Sh. Sunil Dev			
Chairman, DTC			
Chairman, CEA			
DG (Defence Estate), Ministry of Defence			
DG (RD) & Addl. Secy., Ministry of Transport			
Chief Planner, TCPO			
GM (PM) MTNL			
Municipal Health Officer, MCD			



Chief Information Commissioner, Shri Wazahat Habibullah, addressing DDA officers on Right to Information

3.3 RTI Implementation and Co-ordination Branch

With a view to bring transparency in the functi... of the Government and create a sense of respons... among the Government officials and to re... corruption, an act known as Right to Information... 2005 came into force w.e.f. 12th October 200...

The main objectives of the new Act are to g... information required in the public domain. This... not only bring more transparency in the functi... of DDA but also go a great deal in demystifyi... procedures involved in different schemes and pro...

DDA has opened a separate counter for RTI i... offices where the forms/ applications are received... also the fees. Also, DDA has appointed five counte... who give assistance to the public about the q... regarding RTI. An application form has been devi... for seeking information regarding RTI which i... mandatory and is free of cost, but, DDA also a... applications on plain paper, through post, thro... electronic media etc.

DDA has appointed 49 PIOs pertaining to diff... departments. Such a large number of P... necessary because DDA's offices are widespre... PIOs have been provided e-mail IDs which facil... the public to reach them easily. All these officers... undergone training under the programmes orga... by DOPT. Instructions have been issued from ti... time to create awareness among PIOs.

On DDA website complete information regar... RTI, list of PIOs and appellate authorities, applic... form and other misc. information regarding R... available.

Up to 31st March 2006, DDA received ... applications under the Act out of which ... applications have been disposed off and 156 are ... process and pending for less than 30 days.

3.4 Staff Quarter Allotment Branch

During the period under report, 467 applications ... allotment of staff quarter from the employees of v... categories were received in this branch.

Details of applications received from employees of various categories for allotment of staff quarters during the year 2005-06.

S.No.	Type	Change	Fresh	Total
1.	I	55	18	73
2.	II	77	88	165
3.	III	50	112	162
4.	IV	33	22	55
5.	V	03	09	12
	Total	218	249	467

During the year 2005-2006 upto March 2006, 410 staff quarters were allotted in type-I, II, III, IV & V. The details of allotment are given as under :-

S.No.	Type	Change	Fresh	Total
1.	I	17	35	52
2.	II	48	147	195
3.	III	27	93	120
4.	IV	32	03	35
5.	V	08	00	08
	Total	132	278	410

Inspections were carried out in 36 cases on the basis of complaint and action is being taken in cases of adverse occupation.

3.5 Nazarat Branch

The main function of Nazarat Branch is to look after the general administration and office management. Hence, this branch is functioning for procurement and issue of various items required for smooth functioning of office i.e. stationery items, office furniture, uniform, office equipments e.g. photocopying machine, fax machines, cell phones, crockery, calculators, ink cartridges for computers etc. In addition to above this branch functions for procurement of other items required in office i.e desert coolers, water coolers, air conditioners etc. During the period under report a good number of meetings were held from time to time and all the items were provided to the concerned staff well in time. In addition to above this branch is looking after the allotment of office space. Efforts were made to provide office accommodation to various officers/ staff to the possible extent.

3.6 Hindi Department

In order to make more effective implementation of Official Language Policy of Government of India, 121 inspections were carried out by Hindi Department. Three meetings of DDA Official Language Implementation Committee were held. 273 officials were given training in Hindi noting-drafting through 8 Hindi workshops organised during the year. During "Hindi Pakhwara", celebrated in September 2005, Hindi Stenography, Hindi typing, Hindi noting-drafting and debate competitions were held. 18 officers/ officials who were winners in the competitions were awarded cash prize amounting to Rs. 16,800/-. Speech competition for children of DDA's officials was also organised, in which 20 children were awarded total prize of Rs. 3,420/-in cash and gifts.

Under the scheme of "Hindi Pratibha Vikas Puraskar" a total of 34 students who had passed the M.A. (Hindi) examination of Delhi University with highest marks and class 12th of CBSE securing highest marks in Hindi in year 2003 and 2004 were awarded with cash prizes of Rs. 2,07,999/- and gifts. 15 children of DDA's officials were also awarded Rs. 82,998/- as cash and gifts under the scheme.

Besides this, to implement the Official Language Policy of Government of India, the material for DDA's website, procedures, annual administration report, audit reports for the year 2001-02 and 2002-03, Draft MPD-2021, press communiques, agendas for Authority's meetings, articles for Delhi Vikas Varta,

A debate in progress during 'Hindi Pakhwada'

brochures of Housing Department and Sports Complexes, Parliamentary Committee's Reports, PAC Questionnaire, CAG Report, Urban Development Report, Nanawati Inquiry Commission Report, revised budget and approval of expenditures received from EM Office, questions and answers of Parliament and Delhi Assembly, forms, establishment orders, notifications etc. were translated.

3.7 Public Relations Department

Public Relations Department of DDA is entrusted with the activities relating to image building of the organisation through paid and unpaid publicity and to maintain cordial interaction 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 newsletter, publicity literature including guidebooks, souvenirs, tender documents etc. Besides this, the Department is also responsible for arranging of press conferences/ press trips etc. Coverage of various functions, issue of press handouts, processing and follow-up/ monitoring of grievances expressed through newspapers and received from Department of Public Grievances, Govt. of India and other channels, receiving of delegates and issue of rejoinders are some of the other functions entrusted to this Department.

3.7.1 Activities Performed during 2005-06

1. 39 Press Handouts (both English & Hindi) were released highlighting the achievements and various activities and functions organised during the period. These press releases were covered both in print as well as in audio-visual media.
2. Two press conferences were organised. One was the annual press conference on 29th December, 2005 addressed by Vice Chairman, DDA. And, the other was on the occasion of announcement of budget for 2006-07, also addressed by Vice Chairman, DDA. Both were well covered in print and audio-visual media. Two days media personnel trip to various green areas developed by DDA was also organized in February, 2006.
3. 83 advertisements (English + Hindi) published in various newspapers, incl campaigns.
4. 98 press clippings, which appeared in newspapers, were followed up to get the ina grievances redressed and 57 letters to (rebuttals) were issued.
5. 169 complaints were received throug Department of Public Grievances, C Secretariat, Government of India out of 97 were got redressed.
6. 59 grievances were received from MOU 23 were disposed of.
7. 189 grievances were received directly from which were sent to concerned departme disposal. Out of these 30 were disposed concerned Departments.
8. 1,34,113 letters received and 58,771 dispatched through computerized Rec Despatch Counters at Reception.
9. 1,404 new books added to Library, 8,18 clippings pertaining to DDA extracted fro newspapers.
10. One issue of Delhi Vikas Varta, House J comprising of 64 pages was edited and prin given besides editing of Annual Administ Report of DDA.
11. Three issues of "Sports News Letter" compi of 16 pages each edited and published an distributed through Sports Department.
12. One issue of Bio-diversity Newsletter compi of 12s pages was published and got distri through Landscape Department, DDA.
13. 115 functions were covered by photo s 2,995 photographs were taken and photographs were developed and issue publication and record.
14. As many as 11,372 calls were attended th tele-counseling.
15. Printing of Calendar 2006 was got done.
16. Printing of brochure on "Greens by DD progress.

4 Personnel Department

4.1 Concerned about its employees, the Personnel Department ensures that the manpower is motivated enough so as to achieve the goals set by DDA to serve the people of Delhi. It aims at developing leadership qualities, sense of responsibility and discipline among them.

Grievances Redressal system takes care that voice of the employees is heard at the appropriate level and harmonious relationship can be maintained between the employees and the management.

During the year under report, the Personnel Deppartment made concerted efforts to fulfill the needs of the organization towards capacity building as well as to meet the aspirations of its employees by way of initiating welfare measures. The various measures which were taken during the year are as follows :-

4.2 Promotion Made

Group	A	B	C	D	Total
	69	142	92	14	317

4.3 Recruitment Made

Six appointments made in Group-D on compassionate grounds.

4.4 Selection Grade Given

The benefit of selection grade has been given to two Officers.

4.5 Assured Career Progression Scheme

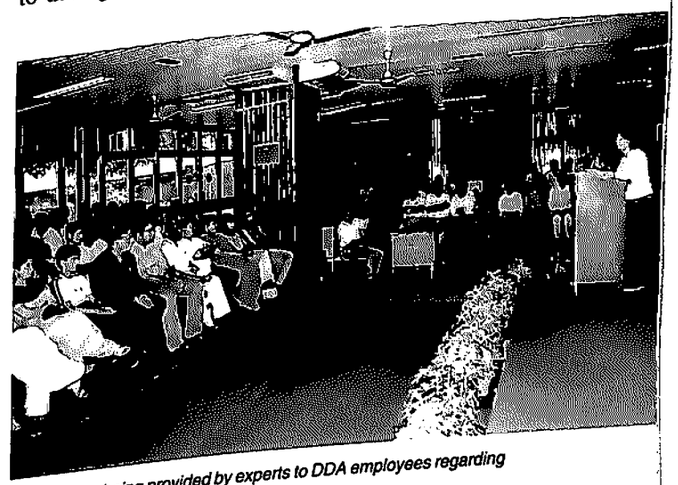
The Scheme of Assured Career Progression for the Group B,C & D employees has been introduced in DDA on the lines of scheme introduced in Govt. of India. The benefit has been extended to 744 incumbants.

4.6 Cross of Efficiency Bar

A total of 6 employees of various categories were allowed to cross efficiency bar.

4.7 Compassionate Appointments

During the period under report a total of six appointments have been made on compassionate grounds in Group-D and four shops have been allotted to the legal heirs of the deceased employees.



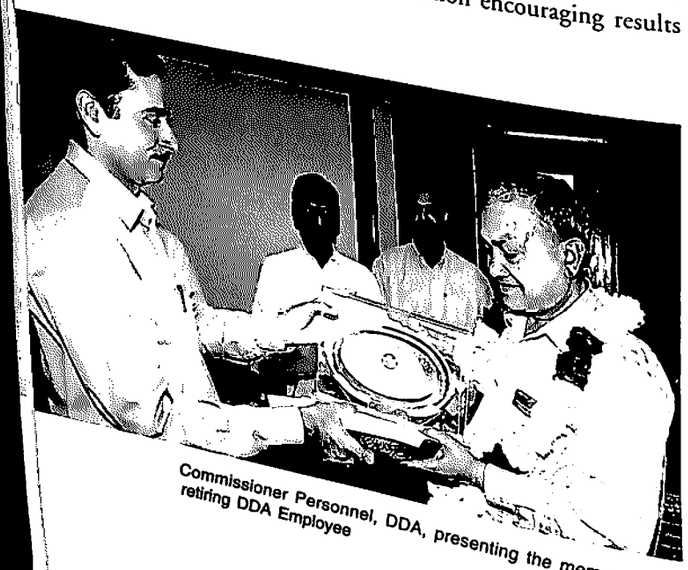
Counselling being provided by experts to DDA employees regarding career prospects for their children

4.8 A.C.R.

A total of 8,774 Nos. A.C.R. forms were issued during the year 2005-06.

4.9 Grant of Pension Cases

System of payment of pensionary dues on retirement was introduced in DDA. The dues are paid in a function every month. Nine Welfare Inspectors/ Personnel Inspectors are deputed to assist in settlement of pension/death cases. With the placement of Welfare Inspectors under Welfare Section encouraging results have been achieved. The pension cases are sett quickly as possible. 294 incumbants retired d the period and all the persons have been pa retirement dues.



Commissioner Personnel, DDA, presenting the memento to a retiring DDA Employee

4.10 Disciplinary Cases

During the year under report, 31 disciplinary c various categories were settled.

4.11 Cadre Review

Cadre review of Planning Wing, Architect W Horticulture System and Ministerial are under p and cadre reviews have been made for Accounts and Legal Cadre.

4.12 Position of Staff as on 31.03.200

Group	General	S.C.	S.T.	O.B.C.
A	372	60	6	2
B	1178	257	19	5
C	4612	680	50	52
D	1810	1059	4	39
Total	7972	2056	79	98
			Work charged	
			Grand Total	

5 Vigilance Department

5.1 Vigilance Department is responsible for the implementation of anti-corruption measures and checks on integrity in service, as per instructions issued by the Central Vigilance Commission, Department of Personnel & Training and Ministry of Urban Development from time to time. In DDA the Vigilance Department is responsible for receipt and processing of complaints, conducting in depth investigation and framing charge sheets in consultation with the CVC. The Department also analyses the Inquiry Reports for the perusal of the Disciplinary Authorities. Framing of orders, appeals, review petitions, suspensions, its review and regularization are also dealt with by this Department.

5.2 Disciplinary proceedings were initiated against 143 officials. 85 officials were proceeded against for major penalties and 58 for minor penalties under DDA Conduct, Disciplinary & Appeal Regulations 1999.

5.3 Disciplinary proceedings were finalized in 138 cases.

5.4 During the period, 1,000 cases of general complaints were received. 695 cases were examined.

5.5 57 PE cases were registered and in 39 PE cases investigations were completed.

5.6 Sustained effort has been made to process appeals, reviews and suspension regularisation cases. In 36 cases appeal orders have been passed and in 34 cases suspension period was regularised. In seven cases prosecution sanction has been accorded against 18 officials, after going through each case along with the Prosecuting Agency.

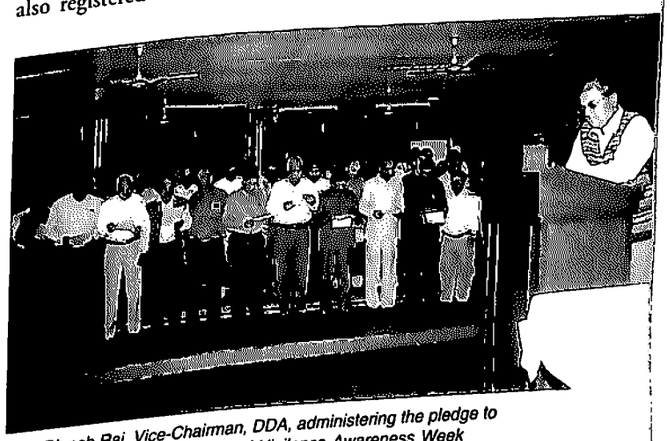
5.7 As per DOPT instructions dated 7.1.2004, Review Committee reviewed 111 suspension cases of Group A, B, C & D categories. As a result of the review, 6 officials have been reinstated and suspension period of remaining have been extended.

5.8 Investigation of turnkey projects at Narela and Bakkarwala have been completed. Disciplinary Authorities' decision is awaited.

5.9 Watch and Ward cases have been investigated and 172 officials have been charge sheeted.

5.10 Inspections are being conducted by the vigilance staff on regular basis for verification of the allegations received in DDA. During this period, 19 inspections were done, resulting in 1 vigilance case.

5.11 CBI and Anti Corruption Branch, Delhi Police also registered 8 cases under IPC/Cr.PC., against 11



Shri Dinesh Rai, Vice-Chairman, DDA, administering the pledge to DDA officials on the occasion of Vigilance Awareness Week

officials during the period. Constant liaison with CBI/ ACB has been maintained. Inspection was also conducted by the ACB at the request of DDA to curb the menace of touts.

5.12 To bring more transparency all requisite information concerning notice inviting tenders, allotment of flats/ plots are put on the website of DDA.

5.13 Investigation of a complaint received in the vigilance department regarding submission of fake performance guarantee bonds by Sh. Vilayati Ram Mittal resulted in following action :-

(a) One EE (now SE) and three Divisional Accountants were suspended.

(b) Case has been referred to Anti Corruption Branch for taking action against the Contractor.

(c) Special audit of the divisions dealing with M/s Vilayati Ram Mittal has been ordered.

(d) The Contractor Registration Board has advised to de-recognize M/s Vilayati Ram M

(e) The Chief Engineers have been directed to all bank guaranntee bonds from the conc banks.

Further enquiries for taking disciplinary actio under way.

5.14 It was proposed that copies of NITs co Rs. 2 lacs and below be sent to Director Systems that the same can be entered in the website of D with a copy to all Contractors' Associations.

5.15 During the Vigilance Awareness Week, w was observed from 7.11.2005 to 11.11.2005, following activities were organised :

(a) Pledge by staff and officers of DDA on 7.11. at 10.00 A.M.

(b) Lok Shivir–Land Disposal on 9.11.2005 f 10.00 A.M. to 7.00 P.M. was attended approximately 500 people and

(i) 82 Conveyance Deeds were executed

(ii) 50 Conveyance Deed papers were issued

(iii) 150 brochures were sold.

(c) Lok Shivir–Housing Deptt. on 11.11.2005 11.00 A.M. to 5.00 P.M.

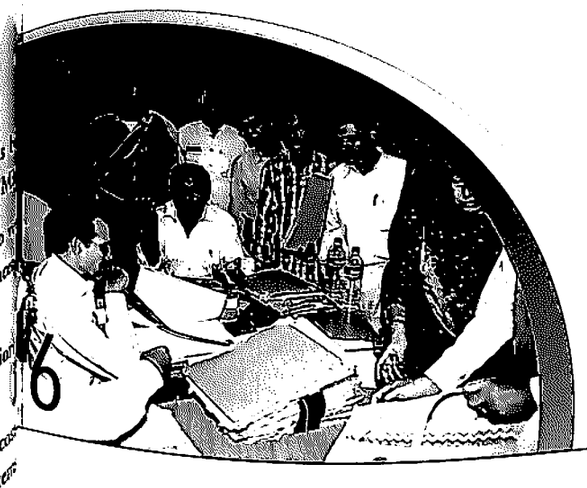
(i) Conveyance Deeds were executed in cases.

(ii) Conveyance Deed papers were issued cases and

(iii) Conversion was approved in 208 cases

(d) 10 DDA officials were felicitated by awarding them trophy/ certificate for their dedicated s to DDA.

A Lok Shivir in progress



6 Law Department

6.1 The entire litigation work by and against the Authority is being taken care of by Law Department headed by Chief Legal Advisor. Besides monitoring the legal cases, the Department also gives opinion in the legal matters referred to it.

The statement showing Court cases taken up, decided and pending in various Courts during 1.4.2005 to 31.03.2006 in table format is given below.

6.2 Cases in Supreme Court

Sr. No.	Name of Department	Cases Pending on 1.4.2005	Fresh Cases Received During the Year	Cases Decided During 2005-06	Cases Pending as on 31.3.2006
1.	Planning	14	6	1	19
2.	Work-charge Establishment	1	-	-	1
3.	Personnel and Vigilance	4	2	-	6
4.	Building Section	-	1	10	1
5.	Land Disposal	53	20	1	63
6.	Enforcement Land	2	-	5	1
7.	Housing	49	8	142	52
8.	Land Management	328	77		263

6.3 Cases in High Court

Sr. No.	Name of Department	Cases Pending on 1.4.2005	Fresh Cases Received During the Year	Cases Decided During 2005-06	Cases Pending as on 31.3.2006
1.	Planning	35	36	29	42
2.	Work-charge Establishment	134	19	18	135
3.	Personnel and Vigilance	184	47	51	180
4.	Building Section	36	12	9	39
5.	Land Disposal	2342	312	276	2378
6.	Enforcement Land	35	34	13	56
7.	Housing	849	216	177	888
8.	Land Management	2334	1043	364	3013

6.4 Cases in District Court

Sr. No.	Name of Department	Cases Pending on 1.4.2005	Fresh Cases Received During the Year	Cases Decided During 2005-06	Cases Pending on 31.3.2006
1.	Planning	887	2	2	887
2.	Work-charge Establishment	119	5	21	103
3.	Personnel and Vigilance	11	6	5	12
4.	Building Section	15	27	8	34
5.	Land Disposal	955	115	106	964
6.	Enforcement Land	51	27	29	49
7.	Housing	849	216	177	888
8.	Land Management	2334	1043	364	3013

6.5 Court Cases of Engineering Wing and at Patiala House

Sr. No.	Name of Department	Cases Pending on 1.4.2005	Fresh Cases Received During the Year	Cases Decided During 2005-06	Cases Pending on 31.3.2006
1.	Engineering Wing	926	145	204	867
2.	Patiala House	1621	315	296	1640
	RTI upto 2005-06				
	i) Total complaints received upto March 2006	13			
	ii) Total complaints disposed off	13			
	iii) Pending	NIL			

6.6 The case history and decisions in major important cases is given as under.

6.6.1 CWP No. 751-52/05 titled as M/s Lord Venkateshwara Buildcon (P) Ltd., V/s DDA (Date of judgement 16.5.2005)

In this case the bid of the petitioner in respect of plot No. B-5, Wazirpur which was a highest bid for a sum of Rs. 10.84 crores against a reserve price of Rs. 10.78 crores was rejected by the Competent Authority, DDA in accordance with the terms and conditions of the auction. The petitioner challenged the cancellation of the bid on the ground that the petitioner made a highest bid, therefore, the Competent Authority, DDA should not have cancelled the bid of the petitioner. This case was contested on the basis of a Supreme Court Judgement titled as Anil Kumar Srivastava V/s State of UP (2004) 08 SCC 671 wh... it was ruled that even if a bidder who has giv... highest bid still his bid can be cancelled as the se... subject to confirmation. An invitation to tender ... an offer, it's an attempt to ascertain whether an... can be obtained with a margin. On the ba... submission of DDA the writ was dismissed vide... dated 16th May, 2005.

6.6.2 LPA No. 393/2003 titled as Mount Abu... Society (Regd) V/s DDA and Anr Along... 9 other applicants on the same point of... (Date of judgement 7.9.2005)

In this bunch of appeal(s), the appellant... challenged the order dated 6th May, 2003 pass... the Ld. Single Judge of Hon'ble Delhi High ... dismissing their writ petitions. In writ petitions...

decision of DDA to allot approximately 2 acres of the land to the appellants was challenged on the ground that the same is contrary to the Master Plan as their claim was for 4 acres and secondly the land rates were contrary to the Govt. Rules. These appeals were strongly contested through our Sr. Standing Counsel, Shri Jagmohan Sabharwal, Advocate, as huge financial stake and land of DDA was involved. It was contended before the Hon'ble Court that the recommendations of the Institutional Allotment Committee were recommendatory only and L.G. had taken a decision on 27th August, 1999 to allot 2 acres of land to the appellants and the decision of L.G. was never challenged. Therefore, the appellants have no case in the appeal. It was further argued that the change in the cost of the land is a minor change merely co-incidental and have no-nexus with the policy decision on utilisation of the land. The reliance was placed on the judgement of Hon'ble Supreme Court in the case of Sahni Silk Mill (P) Ltd. V/s Employees State Insurance Corporation [(1994) 5 SSC 346)] wherein Hon'ble Supreme Court had held that in the present administrative setup judicial aversion to the delegation cannot be carried out to an extreme. A public authority is at liberty to employ agent to exercise its power. Therefore, the plea of the appellants about the excessive delegation of powers is ill founded. The rates have been rightly fixed on the basis of rates fixed by the Central Govt. from time to time. Even otherwise, the Central Govt. has given the liberty to DDA to take an appropriate decision on the issue of charging of institutional rates and process of allotment by auction or competitive tendering vide letter dated 3.6.99. It was also argued before the Court that the Master Plan does not compel DDA to allot only 4 acres of land to the appellants. The Court appreciated the contention of DDA and dismissed all the appeals vide judgement delivered on 7.9.05.

6.6.3 LPA 976/04 titled as DDA V/s Ambitious Gold Nibs (P) Ltd. (Date of judgement 6th February, 2006.)

In this appeal, DDA raised a significant question of law i.e. what is the legal remedy available to DDA subsequent to determination of the lease, against the ex-lessee, on violation of the covenants of the lease. The Ld. Single Judge of the Hon'ble Delhi High Court had held that in view of the mandate of the judgement of the Supreme Court in the case of Express Newspapers (P) Ltd. V/s UOI & Ors. The proper course available to DDA is to file a suit for possession to take the possession of the property and DDA cannot resort to the proceedings under Section 4 & 5 of the PP Act, 1971. The judgement of Ld. Single Judge had potential to vitiate all the pending cases before the Estate Officers of DDA where the lease(s) have been determined on violation of the lease. Accordingly, it was decided to file an appeal and the main plea in the appeal was that the judgement of Express Newspaper (Supra) had already been distinguished by the Hon'ble Supreme Court in a subsequent judgement in the case of M/s Ashoka Marketing (P) Ltd. V/s Punjab National Bank reported in AIR 1991 SC.855. In the case of Ashoka Marketing, the Hon'ble Supreme Court has held that ratio in Express Newspaper case cannot be applied in each and every case and the said judgement was given in the peculiar facts and circumstances of the said case. The reliance was also placed upon a judgement of Ld. Single Judge in the case of M/s Sudhir Chand Mishra V/s UOI & Ors. wherein the Hon'ble Court had appreciated this legal position. The Appellate Court accepted the plea of DDA and allowed the appeal and directed the Estate Officer of DDA to give an opportunity of hearing to the respondent before passing any order.

Sanjay Lake Complex

6.6.4 Civil Appeal No. 5413/02 titled as Residents Welfare Association Green Park V/s DDA & Ors and Civil Appeal No. 869/02 titled as MCD V/s Residents Welfare Association Green Park and Ors.

These two appeals were directed against the full Bench Judgement of Hon'ble Delhi High Court dated 31.5.02 whereby, the Hon'ble High Court while disposing the writ petition before it had arrived on a conclusion that neither under the DMC Act nor under the DDA Act, MCD and DDA have power to seal any property for its misuse. The Delhi High Court had held that the sealing of the premises is a drastic action and by reason of that a person could be rendered homeless. Thus, affecting human or fundamental rights, the power of sealing in relation to misuse has been intentionally excluded, from the provision of two Acts.

In the appeal before the Hon'ble Supreme Court, the following two questions of law were raised i.e.

i) Whether MCD under the DMC Act has power to seal the premises in case of its misuse ?

ii) Whether DDA, under the Delhi Development Act has also similar power of sealing or not?

iii) Directions required to be issued in respect residential properties being used for comm purposes.

The contention of DDA before the Hon'ble Sup Court was that under Delhi Development Act, DDA does not have power to seal the premises of its misuse. However, DDA has power to pros the person misusing the premises as well as the thereof u/s 14 read with Section 29 of the D.D. While disposing the appeals by a common ord the case of M.C. Mehta V/s UOI & Ors. dated 1 the Hon'ble Court has upheld the contention of and it ruled that the High Court has rightly held under the D.D. Act., there is no power of sealin case of misuse.

However, the Apex Court has held that the judgem of the Delhi High Court to the effect that MCD does not have power of sealing in ca misuse of a premises is incorrect. The Apex reverse the judgement of Delhi High Court qua powers of sealing of MCD as per the DMC Act held that under section 345-A of DMC Act Commissioner of MCD is empowered to exe powers of sealing in case of misuse of any prem While disposing the aforesaid appeal the Hon Supreme Court did not pass any direction qua though the following directions have been issued against the MCD.

1. MCD shall within 10 days give wide publi in the leading newspapers directing th violations on main roads (some instances of violators and roads have been noted hereinbe to stop misuse on their own, within the per 30 days.
2. It shall be the responsibility of the owner/occ to file within 30 days an affidavit Commissioner of MCD stating that the has been stopped.
3. In case misuse is not stopped, sealing premises shall commence after 30 days, fro date of public notice, first taking up the visib on roads which are 80 ft. wide and more. All authorities are directed to render full assistance and co-operation. After expiry of 30 days from the date of public notice, electricity and water supply shall be disconnected.

4. Details of the Roads and the violations shall also be placed on the website by the MCD and copies also sent to Resident Welfare Associations of the area which should be involved in the process of sealing of misuse. The Commissioner of MCD shall file an affidavit, within two weeks, in terms of directions contained in this judgement, whereafter directions for constitution of the Monitoring Committee would be issued. The sealing would be effected by the officers authorised by the Commissioner of MCD in consultation with the Monitoring Committee.

5. The appropriate directions for action, if any, against the officer responsible for the misuse and for payment of compensation by them and by violators would be issued after the misuser is stopped.

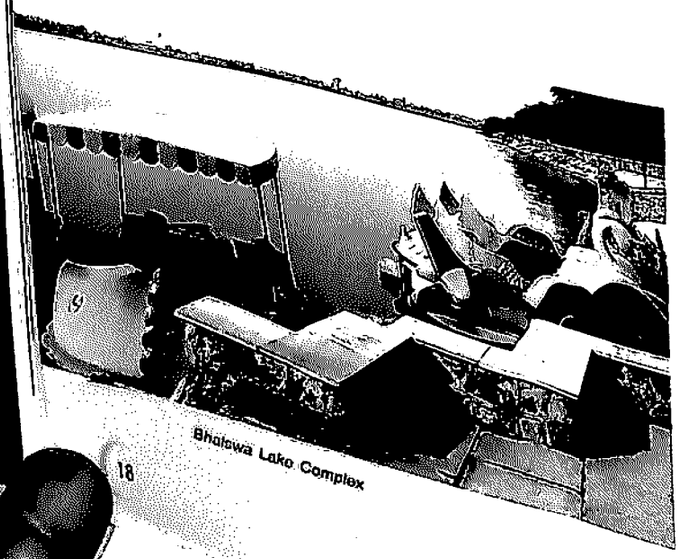
6. None will tamper with the seals. Any tampering with seal will be sternly dealt with. Tampering with seal will include opening another entrance for use of premises.

7. It would be open to the owner/ occupier to approach the Commissioner for removal of the seal on giving undertaking that the premises would be put to only authorized use.

8. Particulars of cases where violators may have obtained orders of stay will be filed in this Court by MCD.

9. MCD shall file monthly status report as to action taken by 15th of each month commencing from 10th April, 2006.

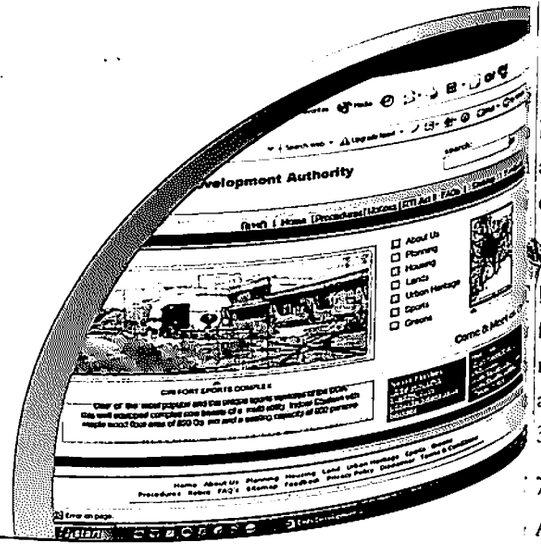
10. In case misuse is not stopped in the premises involved in the civil appeals and special leave petitions, subject to what is stated in this judgement, the MCD will take immediate steps to seal those premises soon after expiry of 30 days.



Bhalswa Lake Complex

6.6.5 DDA V/s Smt. Renu Bali WA 118/04 & DDA V/s Manjit Singh Sodhi LPA 159/04 & Darshan Lal V/s DDA LPA 58/04

This case was referred to the Full Bench of the Delhi High Court comprising Hon'ble Justice M. K. Sharma, Justice Tirath Singh Thakur & Justice Swatantra Kumar. These are the cases wherein the DDA had levied 20% surcharge over and above the disposal price fixed by the DDA at the time of issue of 5th & Final Demand Letter. Aggrieved from such levy of surcharge, the allottees filed 120 court cases and Justice Mr. S. K. Kaul upheld the 20% surcharge in favour of the DDA. The disgruntled allottees preferred LPA against the order of the Single Judge and the Division Bench headed by Chief Justice of Delhi dismissed all these LPAs preferred by the allottees. Thereafter on the issue of charging of current cost as well as 20% surcharge and some of the allottees again filed LPAs before the Division Bench of Delhi High Court. DDA also filed cross appeals in all these bunch matters. DDA engaged the services of Shri Mukul Rohtagi, Sr. Counsel and Ms. A. Salwan, Standing Counsel assisted in these matters. Arguments continued on day to day basis before the Full Bench by both the parties and the Hon'ble Full Bench dwelt at length on various policies, resolutions and the concept of the levy of surcharge. The Full Bench was fully apprised with the detailed statistics of the 20% surcharge received from these allottees and also the details of the subsidies allowed in the cost to the allottees of Punjab Migrants, Kashmere Migrants, Kargil War Widows and other allottees of the lower strata of the society who deserved concessional rate in the cost. Since the subsidy had considerably crossed from the amount recovered towards the 20% surcharge as well as other factors, the Full Bench finally also upheld the 20% surcharge as valid one as per the judgement delivered by the Ld. Single Judge. This judgement saved hundred of crores of rupees and this is a commendable achievement on the part of the staff comprising of Legal, Managerial as well as Accounts Department.



Systems and Training Department

7.1 Systems Department

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 DDA Website

The DDA's dynamic website www.dda.org.in provides information on various aspects of DDA like Housing, Land, Master Plan, Sports, Environment etc. The information of public interest like result of the draws for housing and land disposal are available on the website. For the ease of the Public the provision of making queries round the clock through forms for viewing Registration details, Priority Status and Payments details from the databases has been made. These queries can be made round the clock on the website. Public Notices and Tender Notices are appropriately displayed on DDA's website. The website also has procedures section where procedures for various Housing/Land activities are given and formats of various documents such as affidavits etc. can be downloaded. The Senior Officers and all the 41 Public Information Officers under Right to Information act are reachable through E-mail and all these officers have been provided personal mail boxes. The brochure and application forms in respect of housing schemes were made available on website facilitating the public to download the same.

7.1.2 Land Record Automation

The Land Management Information System software for automation of land record has been developed.

The system is a GIS based application prov
information about the acquired land. It will fac
to monitor the usage of acquired land and the
at any given time together with monitori
enhanced compensation. The Land invento
respect of 233 villages out of 239 acquired
acquisition villages have been integrated with
Record attributes. Project is to be shortly implem

7.1.3 Housing

The AWAAS Housing Management and Accou
package is smoothly functioning and various
like registration, allotment, cancellation, mut
transfer, change of address, change of mode of pa
and accounting of receipts are being done
package.

During the current year (1st April, 2005 to 31st M
2006) 11,898 flats have been allotted through A
and the Demand Letters for 2,320 allottees ha
generated. The online verification for recei
housing has been activated in all accounting
facilitate quick disposal of cases. The program
processing the demand and collection Ledger
Recovery certificates, Sundry Debtors and Def
List have also been made online.

A new software has been developed for online re
the applications for freehold of flats at the recep
Vikas Sadan. It would be implemented in May

7.1.4 Information Kiosks

Six information kiosks at Vikas Sadan and two
at Rohini office are working for dissemination
information to the public. By June, 2006 six

information kiosks would be installed in different locations all over Delhi. Now any registrant or an allottee of any flat or plot can check his/ her registration details, allotment details and payment details.

7.1.5 Document Management System

Document Management System has been developed for scanning, indexing and storing the images with retrieval facility. In the year 2005 about 26,800 files and more than 9 lac challans have been scanned upto 31st March 2006.

7.1.6 Receipt and Dispatch (R&D) Software

A new module for feeding the requests of public for seeking information as per RTI Act has been incorporated in the R&D system. About 1,658 requests have been uploaded in addition to other receipts and dispatches.

7.1.7 PGRAMS

PGRAMS (Public Grievances Redressal and Monitoring System) has been implemented to receive and forward the grievances received online from DPG and Ministry to respective Officers for redressal. In this year 133 references have been received from DPG.

7.1.8 Library Automation

The work of Bar Coding for DDA Library has been undertaken for better management and operation of record keeping, issue and return of books.

7.1.9 Land Disposal Department

The Bhoomi software is already implemented in the Land Disposal Department. Using Bhoomi software 1,06,000 allottees records and 2,16,000 receipts data has been uploaded in the databases. Draw of lots of Rohini Residential Scheme and other properties was done through this software. The Bhoomi software has provision for generating of various reports following draw of lots. Various MIS reports are also generated.

To ensure correct posting of the receipts received from allottees computer generated challans are given to the allottees.

Freehold conversion module is developed and implemented in the Department. Allottee record is entered from the freehold conversion application if that data is not available in the database. Conversion charges are calculated and a report containing the calculations etc. is generated. A challan for deposit of the conversion charges is generated. After deposits in the bank, application is received at DDA counter. Application reaches in the concerned section the same day it is submitted by the applicant. Further, deposits are verified on-line in the concerned section. This saves a lot of time. Provision for further monitoring of the movement of application in different branches also exist.

7.1.10 Computer Appreciation Training

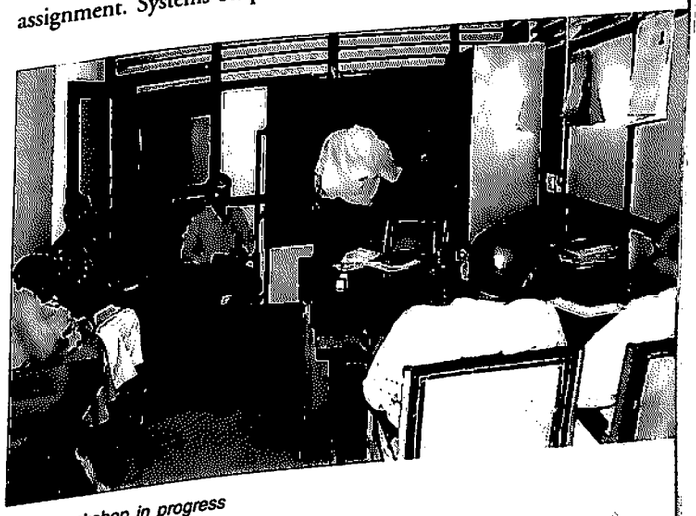
Regular Computer Appreciation Training programmes are organised for benefit of the DDA Staff.

7.1.11 Legal Cases Management System

The software is implemented in GUI environment. The database of legal cases is maintained using this software and various MIS reports generated. The fee bill processing module has also been developed and implemented. Out of 17,260 cases 6,304 cases have been disposed of using this software.

7.1.12 Integrated Management System

For complete automation of DDA and integration of various standalone software applications the work for an Integrated Management System has been initiated in February 2005 and STPI, an IT society under MIT, has been engaged as technical consultant for the assignment. Systems Requirement Specification (SRS)



Hindi workshop in progress

and Request for Proposal (RFP) was prepared and Expression of Interest has been invited from the software vendors and are being evaluated.

7.1.13 Computer Aided Drafting & Designing Cell at Vikas Minar

The CADD cell provides the facility to architects and planners for designing, drafting and printing of the drawings. Engineering Wing and users from Central Design Organization and other Engineering offices also avail the facility of CADD Cell. They use these facilities for drawing, modifying, structural analysis and printing of drawings.

7.1.14 Payroll System

The menu driven payroll software is implemented in various pay control offices. This software is used to generate Pay Bill Register and print pay bills besides various other reports of earning and deductions.

7.1.15 Computerisation of Work Charge Employees

Work charge employees data is used by the office of Director (W.C.). Data for Fifty one categories consisting of 12,135 work charge employees was created and updated. Provision of generation of Reports also exist.

7.1.16 Networking

For providing internet in the Vikas Minar and Vikas Sadan Offices, a 2Mbps shared Internet leased line has been taken from VSNL. Rohini office is connected with 128 kbps leased line and information kiosk has been installed for disseminating the information directly from the Database servers resident in Vikas Sadan.

Systems wing, apart from the above automation projects, is also strengthening the computer bank of DDA. Sixty new computers were procured so that pace of automation is increased. At present, Systems wing is maintaining more than 500 computers along with printers and UPS. To improve the productivity and performance of the computers they are upgraded from time to time.

7.2 Training Institute

7.2.1 The Training Institute of DDA has been organising training programmes for the officers and staff of DDA and also identifies the need to [illegible] their professional knowledge in various fiel[illegible] Department also processes nominations of the [illegible] officials to participate in the various external [illegible] programmes organised by other profes[illegible] institutions in Delhi and other parts of the [illegible]

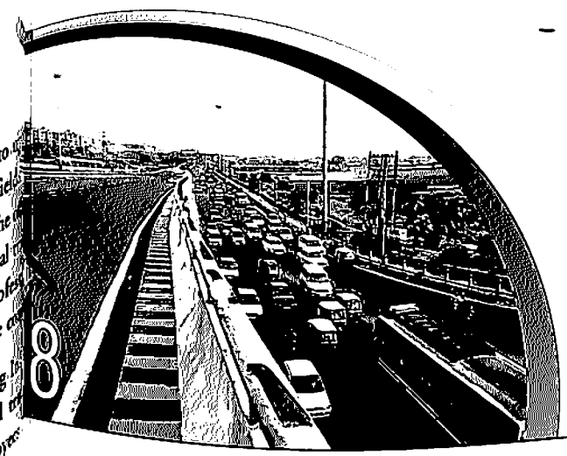
7.2.2 During the year 2005-06 the Training [illegible] successfully imparted training on useful [illegible] courses benefiting a large number of employees [illegible] levels nominated to participate in the training [illegible] workshops, seminars, conferences etc. organi[illegible] other professional institutions. The details [illegible] programmes organised and the number of part[illegible] is given below :

S. No.	Description	Year	No. of Prgm.	No. of Part.
1.	Internal training courses conducted by the Training Institute DDA.	2004-05	61	[illegible]
		2005-06	59	
2.	External training courses conducted by outside Agencies/ Institutes.	2004-05	60	[illegible]
		2005-06	77	

7.2.3 In-house programmes included orie[illegible] programmes for LDC's, UDCs, Asstt., Steno, A[illegible] personnel etc. Special emphasis was give[illegible] preparation on the training modules for categor[illegible] Asstt./ Sr. Steno/ Steno/ UDC's and on the s[illegible] for departmental tests for promotion to the next

7.2.4 The Training Institute also played sig[illegible] role in assisting the personnel department in [illegible] training/coaching programme for UDCs appear[illegible] the departmental test for the post of Assistan[illegible] LDCs appearing in the departmental test for th[illegible] of UDCs. The training Institute also succes[illegible] conducted departmental training for Asstt. (M[illegible] (Ministerial).

7.2.5 Regular training programmes were organised to improve Computer Literacy, Co[illegible] application in Accounts and other areas. This fa[illegible] DDA in taking up computerisation in the depart[illegible]



8 Engineering and Construction Activities

8.1 The activities of the Engineering wing can be classified broadly under the following heads :

(a) Construction of Residential Buildings.

(b) Development and construction of Commercial Centres.

(c) Development of land for residential, institutional, industrial, recreational and commercial purposes.

(d) Special Projects/ Sports Complexes.

(e) Development and maintenance of green areas viz. Master Plan Greens, District Parks, Neighbourhood Parks, Recreational Centres, Play Fields and Children's Parks etc.

The achievements of DDA's Engineering Wing during the year 2005-2006 are as under.

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 1.4.2005, new houses started during 2005-2006 and completed by DDA during the year 2005-2006 (including the details of last two years) are given as under :

S. No.	Description	HIG	MIG	LIG	EWS/ Janta	Total 2005-06	2004-2005	2003-2004
1.	Houses in progress as on 01.04.2005	2361	1482	6123	Nil	9,966	23016 (as on 1.4.04)	20,704 (as on 1.4.03)
2.	New Houses targeted to be taken up during 2005-06	3459	1357	5860	Nil	10,676	7943	14511
3.	New Houses taken up during 2005-06	Nil	Nil	1670	Nil	1,670	3356	3988
4.	Houses targeted to be completed during 2005-06	2005	1132	5558	Nil	8,695	12662	5919
5.	Houses completed during 2005-06	856	886	828	Nil	2,570	9896	1676

8.3 Development of Commercial Centres

8.3.1 The position of various shopping/ commercial complexes in progress as on 01.04.2005 and new complexes started and completed during the year 2005-06 (including details of last two years) is given in table on next page.

S. No.	Description	DC	CC	LSC	CSC	Total	2004-2005
1.	Commercial Centres in progress as on 1.4.05	5	6	2	8	21	18 as on 1.4.04
2.	New Commercial complexes targeted to be taken up in 2005-06	2	13	5	2	22	11
3.	New Commercial complexes taken up in 2005-06	Nil	Nil	Nil	Nil	Nil	10
4.	Commercial Centres targeted to be completed during 2005-06	5	6	2	8	21	11
5.	Commercial Centres completed in 2005-06	1	Nil	Nil	6+1*	8	7

Note :- DC - District Centre, CC - Community Centre, LSC - Local Shopping Centre, CSC - Community Shopping Centre; *CSC in North Zone abandoned/ deleted.

8.3.2 Upgradation of Commercial Centres

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. Upgradation in 91 Commercial Complexes have been completed.

8.4 Major Development of Land Schemes

DDA is relentlessly continuing its development activities and expanding the city limits as per Plan 2001, by developing new Sub-Cities and the physical infrastructure such as roads, drainage, water supply, power lines and recreational facilities etc. for such Urban Extensions i) Dwarka Phase-I & II, Narela, Dheerpur, Rohini ii) IV & V (Sector 26 to 33), Vasant Kunj Phase-I iii) Lok Nayak Puram (Bakkarwala).

8.4.1 Progress of the major development schemes given in a tabular form below :

A. Total length of the service to be laid in the iv)

B. Services laid up to 31.3.2005 v)

C. Services laid up to 31.3.2006 vi)

Name of Schemes	Area of the Scheme in Ha		Roads in KM	Sewerage in KM	Water Supply in KM	Storm Water Drain in KM
Dwarka Ph-II	2098/1194	A	73.948	57.762	59.82	111.60 vii)
		B	44.00	26.10	27.32	49.50
		C	54.00	31.30	36.32	53.50 viii)
Narela	7282/450	A	90.90	33.00	33.00	79.00 ix)
		B	74.26	32.00	28.00	60.00 x)
		C	74.26	32.00	28.00	60.00
Dhirpur	194.50	A	7.70	6.00	6.00	10.00 xi)
		B	5.80	-	-	xii)
		C	5.80	3.00	-	
Rohini Ph-III	1000/700	A	168.00	26.60	55.00	83.00
		B	165.60	26.60	55.00	83.00
		C	165.60	-	-	

Name of Schemes	Area of the Scheme in Ha		Roads in KM	Sewerage in KM	Water Supply in KM	Storm Water Drain in KM
Rohini Ph-IV & V	4000/788 + 100 Ha recently acquired	A	28.60	20.358	26.50	38.30
		B	18.50	3.80	11.50	-
		C	20.165	6.50	11.50	-
Vasant Kunj Ph-II	315/92	A	5.75	3.90	7.76	4.30
		B	5.75	3.90	7.76	3.50
		C	-	-	-	4.30
Lok Nayak Puram	60	A	4.55	2.235	3.00	6.200
		B	1.75	2.035	-	5.000
		C	2.75	2.235	-	6.200

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 2005-06, DDA completed/ started following special/ major projects.

8.5.1 Special Major Projects completed during 2005-06.

i) Upgradation & rejuvenation of Community Centre at Jamrudpur Ph-II.

ii) Link road connecting NH-8 with Dwarka Sub-City along Southern boundary of IGI Airport.

iii) Link road along Barapulla Nallah connecting Mathura Road to Nizamuddin Railway Station Road.

iv) D/O Sultangarhi Tomb Conservation Complex, Vasant Kunj Ph-I.

v) D/O 703 JJ Plots at Kondli Gharoli Ph-I.

vi) D/O Plots at IFC Gazipur for Paper Merchants.

vii) Upgradation/ Improvement of Nigam Bodh Ghat Ph-I.

viii) Approach road connecting South Delhi with Dwarka Sub-City through Cantonment Area.

ix) District Centre at Jasola Ph-I.

x) ROB on Delhi Rewari line level crossing at Pankha Road.

xi) Clover leaf at Sarita Vihar Fly-over

xii) D/O Approach road between Central Library and Arts Faculty in Delhi University Area.

8.5.2 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 Ph-II (Only road work).

vi) Upgradation & rejuvenation of District Centre Bhikaji Cama Place Ph-II.

vii) D/O Lala Lajpat Rai Memorial Park at Lajpat Nagar.

viii) D/O Master Plan green between Sarvodaya Enclave & Begumpur.

ix) Upgradation of 94 Commercial Complexes under Lot-1.

x) D/O Tughlakabad Recreational Complex

xi) D/O Astha Kunj near District Centre, Nehru Place.

xii) Upgradation of District Centre, Nehru Place.

xiii) D/O Yamuna Bio-Diversity Park at Jharoda Mazra & Wazirabad.

xiv) D/O Aravali Bio-diversity Park, North of Vasant Vihar.

xv) D/O Sultangarhi Tomb Conservation Complex, Vasant Kunj Ph-II.

xvi) Millennium Park near ISBT Sarai Kale Khan Ph-II.

xvii) Convention Centre on plot no. 17 at Shastri Park.

xviii) D/O 46 Ha of land at CBD Shahdara.

xix) Upgradation/ Improvement of Nigam Bodh Ghat Ph-II.

xx) Covering of Palam Drain.

8.5.3 Sports Activities Completed During 2005-06

i) Upgradation of basket ball court at Saket Sports Complex.

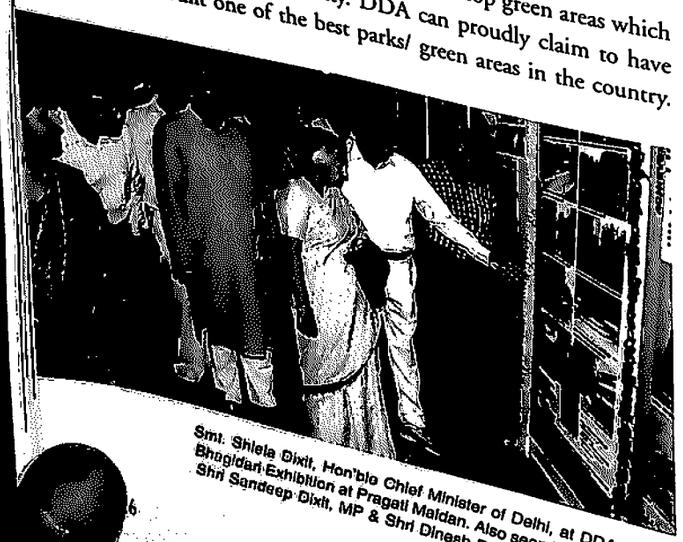
ii) Conversion of existing open badminton courts into Skating Rink at Saket Sports Complex.
iii) Upgradation of Conference Hall at Siri Fort.
iv) Renovation of change rooms/ toilets of main Office, squash court near snack bar at Siri Fort.
v) Re-flooring of squash courts at Siri Fort.
vi) Renovation of room of tennis arena at Siri Fort.
vii) Toddler Swimming Pool at Dwarka Sports Complex.
viii) Swimming Pool at Rashtriya Swabhiman Khel Parisar.
ix) Covered Badminton Hall at Rashtriya Swabhiman Khal Parisar.
x) Bhalswa Golf Course (7, 8 holes).

8.5.4 Sports Activities in progress

i) Re-laying of surface of two lawn tennis courts at Major Dhyan Chand Sports Complex.
ii) Laying of synthetic turf in two lawn tennis courts at Major Dhyan Chand Sports Complex.
iii) Bhalswa Golf Course (9th hole).
iv) Covered Badminton Hall at Saket Sports Complex.
v) D/O Play Field at Sarita Vihar.

8.6 Development/ Maintenance of Horticulture Works

DDA's emphasis has been to develop green areas which are lungs of the city. DDA can proudly claim to have built one of the best parks/ green areas in the country.



Smt. Shiela Dixit, Hon'ble Chief Minister of Delhi, at DDA Stall at Bhagidari Exhibition at Pragati Maidan. Also seen in the picture are Shri Sandeep Dixit, MP & Shri Dinesh Rai, Vice Chairman DDA

DDA has developed approximately 16,000 Ac green which includes city forests, woodland belts, district parks, zonal parks, neighborhood and tot-lots in the residential colonies.

Year	Tree Plantation (in lacs)		D/o New Lawns (in acres)		D/o Ch... Parks (in...	
	Target	Achievement	Target	Achievement	Target	Ach...
2005-06	3.80	4.10	232.88	121.09	38	
2004-05	4.50	4.47	314.95	180.85	35	
2003-04	4.60	4.69	298.10	188.59	48	

8.6.1 Aravali Bio-Diversity Park, north of Vasant

Location and site conditions

The Aravali Bio-diversity Park is presently spread an area of around 690 acres (277 Ha) between V Vihar & Vasant Kunj. There is vast rocky ou extending from the core of the site towards the so end of the site. The total area, including st Muradabad Pahari and Kusumpur Pahari, is a n protected forest as per notification of GNCTD site is undulating and uneven, full of kikar plan and scrub vegetation of the Ridge. Within this f old Mosque is existing. It is popularly call Muradabad Pahari Fort.

Development work held up due to intervention of (Centrally Empowered Committee) on the bo Supreme Court of India.

Present status of development work

1. C/O boundary wall with MS railing
2. Tube Wells (5 nos.)
3. Sealing the three pits
4. GI pipe network of tube wells
5. Poly houses (2 nos.)
6. One Net house
7. Nurseries (2 nos.)
8. Scindia Pottery Heritage Building restored
9. Camping facilities provided inside.
10. Electricity provided.
11. 1,985 plants of different varieties have been raised in the Nursery (Poly house and open house)
12. 19,247 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.
16. Ditches meant for harvesting (Storm Water drainage system of Vasant Kunj i/c Masoodpur Dairy connected to these ditches for rain water harvesting) — Completed

8.6.2 Amusement Park

Just adjoining to Swarn 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 attrac-tion 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 Park from ISBT, Sarai Kale Khan to Bhairon Mandir Marg

Special features of this park will be:

Total area of the park	63 Acres
Total length of the park along Ring Road	2000 Mtrs
Total length of the walkways	About 5 Kms
Total cost of the project	Rs. 23 Crores
Present Status : i) Phase - I ii) Phase - II	i) Completed ii) Some additional works (on the land retrieved from Railways) like C/o formal garden, 2 Nos. of rain shelters in Zone-IV and P/F of garden furnishing have also been completed. For development of additional parking, tenders received and work to be started shortly. Likely to be completed by June, 2006.

It has five designed zones, each having a theme of its own, namely: Smriti Van, Fragrant Garden, Bougainvillea Garden, Topiary Garden and Foliage Garden.

8.6.4 D/O Sultangarhi Tomb Conservation Complex on Mehrauli Mahipalpur Road near Vasant Kunj

Sultangarhi Tomb, the Mazar of Sultan Nasiruddin Mehmood S/o Sultan Iltumish was built in the year 1236 AD in Rangpuri Pahari (Alias Malikpur Kohi) area on Mehrauli-Mahipalpur road.

Work of Phase-I has been completed : Boundary wall, drain for Rain Water Harvesting Scheme, DQ Stone footpath and five tubewells bored in Phase-I.

Work of Phase-II: Consultant has given preliminary drawings. PE has been submitted for accord of AA & ES.

8.6.5 Development of Bhalswa Golf Course

Bhalswa Lake Complex is proposed to be developed over a total area of 92.00 Ha of land. 58 Ha of land on eastern side of the lake belongs to DDA and 34 Ha of land is with DTDC. The lake side facilities such as 8 number kiosks, shelters, walkway roads and parking have already been developed by DDA.

Adjoining the lake there is an area of 46 Ha which is marked for development of 18 hole golf course. The work of 3 hole Golf Couse in Ph-I which has since been developed and opened to Public. The work of hole number 4, 5, 6, 7 & 8 has since been completed. The work for construction of 9th hole is in progress and is likely to be completed by 31.5.2006. The work for Automation system for irrigation is under progress. Tube well and GI pipe line net works for 7 holes, boundary wall with railing for all the 9 holes are completed. The irrigation system along with sump is in progress. The work related to Plaza & Parking is in progress.

8.6.6 Yamuna Bio-Diversity Park at Jharoda Mazra and Wazirabad

The mission of the Bio-Diversity 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. The development of park will be

carried out in different phases and the park is likely to be developed in 10 years. 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 following works have been completed

- Providing and fixing 3 Poly Houses
- Providing and fixing 1 Net House
- Providing and fixing 3 Bamboo cladded 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 3 M wide)
- C/O Office Complex/ Interpretation Centre highlighting the cultural and ecological history of Yamuna has been developed.
- C/O 5300 mtrs length 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
- Car Parking
- Plantation of about 18,000 trees and boundary
- Construction of STD booth, drinking facility and main entry gate
- Construction of Security Hut
- Visitors area
- C/O RCC Box type drain and road for pedestrian
- C/O Parking for Buses
- RCC Box type drain from entrance gate to scheme
- C/O Steel Bridges
- Plantation
- Raising the height of existing R/R Masonry along the built-up residential area

Construction of one number bamboo bridge, public toilet, a bamboo shelter and 18 M R/W from supplement drain to end of the scheme are to be taken up in the year 2006.

8.6.7 Astha Kunj at Nehru Place: Salient features of the project are :

Total area of the park	**81 Ha (200 Acres)**
Accessibility from :	
i) Outer Ring Road -	On Southern side
ii) Raja Dhir Sen Marg -	On Northern side
iii) Captain Gaur Marg -	On Eastern side
Likely cost of the project	Rs. 20 Crores.
Likely time of completion of the project	Contradiction
Present status of work :	
i) B/Wall grill fencing	i) Work completed.
ii) C/O Entrance Plazas	ii) Entrance plazas No. 1, 2, 3, 4 & 6 completed and work of plaza No. 5 is in progress and shall be completed by June, 2006.
iii) D/O walkways and filling up earth in lawn areas :	iii) Work in progress and to be completed by September, 2006
iv) D/O Water bodies (5 Nos.)	iv) Completed.
v) C/O Parking near ISCON	v) In progress - to be completed by May, 2006.
vi) C/O Food court, Urban Park, Amphi-theatre, congregation area and bus parking opp. Lotus temple.	vi) Tenders re-invited, work is likely to be taken up in 1st Qtr. of 2006 and shall be completed by Contradiction

8.6.8 Yamuna River front Development (Yamuna Pushta Park)

An area of 83 Ha, which was cleared by eviction of jhuggies, 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 & ITO. 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 has incorporated Active and Passive recreational zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, childrens play area, maintained greens, pedestrain 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 though 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 is complete
- Plantation and grassing along Mughal Bundh slopes is being implemented
- A nursery for saplings of plants to be used on the project has been established
- Slopes along with water body under progress

8.6.9 Proposed Development of Existing Greens

There is a proposal to develop about 29 existing green areas for which landscape plans are being finalized.

8.6.10 Proposal of B.O.T. Public Conveniences

During the year in pay & use toilet facility has been provided. 11 popular green areas located at various places of Delhi.

Tender for pay & use toilet facility has been floated for 14 major green areas at different locations in Delhi.

In the 10 major green areas/ parks B.O.T. Toilet facility is proposed.

8.6.11 Opening of Food Counters/ Eateries in and around Public Parks

i) As per Master Plan norms, restaurant/ food kiosks are permitted in any park having an area of more than 40 Hectares.

ii) Restaurant has been provided in 5 parks which are operational.

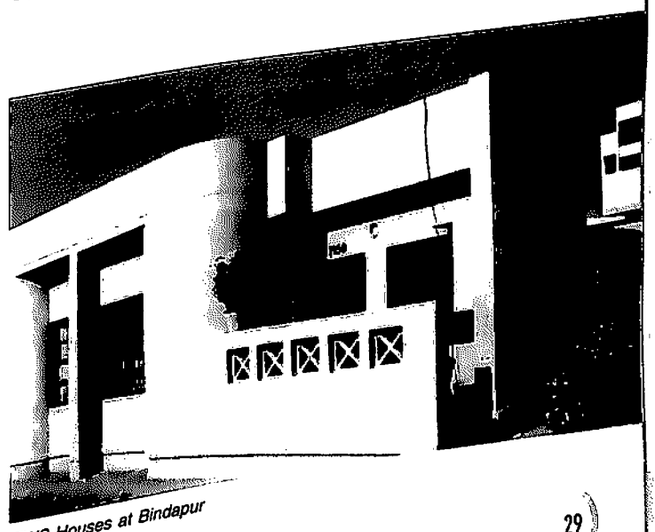
iii) Six parks which are of importance and frequently visited by the visitors have been provided with food kiosks/ food courts.

iv) In 3 parks food kiosks/ food courts have been proposed.

8.7 New Thrust Area

8.7.1 EWS Housing to be taken up during the year 2006-07

To uplift and provide healthy environment for the Economically Weaker Section (Slum Dwellers), Ministry of Urban Development decided to take up one lac EWS houses at various places of Delhi by DDA. The locations are being identified.



EWS Houses at Bindapur

8.7.2 Fly-overs

With the increase in population (local as well as 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. As such, DDA was entrusted the responsibility to take up the construction of fly-overs to mitigate traffic problems. Twelve fly-overs have been completed upto 31st March, 2005.

The status of other fly-overs in progress is given as under :

S.No.	Location	Present Position
1.	One clover leaf at NH-2 & Road No. 13A, Sarita Vihar	Completed (June 2005)
2.	One clover leaf at Vikas Marg - Road No. 57 in planning stage	Likely to be taken up in 2007
3.	NH-24 & Noida More - Two more clover leaves are in planning stage	Likely to be taken up in 2007
4.	Second Carriage way Covering of Palam Drain	31.12.2006

The following improvement works are likely to be taken up during the financial year 2006-07.

- Clover leaf & underpass at Sarita Vihar Fly-over
- Improvement of existing Entry Point to the Common Wealth Village near Akshar Dham Temple
- 4 arm intersection at Kapashera

8.7.3 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 in conceptual stage. CWPRS, Pune has been engaged for carrying out the mathematical model study and to advise DDA on flood protection measures. The scheme as a whole is slated to be completed before forthcoming Commonwealth Games.

8.7.4 Urban Extension Roads

a) C/O Urban Extension Road No. 1

This road will pass through Narela & Rohini Pr... and connect NH-1 (GT-Karnal Road) with N... (Rohtak Road).

Total length	28 KMs
Narela Project	11 KMs Land available. Technical Committee approved the alignment and about ... length of road from G.T. Karnal Road Alipur-Narela road constructed and ... 1.2 KMs road constructed by DSIDC Bawana. Consultant appointed preparation of Road Development Pl...
Rohini Project	17 KMs Land yet to be acquired. Zonal Plan's preparation and likely to be appro... Sept-2006.

b) C/O 100 Mtr ROW Urban Extension Road No. 11

This road will pass through Narela, Rohini Dwarka Projects and connect NH-1 (GT-K... Road), NH-10 (Rohtak Road) and NH-8 (Gurgaon Road). The Technical Committee approved the alignment of the entire stretch road.

Total length	46.0 KMs
Narela Project	7.0 KMs Land acquired. Consultant appointed preparation of Road Development Pl...
Rohini Project	14.0 KMs Land acquisition under process Consultant appointed for preparat... Road development Plan. Alignment modified slightly near village Barwa...
Dwarka Project	25.0 KMs 3 KMs length of road constructed by ... from NH-8 and 6.50 KMs ... constructed by DDA. For remaining ... land acquisition under process.

c) C/O Urban Extension Road No. 111

This road will pass through Narela, Rohini and connect NH-1 (GT-Karnal Road) with NH-10 (Rohtak Road).

Total length	16.0 KMs
Narela Project	5.5 KMs Land yet to be acquired
Rohini Project	10.5 KMs Alignment of the road approved from Technical Committee, 5 KMs length of road constructed in the available land and remaining could not be constructed because of Court Stay/ encroachments.

8.7.5 Use of Treated Sewage

Use of treated sewage water for Horticulture works is being given utmost importance. By using treated sewage, tube wells in use are likely to be de-commissioned. DDA has already made scheme to utilise treated sewage.

8.7.6 Rain Water Harvesting

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 realised 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 so as to achieve reasonable degree of self sufficiency of water in these areas. The Rain Water Harvesting schemes are being implemented in various projects which have been completed/ in progress / in planning.

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 Commonwealth Games

Role of Delhi Development Authority :

Games Village

- Venue for Table Tennis, Badminton, Squash and Cue Sports
- Training Venues at Games Village, Yamuna Sports Complex and Siri Fort Sports Complex
- Plot Area - 63.50 Ha
- Location - near Akshardham Temple
- Estimated Cost of Village - 940 Crores + Consultancy charges

DDA is playing important role in Commonwealth Games

Space Division	
- Residential	11.00 Ha
- Commercial	5.50 Ha
- Public & Semi Public	21.00 Ha
- Recreational	26.00 Ha

Residential Zone to be developed partly through Public Private Participation, also to be developed by DDA.

Training Area comprises of :

- Swimming Pool
- Athletic Tracks
- Fitness Centre
- Training Grounds

Engagement of Consultants :

- Request for Proposals (RFP) called from International Firms, JVS & Consortia.
- 6 Technical Bids received for Village Complex
- One Bid received for Financial Consultants

Time Limits for Games Village :

- Appointment of Consultants
- Site Analysis & Conceptual Zonal Plans — Jun.' 06 / Sept.' 06
- Final Plans & Service Drawings
- Award of work for Dev. Work — Nov.' 06
- Award of work for residential blocks — Apr.' 07 / Jul.' 07
- Award of work for International Zone — Apr.' 0 8
- Completion of Site Development
- Completion of Works — Oct.' 08
- Temporary Overlay work & Finishing — Dec.' 09 / Aug.' 10

8.7.9 Transfer of Services from DDA to MCD

DDA being the development agency [illegible] infrastructural services in their areas and ha[illegible] the same to MCD/DJB being the Civic Bo[illegible] maintenance. In this process the services of [illegible] colonies had been transferred to MCD in the [illegible]

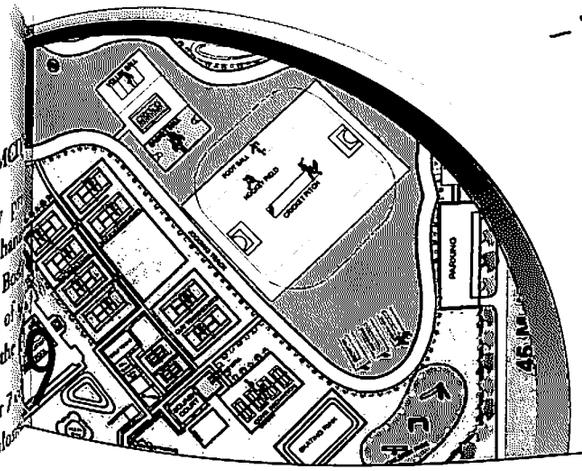
Presently, handing over of services of left over 7[illegible] out of the 1st lot of 382 colonies, 163 colo[illegible] 146 colonies are under process.

8.8 Estimates

During the year 2005-06, the Competent Au[illegible] has approved preliminary estimates amounti[illegible] Rs. 25.16 Crores towards BGDA and Rs. [illegible] Crores towards Nazul A/C-II.

8.9 Financial Performance

	RBE for 2005-06 (In Crores)	Expenditure [illegible] (In Crores)
NA-I	12.3400	396.4824
NA-II	624.3800	203.0046
BGDA	280.2000	13.6629
Others	18.8500	623.6720
Total	935.7700	929.6206
2004-05	1,390.6900	742.7804
2003-04	921.5355	



Planning & Architecture

PLANNING WING

9.1 Master Plan for Delhi-2021

Draft MPD-2021 was notified in Gazette of India dated 16.3.05 and subsequently a public notice was published in the newspapers on 8.4.2005 inviting objections/suggestions from public for the period of 90 days.

About 7,000 objections/suggestions were received and scrutinized.

Board of Enquiry and Hearing was constituted vide notification dated 15.6.2005.

Fourteen meetings/Hearing of the Board were organized during this period wherein objections/ suggestions received from GNCTD, MCD, TCPO, DJB, Associations including RWAs, individuals, etc. were heard by the Board.

Agenda for Mixed Use Regulations for the Authority finalised based on the recommendations of Board of Enquiry and Hearing. The mixed-use regulations were considered by the Authority vide item No. 33/2006 dated. 24.3.2006 and notified by the Ministry of Urban Development on 28.3.2006 as a final notification under sub-sec. (2) of sec. 11A of Delhi Development Act in respect of modification of Master Plan for Delhi 2001.

Agenda on Alternative Modes of assembly and development of Land and Housing was considered by the Authority on 19.7.2005 and forwarded to Ministry of Urban Development for consideration.

9.2 Area Planning-1 unit

9.2.1 Zone A (159 ha. Old City) : Urban Renewal and Conservation of the Old City area has been suggested in the Master Plan and references received from Civic bodies and other Government Departments have been disposed off.

9.2.2 Zone B (2304 ha. City Extn.)

- Redevelopment scheme of Anand Parbat area was prepared and further action for its modification or its implementation aspects have been taken up.
- Modification of right of way for road no. 10 adjoining the proposed Facility area (opp. to Ramjas School, Anand Parbat) as per decision of TC.
- The issues regarding the resitement of the religious buildings affected from the road widening of the Ring Road near Naraina has been taken up.
- The issue regarding the delineation of the land owned by Defense authority in Anand Parbat area where land use is to be corrected has been taken up. The land use of the land under reference has been shown as Green while it was govt. land (use undetermined) in MPD-62.
- Under a court reference, for clarification of misuse in 42 properties in Karol Bagh, Patel Nagar, Rama road etc., Survey/reconnaissance have been carried out to furnish a report to the court.
- Examined the references/representations of the pocket measuring about 2 acres in Shazadabagh

for which the matter is under consideration for the change of land use as in MPD-62. The pocket was part of the Light and Service Industrial area.

9.2.3 Zone F (11958 Ha. South Delhi-1)

- Utilization of 102 bigha land plus modification of the earlier plan approved in this area.
- Modification of layout plans of plotted development of Residential scheme at Jasola.
- Modification of layout plans of FC-33.
- Modification of layout plans of Residential plots near Arya Samaj Mandir at Green Park.
- Modification incorporating changes suggested at various locations in the layout plan of Safdarjung Enclave by the Lands branch. The scheme has already been prepared and the same stands referred to CLD along with agenda and drawing for vetting. The same will be put up to the Committee for approval as and when received.
- Proposal for Working Women Hostel (under P.M. reference) in Jasola.
- The proposal for utilization of vacant DDA land (near Katwaria Sarai) u/r from Dir., IIT. The proposal is under preparation and being put up to the Committee for approval shortly.
- Compilation of information on mixed land use with respect to Supreme Court case. Information include necessary datas and indication in respective Zonal plans.

9.2.4 Zone G (11865 ha. West Delhi)

- The draft Zonal Plan of Zone 'G' is u... preparation as per the directions of MOUD... extensive exercise has been taken up for up-da... the report/data and the land uses on the ba... site verifications.
- The planning of sub zone G-18 has also ... taken up afresh, which would form part of ... Development Plan of Zone G.
- The references received for providing the ... and Semi public facilities and community ... DDA colony such as Janakpuri, Vikaspuri, Paschim Vihar have been taken up.

9.2.5 Court cases

- Confirmation of land use and examinat... existing structures in Parda Bagh area ... been shown as Distt. Park/Green.
- Court case about DDA land, in village ... which stands encroached.
- Confirmation of land use of residence... DDA land adjoining to village Nazaf... petitioner is claiming the same as ... layout of residential scheme in ... industrial area by the GNCTD as re...
- Preparation of counter affidavit for ... of Gyan Mandir Society Vs UOI re... of Hr. Sec. School at Sadiq Nagar.

Miscellaneous court cases received ... Deptt./land management Deptt. of ...

Land use of the pocket in Zone ... shown as ... which has been ... residents of the nearby ... to the petitioner ...

- Follow up actions of the bio-diversity Vasant Kunj case in Hon'ble Supreme Court.

9.2.6 Change of land use cases

- Follow up actions for the case of change of land use of Lado Sarai area.
- Follow up actions for the case of change of land use of CRRI.
- Change of land use of the land owned by AIMS in Masjid Moth area from Residential to PSP.
- Change of land use of the land of pocket in Katwaria Sarai.

9.2.7 Miscellaneous

Undertaking of co-ordination work of LOSC meeting, Slum and JJ Board meeting, Survey unit of the Planning Department and research Unit. Examination of various references received from the various Departments and providing necessary clarification in about 60 applications received under RTI, Act concerned with Area Planning Unit-1.

9.3 Traffic & Transportation Unit

- Proposal submitted by consultant (RITES) for modernization of New Delhi Railway Station was scrutinized.
- A new link to Nizamuddin Railway Station from Mathura Road executed by Engineering Department of DDA and detail inter-section design approved by competent Authority.
- Terms of reference were examined in the study of circulation system in and around Nehru Place and Pragati Maidan and a brief study of circulation in and around community centre at Alaknanda was undertaken.
- Monitoring of Petrol Pump sites to be made available by HUPW/Area Planning and projects for allotment to LOI holders was done.
- Examination and processing of multi-level parking proposals at Hindustan Times Building, Baba Kharak Singh Marg and Sarojini Nagar was done.
- Parking policy was finalized in collaboration with Delhi Government for submission to Hon'ble Supreme Court.
- The High Capacity Bus System proposal sent by Transport Department considered for Ambedkar Nagar to Moolchand.
- Processing of Proposal for the sub-committee meeting in Delhi/New Delhi for RUB/ROB. The following proposals were processed :

(i) ROB at Sarai Kale Khan.
(ii) ROB at Sultan Puri intersection across Delhi Rohtak Railway Line.
(iii) Grade separator at Nangloi Inter-section of NH-10.
(iv) Alignment plan of Mehrauli-Mahipalpur Road.
(v) Three flyovers between IIT to NH-8.
(vi) Naraina Flyover.
(vii) Construction of Right Turn subway on Netaji Subhash Marg near Parade ground, city zone.
(viii) Under Pass at Kapashera Intersection leading to Dwarka.
(ix) Alignment plan of Anuvrat Marg from T junction of Aurbindo Marg to Mehrauli-Gurgaon Road and Vasant Kunj Road.
(x) RUB connecting road no. 58 & 64.
(xi) Construction of Grade Separator at Road No. 56 from ISBT Anand Vihar to NH-24.
(xii) RUB at level crossing Vivek Vihar.
(xiii) Development of Road No. 65 and GT Shahdara Road and road no. 66 (missing link road).
(xiv) Three additional clover leaves at the existing grade separator at the junction of Marginal Bund Road with NH-24 Bye-pass.
(xv) Grade separator at Azadpur.
(xvi) Grade separator at Nangloi near NH-10.
(xvii) Grade separator at Mangolpuri Chowk on outer Ring Road.
(xviii) Grade separator at Ring Road/Shantivan intersection.

(xix) Intersection of Raja Ram Kohli Marg and Pusta Road.

(xx) Grade separator at Ring Road/Rajghat Intersection.

(xxi) Intersection of disused Canal Road and Pusta Road.

- The proposals processed for Technical Committee are as follows :

(i) Grade separator at Naraina Intersection.

(ii) RUB at level crossing Sarai Kale Khan, Nizamuddin (Matter discussed).

(iii) Proposal for HCBS in Delhi, Planning, Design and implementation of corridor from Ambedkar Nagar to Moolchand.

(iv) Proposal of grade separator on Dabri crossing at Pankha Road (recommended for approval)

(v) Grade separator at Intersection of Bahadur Shah Zaffar Marg with IP Marg (A-Point).

(vi) Approval of grade separator at Mangolpuri.

(vii) Approval of underpass at Shastri Park Crossing on Eastern approach road.

- Metro corridors which were finalized for Phase-II were examined.
- A proposal for setting up of metropolitan passenger terminal at Anand Vihar has been received in DDA. As per the discussions held in the meeting under the chairmanship of Commissioner (Plg.) DDA the proposal shall be modified and submitted by Railway Department.
- Proposal of road connectivity between Delhi and Haryana with specific reference to Road connectivity with Gurgaon was undertaken.

9.4 Trans Yamuna Area Unit

- Layout Plan of vacant land between Arya Nagar CHBS Ltd. & Karkardooma was prepared and approved by Screening Committee.
- Modification in Service Centre NH-24 was prepared and approved by Screening Committee.
- Modification in Scheme of OCF pocket-3 Colony, Mandawali Fazalpur was prepared approved by Screening Committee.
- Modification in the utilization plan of site no. 1 & 2 adjoining dairy farm and flats, pocket-D at Kondli Gharauli Complex MIG II Housing Complex at Kondli Gharauli Complex Sector-A prepared and approved by Screening Committee.
- Modification in Layout Plan for facilities shopping centre at Chand Cinema was prepared by the Consultant and placed before the Screening Committee. Present scheme is modification as per suggestion of the Screening Committee for placing it before the Screening Committee again.
- Modified part layout plan of vacant area of C, Dilshad Garden prepared and placed before the Screening Committee.
- Layout Plan of Khichripur Area of vacant land were prepared and sent for feasibility & ownership status to Engineering and Land Management Wing.
- Plans for Dalupura Area were prepared for feasibility and updating by Engineering and Survey Unit.
- Modification in layout plan of Cooperative Group Housing Society at Vishwas Nagar prepared and approved by Screening Committee.
- Modification in layout plan of Facility Centre No.-5 at Pocket-D, Mayur Vihar Phase-I and No.-10 and Service Centre No.-5 at Pocket-A, Gazipur prepared and approved by Screening Committee.
- Standard Cross Section for 30 & 45 M. R/W for pocket-A, Gazipur prepared and approved by DDA.
- Modification in facility-cum-commercial and Housing Complex at Geeta Colony prepared and approved by Screening Committee.
- Possession Plan prepared for the request of IL Branch, DDA for various allotments from time to time.
- Electric sub-station sites in IFC Gazipur per reduced area were incorporated and approved in layout plans and possession plans.

same were prepared for handing over by IL Branch, DDA.

- Plan of Dhalao near Mother Dairy prepared and approved by Screening Committee, DDA.

9.5 Development Control

9.5.1 Master Plan Unit

- Master Plan Section has organized 6 Technical Committee meeting.
- Issued 13 Public Notices.
- Rendered the coordination work with the MOUD, LG office in relation to the change of Landuse, issue of Public Notice, follow up of Authority's resolution relating to the planning matters tec.

9.5.2 Development Control Unit

- Work on Regulations for Development Control norms for villages.
- Draft regulations for ATM facilities in residential areas.
- Development Control Norms for hotels.
- Work on Development Control norms for Hospitals.
- Work on Development Control norms for Schools.
- Work on Improvement of Rehabilitation Colonies.
- Work on In-situ Slum & Rehabilitation Project at Tehkhand.

9.5.3 Monitoring Unit, Zone-'D' (6855 ha. New Delhi.)

- Issue of change of landuse of Pragati Maidan examined and comments sent to Ministry.
- Technical Committee Agenda processed for multi Storey parking for Delhi High Court.
- Issue of Civil Services Officers Institute at Chanakyapuri examined and comments sent to Ministry.
- Layout Plan of Institute of Driving Training and Research at Sarai Kale Khan prepared for sending to Local Body (MCD).
- Examined court case regarding plot in Jeewan Nagar/Bhagwan Nagar.
- Provided inputs to Ministry for court case regarding approval of Zonal Plan of Zone-'D'.
- Providing inputs regarding zone 'D' for finalizing landuse plan of MPD-2021.
- Issued circular regarding numbering of Drawings in pursuance of Right to Information Act.
- Prepared List of PIOs for Right to Information Act.
- About 140 Parliament references dealt with.
- Compiled replies to VIP references.
- Other miscellaneous work related to office order etc. done.
- Work related to Parliament Questions for Budget session of Parliament.
- Preparation of Monthly reports.
- Providing inputs on issues regarding MOR pockets in Zone-'D'.
- Dealing of other references in Zone-'D'.
- Issues related to training of officers.
- Issues related to Personnel/staff orders etc.

9.6 River Yamuna Project

- Processing of Final report submitted by NEERI on Environmental Management Plan for rejuvenation of River Yamuna taken up for consideration of expert committee was processed.
- Pursuance of change of land use of 37 ha of land from 'agricultural and water body' to 'Residential' and 1.05 ha. land from 'agriculture and water body' to 'Public and Semi-Public' with MOUD.
- Taking up the proposal of 85 ha. land for proposed Cricket and Football Stadium Complex was taken up with Yamuna Committee.
- Proposed land utilization of 3.72 ha of land near Buland Masjid at Shastri Park Extension.
- Works related to Commonwealth Games Village.
- Approval of Chhat Ghat south of Vikas Marg near ITO.
- Digitization of base map of Zone-'O' as per MPD-2021.

Shri Sajjan Kumar, MP, Shri Mahabal Mishra, MLA and Shri Dinesh Rai, Vice Chairman, DDA, at the inauguration of Metro Extension in Dwarka

9.7 Dwarka Project

- Coordinating the Planning inputs for operationalization of following approach roads to Dwarka.
  - (i) 60 mt./100 mt road from NH-8 Dwarka (functional since August, 2005).
  - (ii) 45 mt. link road from NH-8 through Cantonment upto Dwarka Dwar.
  - (iii) 45 mt. road constructed by covering Palam Drain.
- Barakhamba Road-Dwarka Metro Link to Dwarka Sector-9 has been operationalised and is further extended upto sector-22. This is being examined in consultation with the Indian Railways as it is to be integrated with the Metro Passenger Terminal.
- For improved connectivity of DDA land at Bakarwala 30 mt. wide Link Road from Nangloi Najafgarh Road was finalized in consultation with Engineering Wing.
- Demarcation plan for Sector-23, 24, 25 and 26 Phase-II was issued to Engineering Wing after obtaining feasibility report.
- About 38 possession plans were prepared for CGHS, schools, community rooms, dispensary, religious facilities, alternative residential plots etc.
- Integrated Freight Complex Project for Dwarka has been initiated.
- The following land matters were processed.
  - (i) Balance un-acquired land of Sector 27, 28 and 29 was referred for acquisition to DDA Lands Department. The area of Bamnoli village has been for acquisition as per the Dwarka Sub-city plan.
  - (ii) Acquisition proceeding were initiated Rohtak Road Scheme (about 55 Dwarka Water Treatment Plant.
  - (iii) Utilization Plan of all Gaon Sabha recently transferred to Engineering Wing were prepared issued for development/disposal.
- Plain Table Survey of Pockets comprising institutional, residential, commercial etc. was completed, as per the disposal requirements in Dwarka Phase-I &II.
- Planning of 7 metro stations in Dwarka finalized with the help of DMRC by passing to Technical Committee/Screening Committee. The detail integrated circulation plan around stations in relation to proposed linear Centre has also been finalized and stand by Screening Committee of DDA.
- Planning of three village in Dwarka Bhartal, Pochanpur and Dhulsiras has been up with the help of three consultants.
- Location of proposed hotel-cum-integrated convention centre in Sector-24 Dwarka has finalized.
- A 10 ha site for Information Technology part of IFC Dwarka has been finalized.
- Planning inputs were provided to HUDD Dwarka Engineering Wing for the following
  - (i) DDA Zonal office, Dwarka in Sector-
  - (ii) Bharat Vandana Park in Sector-20
  - (iii) Linear Commercial Centre along corridor.
  - (iv) Dwarka Habitat Centre in Sector-
  - (v) Pedestrian Plaza in Sector- 22 and 19.
  - (vi) Haj house in Sector 2.
  - (vii) Gaon Sabha pockets of Nasir Pur at
- Coordination was done with Engineering for flyover/under pass project, electric

clearance cases and allocation of land for utility/ services etc. in Dwarka sub-city and planning input for any area falling in Zone-K and H.

Coordination work was done 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 and H.

Coordinated with Engineering Wing for routine & specific issues of Dwarka sub-city and the remaining area of Planning Zone- K and L.

Coordinated with Lands Branch for requisition, clarification about land ownership status, land utilization of plans for isolated DDA pockets and Gaon Sabha land falling in K and L zone.

Other routine works were done e.g. court cases, draft reply for the Parliament/Assembly questions, MOUD & LG, VIP references etc.

9.8 Rohini Project

Alignment Plan of UER-II (100 mt. R/W) linking Rohini Sub-city with NH-1 and NH-10 has been prepared and got approved from Technical Committee.

Layout Plan for 'Residential' plotted clusters in Pocket-II, Block-A Sector-30, Rohini has been prepared and got approved.

Layout plan in Sector-29, Blk/Pkt. D-1, D-2, D-3 of various size i.e. 200 sq.m., 60 sq.m. 32 sq.m. and 26 sq.m. prepared and put up before Screening Committee.

Layout Plan of Sector-30, Blk/Pkt. C1 and C2 of various size i.e. 200 sq.m. 60 sq.m., 32 sq.m. and 26 sq.m. prepared to put up before Screening Committee.

Prepared Layout Plan of Sector 34 & 35 Ph.-IV, Rohini and got approved.

Layout Plan of Sector-32, Blk/Pkt. A-1 and A-2 of various size i.e. 200 sq.m., 60 sq.m., 32 sq.m. and 26 sq.m. prepared to put up before Screening Committee.

Modifications of layout plan for PSP-II in sector-21 prepared, and sent for putting up to Screening Committee.

- Change of landuse for 3000 ha of notified area in Ph.-IV & V, Rohini has been initiated and matter referred to Ministry.
- Proposal for integration of existing villages with surrounding plan development through village redevelopment Plan has been initiated.
- Preparation of modified alignment of UER-III (80 mt. R/W) as well as change of cross section has been taken up for discussion in Technical Committee.
- Preparation of Zonal Plan of Planning Zone-N under progress.
- Preparation of sector layout plans of land being acquired in phase-IV & V, Rohini, is under process.
- Preparation of sub-division plan of facilities pocket indicated in approved sector layout plan of phase-IV Rohini (acquired land) has been taken up.
- Preparation of layout plan for facility areas of various pockets under Sector-29, Rohini got approved.
- Modification in the layout of Sector-29 to accommodate additional residential plots as well as revised site for ESS (220 KV) approved in Screening Committee.
- Preparation of layout for facility pockets in Sector-28, Rohini got approved.
- Preparation of draft alignment of 30 mt. R/W to interlink the already constructed portion in Budh

Shri Dinesh Rai, Vice-Chairman DDA visiting Rohini Project

Vihar and Vijay Vihar for discussion in Technical Committee has been taken up.

- Work under progress on Zonal Development plan of Zone H and M being revised as per instructions of MOUD.
- More than 4500 references of possession related matters for residential plots have been dealt with.

9.9 Narela Project

- Declaration of Development Area of two pockets measuring about 1000 ha. in Narela sub-city was approved by Authority.
- Modifications in scheme for Truck Terminal at IFC Narela was approved by Screening Committee.
- Proposal of Sanitary landfill site behind 400 KV substation at Bawana approved by Vice Chairman, DDA.
- Examination of layout plan of 175 ha. of industrial area submitted by DSIDC approved by Technical Committee in its meeting held on 24.8.2002.
- Layout plan of Sector A-9 Pocket-1 approved by Screening Committee.
- Modification in the R/W of 60 m. road from Singhu Border to Narela approved by Technical Committee.
- Shifting of 66 KV Tower line in sector A-7 approved by Technical Commitee.
- Proposed modifications in the zonal plan of Narela Project approved by Technical Committee.
- Preliminary draft Plan of Zone P-II prepared and discussed with Secretary (UD) on 25.11.05.
- Road cross section in the layout of IFC Narela discussed in Technical Committee meeting held on 12.7.2005. As per recommendation of Technical Committee terms of reference are being finalized for engaging DSIDC for consultancy work.
- Issues concerning shifting of existing godown to IFC Narela discussed with Secretary UD on 25.11.05.
- New sites identified for industrial use approved by Authority.
- Layout Plan of JJ Resettlement plots in Sector G-8 put up in Screening Committee and recommended by Screening Committee. One pocket is to be used for in situ development of slum tenament in line with Tekhand project planned by Chief Architect.
- Facility sites, land bank data updation
- Examining of cases of 6 Petrol Pump sites in green area/green belt examined and processed. NOCs issued.
- Layout Plan for two pockets for relocation of Cluster from Yamuna River Bed approved by Technical Committee.
- Part Layout Plan of Sector A-9, Pocket-1, Housing, Police Post and Convenient Shopping Centre approved by Technical Committee.
- The proposal to declare left out pockets of Narela Project as development area approved by Authority and sent to Secretary, L & B for notification.
- Draft Zonal Development Plan approved by Technical Committee and sent to Authority for Ministry for final notification.
- Proposal of Guru Teg Bahadur Samarak at Singhu Border examined and approved by TC.
- Site of District Jail relocation from Sector A-4 to Sector B-8 approved by Technical Committee and sent to Lands Department.
- Preparation of Zonal Plan of Zone P-2 has been prepared for placing before Technical Committee.
- 60 mtr. R/W Link Road from G.T. Karnal Road to Chemical Traders Scheme prepared.
- Preparation of detailed road development plan of 80 mtr. and 100 mtr. R/W Urban Extension Road-I & II scrutinized.

9.10 Building Section

S.No.	Unit	Sanction	B-1	Prov.O.C.	NOC/O.C.	Revalidation
1.	Residential	441	226	-	303	10
2.	Rohini	538	52	19	98	01
3.	Commercial	101	49	-	65	06
4.	Industrial	28	01	-	10	04
5.	Institutional	62	20	01	37	03
6.	Layout/CGHS	31	19	24	22	01
	Total	1201	367	44	535	25

9.10.1 Revenue Received from 1.4.05 to 31.3.06

Rs. 7,87,97,888.00 (Rupees seven crore, eighty seven lac, ninety seven thousand eight hundred eighty eight only).

9.11 Housing & Urban Projects Wing

Housing & Urban Projects Wing is responsible for planning & designing of all building activities of DDA as well as housing, commercial & other miscellaneous activities such as heritage, sports complex, community halls & putting up of exhibitions at different places. Most of the housing projects and lower hierachy of commercial projects upto the level of community centres are mostly done in house. Sometimes, housing, community centres and district centres are assigned to the private consultants. All the schemes are first got approved from the Screening Committee/Delhi Urban Arts Commission (DUAC).

Nine screening committee meetings were held from April 2005 to March 2006 and 152 items were discussed in these meetings.

9.11.1 Projects taken up in HUPW 2005-2006

Zone	Housing Total No. of DUs	Commercial				Miscellanceous : Sports Community Hall, Heritage, Upgradation, MLP, BOT, etc.
		DC	CC	LSC	CSC	
South Zone	3127	5	2	2	-	2 Sports Complexes, 6 Heritage Projects, 2 Community Halls, 7 BOT & 2 MLP
North Zone	2122	4	4	-	-	Transport Centre, Nigambodh Ghat, Jama Masjid, Haj House, Sports, Golf Course, Cricket Pavillion, Badminton Court & Multigym
West Zone and Dwarka	West Zone-Nil 1568 + 750 Turnkey (Dwarka)	3-WZ 1-Dwk	1-WZ 2-Dwk	Nil-WZ 2-Dwk	Nil-WZ 2-Dwk	Upgradation of Vikas Minar
Rohini & Narela Zone	12180 LIG & MIG	2	4	-	3	5 Community Halls, 2 Community Toilets, 1 BOT, 1 Aerobic & Toddler Pool, DDA Bldg.
East Zone	180 LIG	1CBD 2 DC	6	6	4	Gym Bldg. Swimming Pool, Squash Court, Covered Badminton Court and Commonwealth Games Village

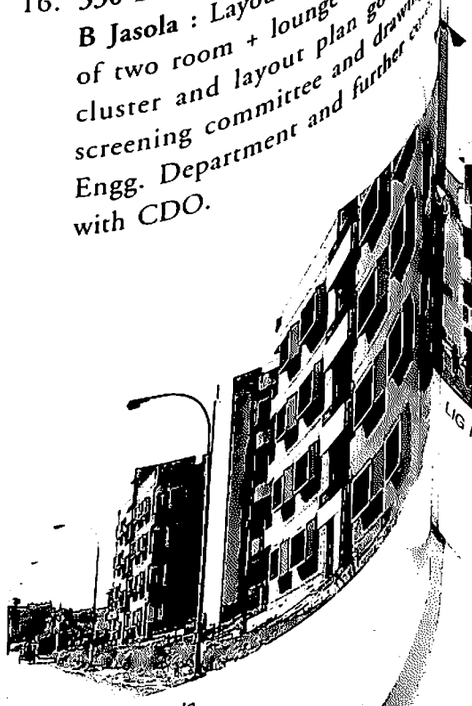
9.11.2 Comparative Performance of HUPW (Year 2005-06 with Previous Year 2004-05)

Year	Housing Total No. of DUs	Commercial				Miscellaneous Projects				
		DC	CC	LSC	CSC	Heritage	Sports Complex	Community Hall	Multi Level Parking	BOT Toilet & Sulabh Shauchalay
2004-05	24023	15	14	8	2	4	8	13	1	$7 m^2$ / $8 m^2$
2005-06	20000	18	19	10	9	6	9	7	2	

**Other Misc : Upgradation of Vikas Minar, Nigam Bodh Ghat, DDA Office Building Transport Centre and Plaza etc.*

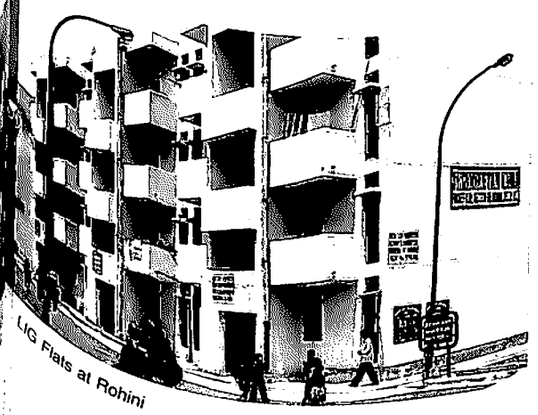
9.11.3 Housing

1. **180 LIG Housing at Vasundhara CGHS:** Revised scheme got approved from S.C. Prepared revised staircase drawing and cluster detail.
2. **EWS Housing at Kondli Extn. :** Layout plan got approved from S.C. Standard design for EWS houses got approved.
3. **508 HIG Multi-storied housing at sector 18-B Dwarka :** Development Plan issued to Engineers.
4. **440 HIG M.S. Housing at sector-19-B :** Development Plan issued to Engineers.
5. **620 LIG Housing in MLU Pocket-4 Sector-11 Dwarka :** Co-ordination.
6. **750 DUs LIG Housing sector-14 :** Architectural drawings/ Details approved, site co-ordination.
7. **336 DUs M.S. HIG Housing Mukherjee Nagar:** Approved from DUAC/ CFO. Drawings issued for detailed estimate.
8. **70 DUs LIG Housing at Shahi Pur Shalimar Bagh :** Got approved from S.C. Structural drawings updated.
9. **80 MIG, 64 EWS/ Janta Housing at Kalyan Vihar:** Got approved from S.C. Revised layout issued to Engg. Branch.
10. **112 LIG, 20 MIG, 16 Shops at Ashok Nagar, Faiz Road :** Got approved from S.C. Drawings issued to CDO for structural design.
11. **560 DUs SFS Housing Pocket-I, Block C&D Shalimar Bagh, Cat III :** 160 houses are under allotment and Cat I & II sample Flat constructed at site.
12. **Dheerpur Urban Form Residential, Commercial, Institutional and Recreational complex :** approved from S.C. and DUAC.
13. **648 DUs SFS A/D Block Shalimar Bagh :** Construction.
14. **144 DUs Multi-storeyed housing at Motia Khan :** Construction/finishing work going on. New block approved by [illegible]
15. **400 DUs (Approx.) SFS Housing at Jasola :** Proposal Revised because of Central Design office, Revised forwarded to CDO and Engg. Dept. clearance received from Fire Department [illegible]
16. **330 DUs Two rooms lounge housing at B Jasola :** Layout revised based on [illegible] of two room + lounge cluster, 5-storeyed unit cluster and layout plan got approved from screening committee and drawings issued to Engg. Department and further coordination with CDO.



MIG Flats at Narela

17. **220 DUs (approx.) Two room + lounge housing opposite Golf Course at Lado Sarai:** Layout revised on new design of two room + lounge cluster, 5-storyed unit cluster and Layout plan got approved from screening committee and drawing issued to Engg. Department.
18. **Two room + Lounge housing at Molar Bund :** Structural plan of Molar Bund was revised to accommodate hospital site and housing in one Pocket was taken up and got approved from the SC and sent to Engg. Department.
19. **In situ rehabilitation project at Tehkhand Public private partnership model (New Housing) :** Layout approved by Screening Committee meeting and submitted to DUAC. Drawings issued for feasibility- Housing stalled due to policy change. Same site is now being designed for in situ rehabilitation projects. It is being put for auction on PPP model.
20. **860 DUs Two Room + Lounge adjacent to D-6 Vasant Kunj :** Layout revised based on new design of two room + Lounge cluster, 5-storeyed unit cluster and layout plan got approved from screening committee and drawings issued to Engg. Department.
21. **160 DUs SFS housing at Sector-B pocket-2 Vasant Kunj :** All the architectural drawings issued to Engg. Department for Execution.
22. **268 MIG, 94 LIG, DUs housing on additional 2 hect. site between Mega housing and Ridge line Sultan Garhi Vasant Kunj :** Layout plan got approved from Screening Committee and all Local bodies approval sought, CE pursuing DJB approval.
23. **795 DUs LIG, MIG and HIG housing on turnkey basis near Sultan Garhi :** Change of land use approved by Ministry. Drawings submitted by Engg. Department for scruting. Observation and suggestion forwarded to Engg. Department. Work is in progress.
24. **1660 LIG Housing, Sector-28, Gr-I, Ph-IV, Rohini :** Houses are under construction. All the working drawings have been sent to Engg. Department. Co-ordinating work with site engineers.
25. **1080 LIG Houses, Sector-28, Gr-III, Ph-IV, Rohini :** Houses are under construction. Co-ordination work with the progress of execution of work.
26. **1380 LIG Houses, Sector-28, Gr-III, Ph-IV, Rohini :** Houses are under construction Co-ordination work with the progress of execution of work.
27. **830 MIG Houses, Sector-28, Gr-III, Ph-IV, Rohini :** Houses are under construction. Co-ordination work with the progress of execution of work.
28. **680/400 LIG Houses, Sector-16, Block-J, Rohini :** Some working drawings regarding external finish development work etc. are under preparation. Co-ordination work with the progress of execution of work.
29. **680/400 LIG Houses, Sector-29, Gr-IV, Ph-IV, Rohini :** Basic drawings for the construction of the project have been issued but the work stands held up.
30. **630 LIG Houses, Sector-18, Pkt-3, Block-E, Rohini :** Construction completed.
31. **1260 LIG, Gr-I, Sec-B-2, Narela :** Co-ordination work for remaining work.
32. **1160 LIG, Gr-II, Sector B-2, Narela :** Co-ordination work for remaining work.



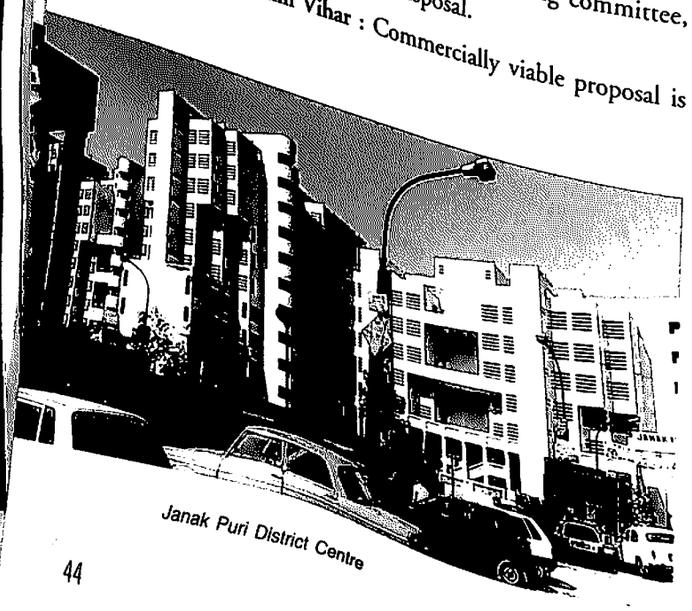
LIG Flats at Rohini

33. **660 440 LIG Houses at Sector-18, Block-E, Rohini** : Under construction co-ordination work.
34. **200 (170) LIG DWS at Sector-18-E, Rohini** : Under construction.
35. **M.S. Housing at Section-29, Rohini** : Working drawing under modification.

9.11.4 Commercial

(A) District Centres

1. **CBD Shahdara** : 2 Nos. Hotel plots sent for auction.
2. **Mayur Vihar** : 2 Nos. Hotel plots sent for auction. Revision in Hotel plot got approved from S.C., scheme prepared for covering of drain.
3. **Shastri Park** : Hotel plots sent for auction, part layout plan prepared.
4. **Laxmi Nagar** : Stall drawing under 9' 0'' Lvl Piazza, preparation of connecting bridge.
5. **Dwarka** : The urban design scheme got approved by screening committee along with integrated traffic management plan, scheme has been submitted to DUAC for approval, 4 Hotel plots sent to commercial lands branch.
6. **Janakpuri** : Revised proposal for multi-level parking plot approved by screening committee, plot forwarded for disposal.
7. **Paschim Vihar** : Commercially viable proposal is being taken up by the consultant with concerned deptt. Hotel plot being put to commercial land branch for disposal.
8. **Rajendra Place** : Proposal for parking prepared and sent for execution. Arch. Cont for Plot No. 23 forwarded to commercial branch for disposal of the plot.
9. **Rohtak Road** : Conceptual design has prepared.
10. **Shalimar Bagh** : Hotel sites sent to Lands for auction.
11. **Wazirpur** : Hotel sites sent to Lands Branch auction.
12. **Khyber Pass** : Conceptual design being prep
13. **Nehru Place District Centre Phase-II (Area Ha, No. of plots-8)** : Approval from DU awaited.
14. **Non-Hierarchical Commercial Centre (Distt. Centre) Site area - 18.2 Ha, No. - 14** : All the approvals have been obtained of the plots have been auctioned. Proposal wide road cutting through the facility centre been approved by SCM.
15. **Shopping Mall Vasant Kunj Phase-II (A 19.13 Ha, No. of plots-14)** : Revision in layout plan for amalgamation of Hotel, Apartment and Multi-level Parking was approved in the SCM.
16. **Saket District Centre (Area-21.4 Ha, No. plots-21)** : All the Disposable plots sent auction to Commissioner (LD) and 8 plots already been auctioned. 90% work is complete
17. **Up gradation of Nehru Place Phase-I** : The sent to Engg. Deptt. for execution, work in progress.
18. **Up gradation of Bhikajee Cama Place** : 90% is completed. Plot of Multi-level parking Commercial-cum-Cultural and plot of public has been approved by SCM.
19. **Twin District Centre Rohini** : 3 plots have been disposed. The control drawings of the are in the process of disposal mode.

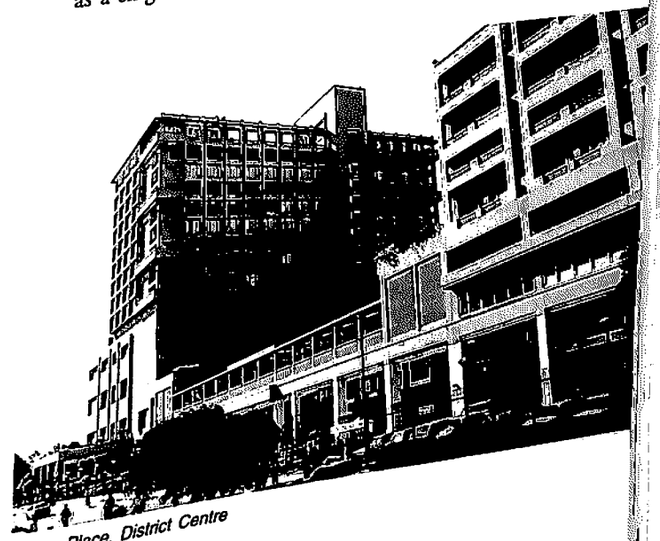


Janak Puri District Centre

20. **District Centre Manglam Place** : Hotel plots have been sent to Land Department for disposal after modifications.

Community Centres

1. **Yamuna Vihar** : Scrutiny of plots.
2. **Anand Vihar** : Layout Plan got approved from S.C.
3. **Karkardooma** : 2 No. plots auctioned.
4. **Mandavali Fazalpur near Engineers Apptt.** : Scheme under preparation.
5. **Mandavali Fazalpur near Utsav Ground** : Scheme submitted for DUAC approval.
6. **Vivek Vihar** : Report prepared for submission to DUAC.
7. **Dwarka Sector-4** : Drawings have been approved by DUAC at Stage-II.
8. **Dwarka Sector-6** : Design have been approved by Screening Committee. To be submitted to DUAC for approval at conceptual stage.
9. **C.C. Road No. 44, 42, Motia Khan & KP Block, Pitampura** : Site development work on.
10. **C.C. Shalimar Bagh Block-A** : Commercial site sent for auction as single unit.
11. **C.C. Shalimar Bagh Block-B** : Plot No. 10 sent for auction.
12. **C.C. Shalimar Bagh, Motia Khan** : Hotel sites sent to Lands Branch for auction.
13. **C.C. Alaknanda Kalkaji (Area 3.3 Ha., No. of plots - 10)** : Conceptual Layout Plan got approved in 236th SCM and sent to DUAC for approval. As per the observation of DUAC, the traffic consultant is being appointed for traffic and transportation study for resubmitted to DUAC for approval.
14. **C.C. Okhla Phase-I** : Conceptual Layout Plan got approved in 236th SCM and sent to DUAC for approval. Hotel plot approved and sent to Lands Deptt. for disposal. Observation of DUAC incorporated on the proposal and resubmitted to DUAC for its approval.
15. **Sector-7, Rohini** : Scheme is being modified to comply with observations of DUAC for final approval.
16. **Sector-15, Rohini** : Proposal is under revision so as to incorporate the observation of DUAC.
17. **Sector-16, Rohini** : Scheme was revised for final approval and resubmitted to DUAC.
18. **Sector-22, Rohini** : Proposal has been approved by the Screening committee and sent for auction as a single unit to land department.

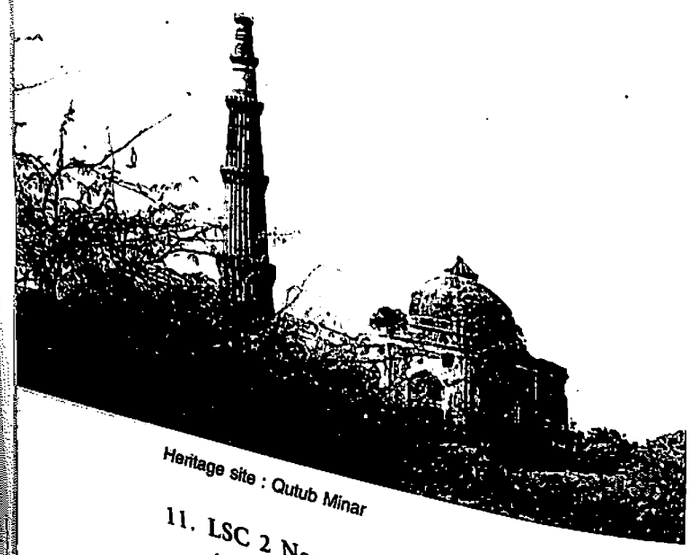


Nehru Place, District Centre

(C) Local Shopping Centres

1. **Khondli Gharoli Sector** : Layout plan revised due to site conditions. 2 Nos. plots auctioned.
2. **Mandavali Fazalpur near Prince CGHS** : 12 plots auctioned.
3. **Vasundhara CGHS**: Scheme under preparation for S.C.
4. **Vasundhara CGHS near Pavitra** : Toilet/ Doors/ Windows detail prepared.
5. **Khichripur** : 2 Nos. plots of coal depot got approved from S.C. sent for allotment by C.L.
6. **West of Trilokpuri** : 2 plots auctioned.
7. **Architectural control of 10 plots in different LSC at Dwarka** : Prepared and forwarded for disposal.

8. **LSC at Sector-8, Dwarka** : Planned as a single unit disposal plot part of plot planned as auto service shops. Single unit plot shall be forwarded to commercial lands branch for disposal.
9. **LSC between BG-I and BG-II, Paschim Vihar** : Development control norms and layout plan for disposal as a single unit approved by screening committee. Control conditions finalized and plot forwarded for disposal as single unit.
10. **LSC at Barapulla Nallah** : Approved in the SCM.



Heritage site : Qutub Minar

11. **LSC 2 Nos. at Vasant Kunj** : Schemes were discussed in the SCM and accordingly the site was inspected. Put up for approval of SCM.
12. LCS 8 no. at Rohini, Phase-III & IV sites being taken up for planning and designing.

(D) **Convenient Shopping Centres**

1. **Yamuna Vihar B-5** : Scheme prepared for S.C.
2. **Near Balaji Hospital** : Scheme prepared for S.C.
3. **Mixed sector Kondli Gharoli** : Plot auctioned as single unit.
4. **CSC at Sector-14** : approved by Screening Committee.
5. **CSC at Sector 18-B** : revised as per the direction of Screening Committee. Drawing issued to Engineers for implementation at site.
6. **CSC at Sector-1, Rohini (Avantika)** : Scheme has been approved vide the S.C. and the scheme has been sent to Engg. Department for taking necessary action.
7. **CSC with service shops in Sector-1, Rohini** : Scheme has been approved by the S.C. in the meeting for the disposal as a single unit. Drawings of the leaving area for service shops. Drawings of the shops have been sent to Engg. Department for execution of the scheme.
8. **CSC No. 2 with service shops in Sector-1, Rohini** : Scheme has been approved by the S.C. in the meeting for the disposal as a single unit. Drawings of the leaving area for service shops. Drawings of the shops have been sent to Engg. Department for execution of the scheme.
9. **CSC-24 no. at Rohini, Phase-III & IV** sites are being taken up for planning and designing. Plans of one or two CSCs got approved from Screening Committee every month.

(E) **Heritage Projects**

1. **Archaeological Park Mehrauli** : NOC has been received regarding various proposals in the park has been received with suggestions. Provision of Shauchalaya is initiated. Rejuvenation of the Pond is being carried out. Restoration work of INTACH is on going. Plantation of Orchard is complete.
2. **Integrated Conservation/ Urban design plan of Sultan Garhi and its precincts** : Landscape Consultant has submitted detail PE for the Landscaping work which is sent by the CE to EM office for approval. INTACH has initiated restoration work in chapter around Sultan Garhi, which is completed.
3. **Revival of Garden Jharna, Mehrauli** : Project of Mehrauli Archaeological Park has been initiated. Consultant selected has submitted the drawings for approval and A/A is being sought for signing of the Agreement with the Consultant for Phase-I.
4. **Conservation of Anglo Arabic School Ajmere Gate** : Works such as restoration of Internal courtyard, Tehkhana are completed. Works are on going in the proposed Interpretation Centre in the Entrance Lobby. As per meeting of DUHF, the proposal of forecourt redesign has been approved.
5. **Conservation of Old Stephen's College Building Kashmere Gate** : As per the presentations made to HCC, DUAC, due to the non availability of approval the work is still to be initiated. DDA is only the consultant to this project, PWD has to implement it.
6. **Cathedral Chruch of Redemption Church Road:** Project report was prepared for site appraisal and identified area of intervention. Based on it PE is being sought from Church Authority.

(F) **Sports Complex**

1. **Bhalswa Golf Course** : Design being prepared.
2. **Cricket Pavillion, RSKP, Pitam Pura** : Revised scheme modified drawings issued to Engg. Wing.
3. **Badminton Hall & Multi-Gym, Ashok Vihar** : Proposal being prepared.
4. **Sports Complex near Mandakini** : Facility building, restaurant & pavillion got approved from SCM and forwarded to CE for Preliminary Estimate.
5. **Sports Complex at Sector-D, Pocket-2, Vasant Kunj** : Revised LOP with facility block sent to Dir. Sports for approval.

(G) **Miscellaneous Project**

1. **Gym Building at Bank Enclave** : Drawings sent for estimates.
2. **Swimming Pool at Chilla** : Drawings received with details.
3. **Community at MIG Housing Kondli Gharoli, at Chilla F Centre, at Kondli, at Mandawali Fazalpur** : Part layout plan prepared for location.
4. **Resettlement Colony at Kondli Extn.** : Toilet drawings prepared.
5. **Subway at Seemapuri G. T. Road** : Signage detail, Wall Cladding, Flooring Pattern, Railing Detail.
6. **Commonwealth Games Village** : Layout plan prepared.
7. **Squash Court/ Covered Badminton Court at Siri Fort** : Civil Aviation clearance taken, scheme prepared.
8. **Pedestrian Plaza at Dwarka Sector-10** : Design completed. To be placed before Screening Committee.
9. Proposal for Upgradation of Vikas Minar & its surrounding being taken up. Upgradation proposal for basement approved by Screening Committee. Drawings issued for implementation.
10. **Transport Centre Timarpur Facility Centre** : Conceptual Design prepared for facility plots.
11. **Nigambodh Ghat, Crematorium** : Nearing completion.
12. **Maharaja Surajmal, Nangloi (Cremation Ground):** Design put up in Screening Committee.
13. **Jama Masjid** : Development plan with landscape details within Jama Masjid Estate majorly executed on site.
14. **Haj House** : Design Scheme prepared.

Children enjoying swimming at Siri Fort Sports Complex

15. **Multi-level parking at Bahai Temple & Parking lots at ISKON Temple (Astha Kunj)** : LOP got approved by SCM & detail layout plan of Bahai Temple issued to Engg. Deptt. for execution.

16. **2 Nos. Community Halls, Madanpur Khadar Resettlement Colony** : Approved in the SCM.

17. **7 Nos. BOT Toilets in existing commercial centres** : Location of BOT Toilets in LOP & detail design of toilets got approved by SCM & issued for execution to Engg. Deptt.

18. **Yusuf Sarai Multi-Level Parking** : Put up in the SCM and as per the decision, revised layout plan to be prepared including petrol pump site. CLD to pursue the matter for cancellation of lease of petrol pump as the same stands expired.

19. **Shopping Arcade and Banquet Hall, Sector-3, Rohini** : Co-ordination work. Construction is almost completed.

20. **Community Hall at Mange Ram Park, Sector-23, Rohini** : Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.

21. **Community Hall at Naharpur Village, Sector-7, Rohini** : Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.

22. **Community Hall at Village Badli, Sector-9, Rohini** : Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.

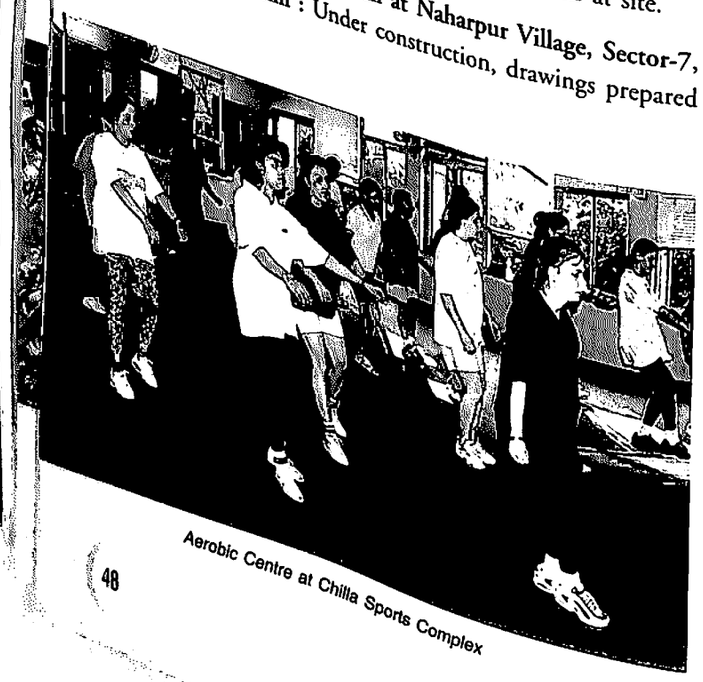
23. **Community Hall at Bhorgarh, Narela** : Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.

24. **Community Hall at B-4, Pkt. 13, Narela** : Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.

25. **Community Toilet No. 1, Pkt B-4, Narela** : Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.

26. **Community Toilets, Pkt. B-4, Sector-13, Narela** : Under construction, drawings prepared and approved in Screening Committee. All the drawings have been sent to the site engineers for execution of work. Co-ordination with the engineers as per the progress of works at site.

27. **Toilets on BOT basis in Rohini** : Under various toilets on BOT basis in Rohini in various have been approved by S.C. and sent to further necessary action under consideration drawings prepared and approved in Committee meeting. All the drawings have sent to site engineers for execution of work ordination with the engineers as per the of works at site.



Aerobic Centre at Chilla Sports Complex

28. **Aerobic Hall & Toddler Pool:** Under construction, design prepared, all the working drawings sent to the site engineer for execution.

29. **DDA office building at Madhuban Chowk, Rohini** : Building is under construction, detail drawing and co-ordination input from time to time.

30. **Miscellaneous Works** : In addition to above projects there are number of references/ requests pertaining to Community Halls, VIP References, References from RWA and Market Associations, Earmarking of Milk Booth sites, Scrutiny of drawings w.r.t. Architectural Controls of various commercial plots and Site Office for Common-wealth Games Village.

9.12 Landscape and Environmental Planning Unit

9.12.1 Delhi, the Capital of India, is fortunately one of the greenest metros in the country and DDA, the first Urban Development Authority in India emphasizes on continuous development, up-gradation and maintenance of green areas, which form the lungs of the city. DDA has also conserved the natural features like River and Ridge and developed open spaces in the forms of Regional Parks, District Parks, Green Belts, and Neighbourhood Greens etc. to cater to the growing urban populace of this city. First Master Plan approved by Government of India stressed on planned development. The MPD-2001, which includes recreational chapter and requirement of open spaces, sports facilities needs were assessed in detail. Technical information on the chapter of Environmental and pollution in MPD-2021 was 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 endeavour DDA had been promoting the development of green belts. theme parks, urban-woodlands, green areas around monuments, Bio-diversity parks, etc. which are being designed in house by the Landscape Unit in DDA.

Aastha Kunj

a) Projects include designing and policy decision 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, alongwith Neighbourhood parks, Play fields, Children Parks and other small parks in residential areas is also done.

c) Sports facilities proposed in DDA green areas for providing healthy environment and improving quality of life.

d) Special projects like Bio-diversity Parks, Golf Course, reclaiming sanitary landfill sites (Indraprastha Park), River Front Development, Aastha Kunj and Heritage projects like Tughlaqabad have been also taken up in the Landscape Unit. The concept of water shed-development, harvesting and conservation of rain-water and recharging of underground water is also adopted in the planning.

9.12.2 Projects Undertaken by Landscape Unit during the year 2005-2006

1 Aastha Kunj

Aastha Kunj has been conceived as a Landscape proposal for the soul offering spiritual serenity and a direct contact with nature to people who are in search of peace and spirituality. Spreading over an area of

200 acres adjacent to Nehru Place District Center, the site is surrounded by centers of worship like Bahai Temple, Kalkaji Temple and Iskcon Temple, this park would bring forward the spiritual culture while addressing the issues of conserving the natural ecology.

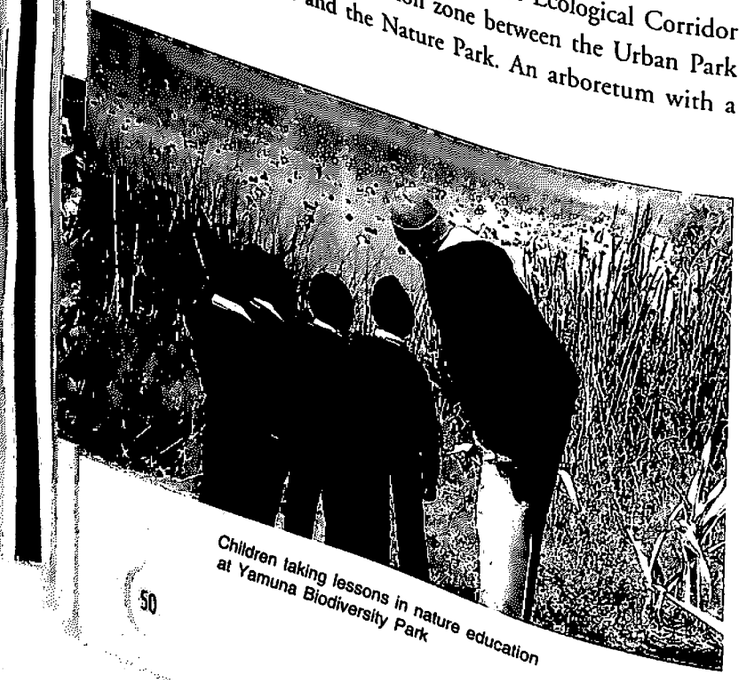
Urban Park Facilities : These include plazas, food courts with healthy organic cuisines, sitting areas and lake-side facilities. Amongst these plazas, sitting areas and water body have been developed and other features are under development.

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 land marks the design includes festival congregation areas, nature trails, meditation spaces, areas for yoga classes, exhibitions and discourse areas. All these areas have been detailed.

Socio-cultural Zone : This area is hub of activities, providing an amphitheatre for cultural performance, water play facilities and 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 a



Children taking lessons in nature education at Yamuna Biodiversity Park

wealth of flora emphasizes on nature's diversity. recreation, seasonal gardens and herbal garden work of plantation is under progress.

II Yamuna Biodiversity Park

The noble idea for developing Biodiversity Delhi was floated by the then Hon'ble L.G. developed in collaboration with the Delhi It is located near Wazirabad (Outer Ring Road an area of 156 acres in the first phase. Another acres will be added in the second phase. The of the Biodiversity Park is to serve as a repository heritage of Biodiversity of Yamuna River basin ecological, cultural and education benefits to the Society.

III Aravali Biodiversity Park

The Aravali Biodiversity Park was initiated in 2003 in collaboration with Delhi University. It is located between Vasant Kunj and Vasant Vihar an area of 690 acres. The site is a spur of Aravalli which is also facing a large number of threats have disturbed its natural ecology. The mission Biodiversity Park is to serve as a repository and of biodiversity of the Aravali mountain system ecological cultural and educational benefits. The urban society and having cultural values. It will help in imparting education, in regard ecological balance and will directly augment the life support system.

The area, which is absolutely free from encroachment is being taken up first.

IV Yamuna River Front Development

An area of 83 ha is being developed under the in the first phase at the western bank of River Yamuna behind samadhi area, between the Old Railway Bridge and ITO. The Landscape scheme incorporates Active and Passive recreational Zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, children's 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 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.

V Janak Wala Bagh in Bharat Nagar

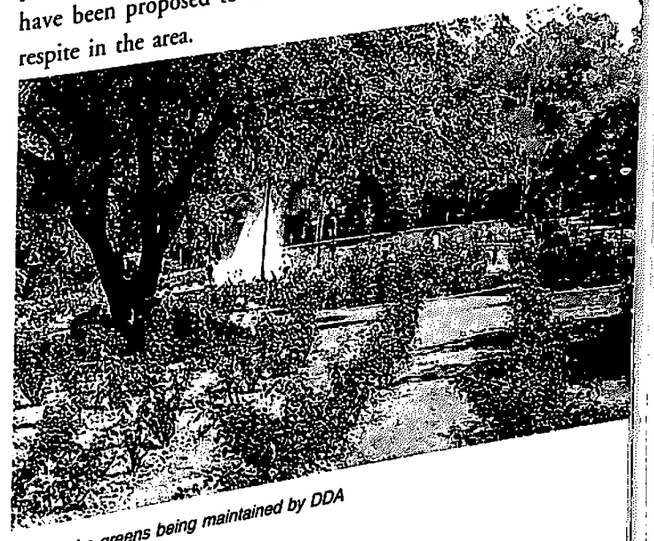
It is an old Orchard with large trees in clumps in Bharat Nagar, spreading over an area of 3.8 ha approximately. The site is trapezoidal in shape and is surrounded by road from Northern and Southern side, built up and community center from other two sides. The vehicular access has been proposed from northern side and pedestrian plaza on southern side. The parking facility for 140-150 cars has been proposed along eastern boundary and function site of area approximately 1.0 ha has been carved out. The rest of the area will be used by residents to relax, sitting areas have been carved out under large shady trees. A peripheral informal jogging track of murrum, width 2.5 mt. is proposed.

VI Pedestrian Plaza & District Park phase-I at Sector-19, Dwarka

This District Park is located in Dwarka Sector-19 spreading over an area of 4.135 ha A function site and Children Play area is provided along with grassed lawns, murram and stepping stone pathways. Flowering plantation, which would flourish well in Dwarka, have been proposed. The plaza of an area of 0.28 ha is adjacent to this District Park and is on the main road. Food Kiosks & seatings under tensile structure have been proposed.

VII Park between Mayapuri Industrial Area Phase-I & II

This open green is situated between the industrial area of phase-I & II Mayapuri. It is approached by the Mayapuri Road on one side and is already under use even if it is not fully developed. The green area spreading over an area of 22 acres has a function site of about 1.0 ha along with a parking of 150 cars approximately. The site has lot of trees, which have been incorporated in the design. The existing entry has been retained and has been used to give a pedestrian access to the function site. A children's play area is designed on the side with seatwalls and shrubs beds. A 2.5 m wide murram pathway running on the periphery connects various designed spaces. Terraced greens, mounds, shelter and seating on chabutras under trees are proposed as seating spaces apart from the lawns. A small entry through wicket gate has been given from the side of J.J. Cluster. Few Kiosks have also been provided, which can be accessed from within as well as from outside the park. Evergreen, flowering varieties of trees and shrubs have been proposed to add character and for visual respite in the area.



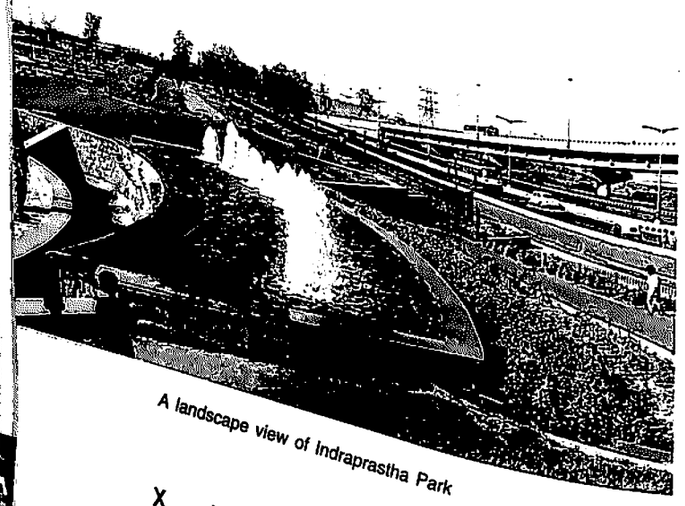
One of the greens being maintained by DDA

VIII M.P. Green between Sainik Vihar, Anand Vihar in Pitampura.

The site is a longitudinal strip within residential colony with area app. 7.67 ha. On the southern periphery towards Sainik Vihar a drain is flowing through the green, which has been covered to avoid foul smell and improve visual character of the park. This covered drain has been utilized as a pedstrian path. On the south-east side of the park, a function site with 173 cars parking facility has been proposed as per planning norms. Adjoining the function site play field has been proposed with the following facilities: Cricket field, Basketball, Volley Ball and Two Lawn Tennis Courts. Skating Rink has been integrated with earlier children's park. Varieties of trees are proposed to enrich the environment and improve the micro-climate of the area.

IX Landscape Plan of park at Vasant Kunj, Sector-B

The site is surrounded by DDA flats on Eastern and Western sides, Jawaharlal Nehru University on Northern side and on Southern side is the Nelson Mandela Road. The site has been developed as function site, playground and an ornamental park. Entrance plaza and 152-car parking space have been provided. On the North West corner children playground with facilities like Volleyball, Basketball, and two Cricket pitches have been proposed as desired by the residents. Skating rink and the children play area with the equipment have been provided in sunken area. The central portion of the park has been kept as an ornamental green with trees and shrubs.



A landscape view of Indraprastha Park

X Landscape Development of Green area taken over from Ajudia Textile mills at Azadpur, Delhi

The area is designed as 'Green surrendered by Pollution Industries. The site is located at Azadpur and surrounded by Lalbagh and Shadi Nagar area. The approach to the site is from GT Road and other roads from within neighbouring areas. The site has been developed by providing a murram pathway of 2.5m width along periphery to form enclosed spaces. A Children's play area has been provided in the central area with Senior Citizens corner in proximity to entrance and parking. A formal approach has been

designed from Grand Trunk road. Peri
plantations have been done to provide buffer
surrounding traffic.

XI The Satpula Lake Complex

The Satpula Lake Complex of 15 ha of
been designed so as to bring in active and
recreational facilities. The site is accessible
sides. The main entrance plaza has been
with the inherent character of Satpula
The parking area has been proposed along
Enclave Road. The treated water of the nallahs
used to fill-up the lake. Various lakeside facilities
amphitheatre, food courts, seating areas and
landscapes add to the ambience of the
monument. The water treatment systems
structure have been integrated with the
development. Due respect has been given
historical reservoir. The untreated water
going through the site is proposed to be
by underground sewer pipes to meet the
course of nallahs. The total area has been
informal walkways & bridges. Large evergreen
flowering trees and shrubs are proposed
colour and variety in all seasons.

XII Landscape development of land surrenderd by SIEL/SBM at Shivaji Marg

The areas surrendered by the polluting
named SIEL (18.85 ha) & SBM (30.28 ha)
designated as 'Green'. The landscape proposal
medicinal garden, rose and fragrance garden
gardens and children's play area. Adequate
as been provided on the Shivaji Marg side
care has been taken to continue or reuse any
pucca structure in the form of shelters/plaza
and paths. Area to be handed-over to
temporary basis can be used as an extension
proposed green. The existing linkages wherever
have been continued. The existing ranks, if
vis-a-vis water availability and physical scability
be used for boating. Staggered shelters and
plazas have been provided at convenient
malba lying on site may be used for making
within the greens.

XIII. Golf-Course near Akshardham Temple

The proposal has been worked out and put-up to Screening Committee for approval.

XIV. Development of City Parks

The green areas in Delhi are in great demand by the local bodies and overwhelming response is received from the public in terms of participants and interest. Some of the Parks, Play Fields, Sports Complexes designed and under development are listed below ;

- Green area behind Geeta Colony Police Station (Ramlila Ground)
- Play field at Khichripur Village.
- Green area opposite Hotel Park, Nehru Place.
- Marble Market Road/Bharat Vandana Sector-20
- Park at Ashok Vihar Phase-III (Khimman Singh Park)
- Green Belt at A block along Dholi Piao Janakpuri.
- Green area near Block A, Ashok Vihar Phase-II
- Bada Kuan.

XV. Some of the Landscape Plans prepared for Up-gradation in 2005-2006

- Neighourhood park at Shalimar Bagh
- Green area in front of Metro apartment, Jahangirpuri.
- Provision of Pathway for pedestrian, cycle movement through Smriti Van at Kondli
- Gharoli, Mayur Vihar-III.
- Green area at Mehrauli Gurgaon Road
- Park at Village Naharpur, Sector-7, Rohini
- Park adjacent to overhead tank, Najafgarh.
- Playground for Children in Neighborhood park at Sheikh Sarai Phase-I
- Modification of plan area between Sainik Vihar & Shakti Vihar at Pitampura
- Additional Parking at Indraprastha Park.
- Development of proper entry/exits at Saket Sports Complex.
- 20' wide additional passage at District Park at Kanti Nagar.
- Park at Panchsheel Park.
- Earmarking Alternative site for cremation ground at Bhalaswa.

XVI 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 earmarked in the various zones of Delhi are listed below

North Zone

- Distt. Park Shalimar Bagh (Ram Bagh)
- Distt. Park, Harsh Vihar
- Park in front of AE, Block Shalimar Bagh
- Distt. Park, Gulabi Bagh
- Ashoka Garden in Ashok Vihar
- Pitampura Distt. Park

South East Zone

- Tughlaqabad Recreational Complex
- Distt. Park, Panchsheel
- Distt. Park, Sarita Vihar
- Millenium Park – 4 Nos.
- Lala Lajpat Rai Park, Vinoba Puri
- Park Opposite Lady Shri Ram College
- Panchsheel Park along outer Ring Road (near Petrol Pump)
- Aastha Kunj-8 Nos.
- Distt. Park at Siri Fort

South West Zone

- Distt. Park, Janakpuri (Musical Fountain)
- Salvage Park
- Satya Park, Naraina
- Priyadarshini Park, Mayapuri
- Paschim Vihar, B-Block
- Hauz Khas, Distt. Park
- Distt. Park, Paschim Vihar, G-17
- Mayapuri, 22 Acre/Rewari Line

East Zone

- Sanjay Lake at Mayur Vihar
- Smriti Van at Kondli Gharoli
- District Park at Mandawali Fazalpur

Rohini

- Green Belt near Jaipur Golden Hospital Ring Road
- Green Belt near Madhuban Chowk/O-Block, Prashant Vihar, Ring Road
- Swarnjayanti Park, Rohini-4 Nos.
- Distt. Park, Rohini Sector-14
- Distt. Park, Avantika, Sector-1

Shri B.L. Joshi, Lt. Governor of Delhi, appreciating flower arrangements at flower show

Dwarka

- Green Area, Sector-6

Vasant Kunj

- Vasant Vatika, Vasant Kunj

XVII. Other activities

Flower Show/Garden festival was organ... DDA in which participants from all over ... and private nurseries took part. The Flower ... was held in Hauz Khas Distt. Park in ... Landscape Unit plays a vital role in organi... Flower Show and judging various entries ... competition.

A brochure schedule and the invitation ca... designed by the Landscape Unit. Power ... presentations have been prepared for Yamuna ... Front Development, Bhalswa Recreational C... Brochures and handouts have been prepared for ... Van Vasant Kunj & Smriti Van Kondli for ... ceremony.

A newsletter by Delhi Biodiversity Founda... published quarterly by the DDA in which inp... the Landscape Unit have been given to the Chief ... Prof. C.R. Babu and Director (LS) is in the ... team of the same.

Director Landscape contributes as Expert Mem... various committees and groups like Commonw... Games, MPD-2021, Samadhi Up-gradation ... works related to environment, landscape ... conservation.

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 registration 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 3,63,530 allotments as on 31.3.2006 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	1,67,310
Self Financing Scheme/VVAY	53,938
Ambedkar Awas Yojna-1989	17,465
Expandable Housing Scheme, 1995-96/	22,352
NHS/ Sharmik Avas Yojna, etc.	
Janta Housing Registration Scheme-1996/	20,299
Punjab & Kashmir Migrant/ Motia Khan	
Retiring Govt. Servants/ JK Mig. (RPS)	1,015
Miscellaneous	440
Hfc	3,337
Government organisations	4,670
Jaspola Janta Tenements-2003	2,252
HIBRHS (MIG) 2004	2,356
Festival Housing Scheme-2004	
(HIG-1287 + MIG-862 + EHS-357)	2,506
Total	3,63,530

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. Details of the flats allotted under this scheme are as under :

Category	No.of Registrants	No. of Flats allotted	Backlog
MIG	47,521	46,278	NIL
LIG	67,502	66,744	1,043
Janta	56,249	54,288	NIL
TOTAL	1,71,272	1,67,310	1,043

** The difference in Registration and allotment/ backlog is due to cancellations/surrender or conversion to other schemes.*

10.2.2 Ambedkar Awas Yojna, 1989

This scheme was launched in the year 1989 to make up the deficiency of 25% of SC/ST registrants in NPRS-79 scheme. Under this scheme 20,000 persons were registered for allotment of MIG, LIG and Janta flats. Category wise details of allotment are as under.

Category	No.of Registrants	No. of Flats allotted	Backlog
	7,000	5,902	449
MIG	10,000	8,575	NIL
LIG	3,000	2,988	449
Janta	20,000	17,465	NIL
TOTAL			

Following reservations were made in this scheme :

1. 1% P.H.
2. 1% Ex-Servicemen
3. 1% War Widows

10.2.3 Janta Housing Registration Scheme, 1996

This scheme was launched in the year 1996 for registering 20,000 persons of weaker sections of the society for allotment of Janta flats in phased-manner. Reservations made under this scheme :

1. 25% SC/ST
2. 1% Ex-servicemen
3. 1% P.H.
4. 1% War Widows
5. 2% War Widows with children

The latest position of the allotment is as under :

Registrants	Allotments Made	Backlog
20,000	18,080	976

10.2.4 Vijayee Veer Awas Yojna, 1999

Vijayee Veer Awas Yojna was launched in the year 1999 and the scheme was initially opened on 10.9.99 to 30.6.2000 for the widows/ next of the kin/ dependents of the soldiers killed or those permanently disabled in "Operation Vijay". However the scheme was extended till 30th September 2003 and was also extended to the widows/next of kin/dependents of the soldiers killed or those permanently disabled in Operations after May-1999.

Four hundred and fourteen flats were constructed under the scheme [312 two bed room flats (Type-A) and 102 three bed room flats (Type-B)] 431 applicants have come forward. Out of 431 applicants, 17 applicants have withdrawn. Out of remaining 414, as many as 308 were allotted Type-A (2 Bed Room flats) and 102 were allotted Type-B (3 Bed Room flats). 4 have not yet deposited the desired 90% amount and, therefore, not allotted the flat.

10.2.5 Housing Scheme for Rehabilitation of Punjab Migrants

Housing Scheme for rehabilitation of 3661 Punjab Migrants, who were staying in the following Camps, was launched on 8th March, 2000.

Sl No.	Camp site	Family	Category owning
1.	Peera Garhi Camp	2560	DDA
2.	Mangolpuri Camp	226	DSIDC
3.	Govindpuri Camp	347	DSIDC
4.	Jahangirpuri Camp	385*	DDA
5.	Jawalapuri Camp	42	S&JJ
6.	Palika Hostel Camp	36	NDMC
7.	Youth Hostel, Mori Gate	65	DELHI
	TOTAL	3661	

** These migrants are not being allotted flats by DDA as the MCD has decided to allot them the flats they were*

The latest position as on 31.3.2006 allotment is as under :

Total Migrans	
Less (Migrants staying at Jahangirpuri)	
Applied for allotment	
Flat allotted	

Out of 2,959 approximately 2710 possess have been issued till 31.3.2006 (Flats offered Dwarka and Rohini, Bindapur)

10.2.6 Housing Scheme for Rehabilitation of Kashmiri Migrants

There were 14 Refugee Camps, where 237 K Migrants are/were staying. The details are as

S. No.	Camp site	Family	Category owning
1.	Hauz Rani	16	MCD
2.	Bapu Dham	24	NDMC
3.	New Moti Nagar	23	MCD
4.	Palika Dham	13	NDMC
5.	Baljit Nagar	49	State
6.	Mangol Puri, D-Block	34	State
7.	Mangol Puri, M-Block	16	MCD
8.	Sultan Puri P-2	09	State
9.	Begum Pur	06	MCD
10.	South Extn., Pt.II	05	State
11.	Krishna Park	10	MCD
12.	Kailash Colony	02	MCD
13.	Ali Ganj	12	State
14.	Nand Nagri	18	MCD
	Total Migrants	**237**	
	Applied for Allotment	**228**	
	Allotments made	**228**	

To rehabilitate these Kashmiri Migrants flats were offered in Dwarka and Rohini

10.2.7 Housing Scheme for Retiring Government Servants

Housing Scheme for Government Servants was launched on 2.7.2001. A total 2,074 applications were received. The details of allotments are as under :

S. No.	Category	Application received	Allotment made
1.			
2.	MIG	1,464	410
3.	LIG	550	546
4.	Janta	60	59
	Total	2,074	1,015

Note : No backlog as amount of deposit refunded to the un-successful 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 from EWS tenements in Sector-4, Rohini to eligible Jhuggie dwellers of Motia Khan. There were 2,068 squarters at Motia Khan as per the new Survey Report. The scheme was launched with effect from 26.9.2001 and continued till 30.6.2002. 1,288 eligible squatter families have been allotted flats at Rohini. Scheme has been closed.

10.2.9 HIG Housing Scheme Dwarka 2003

Allotment made to 416 registrants and scheme closed.

10.2.10 Jasola Janta Tenements Scheme-2003

Allotment made to 2215 registrants and scheme closed.

10.2.11 Narela Housing Scheme-2004 (with 30% rebate)

Scheme was opened upto 15.4.2004. 2,124 Nos. of flats were allotted. Scheme has been closed.

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. Draw was held on 12.8.2004. Under the scheme 2,356 Nos of flats have been allotted. 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. 2,506 (HIG-1287 + MIG-862 + EHS-357) have been allotted in the draw held on 28.1.2005. Scheme has been closed.

10.3.14 Conversion of flat

No. of Applications received	No. of Applications disposed off	Closed	No. of applications pending
		Closed due to non submission of outstanding dues & required documents in spite of issue of reminders	
57917	55886	199	1832

10.4 Scheme Wise Backlog

S.No.	Scheme	Total Backlog
1.	NPRS-79	1,043
2.	AAY-89	449
3.	JHRS-96	976
	Total	2,468

10.5 Action plan for liquidating-waiting registrants of MIG, LIG and JANTA flats

The main list of MIG registrants under NPRS-1979 has been covered. The cases of conversion of registration from Janta/ LIG to MIG and that of rail-end priority have already been exhausted.

10.6 Housing Accounts

10.6.1 Housing Accounts Wing is concerned with the following activities with regard to allotment of flats.

i) Examination of preliminary estimates of BGDA for financial concurrence.

ii) Costing of flats and shops in LSCs/ CSCs.

iii) Maintenance of accounts of receipts and Payment of flats and recovery thereof.

iv) Maintenance of accounts in respect of built up shops.

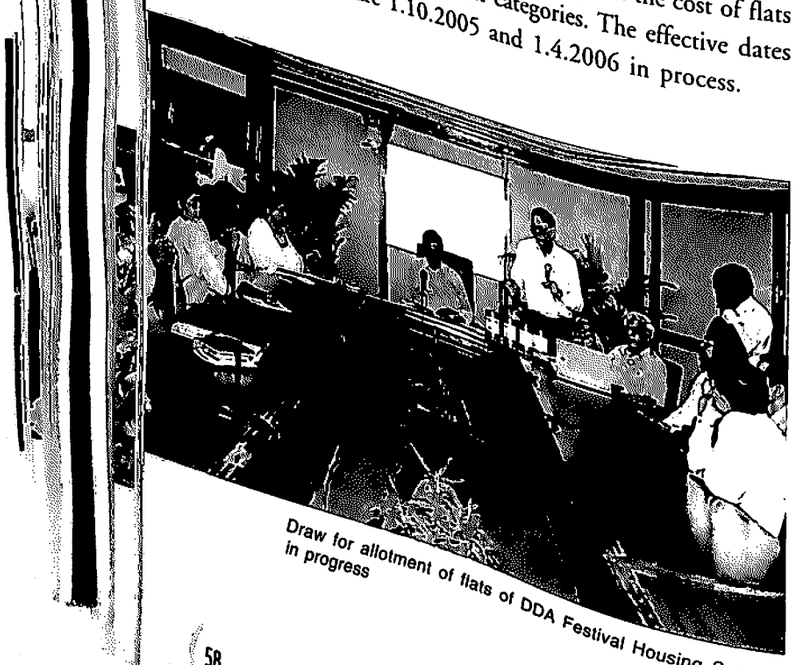
v) Establishment matters of the officials posted in Housing Department.

10.6.2 Main activities/ achievements during the year 2005-06

1. **Examination of preliminary estimates**
   a) Financial concurrence to the Preliminary Estimates in respect of 2 Housing Schemes involving 770 flats has been accorded.
   b) Financial concurrence to the Preliminary Estimates in respect of 6 shops and 4 Kiosks for one scheme has been finalized.
2. **Costing of Flats/Shops**
   a) Costing of 17 new schemes involving 12483 flats has been processed.
   b) Costing of 5 new schemes involving 114 shops has been finalized.

10.6.3 Other achievements

a) Moved Authority's Resolution No. 78/2005 dated 19.10.2005 and 21/2006 dated 24.03.2006 for approval of Plinth Area Rates to be adopted for working out the cost of flats under different categories. The effective dates are 1.10.2005 and 1.4.2006 in process.



Draw for allotment of flats of DDA Festival Housing Scheme in progress

b) The PRS Scheme 2001 ... upto 31.3.2006 with approval from ... L.G., Delhi.

10.6.4 Computerisation

Steps have been taken to develop following ...

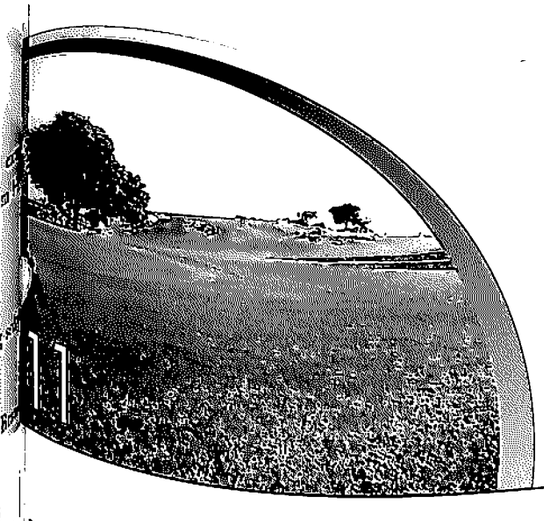
1. Costing of flats
2. Computerisation of General Housing ...
3. Pay Roll Accounts
4. Online verification of housing receipts
5. Online verification of PRS-2001 receipts

10.6.5 Steps taken for acceleration of recovery

Under its drive to effect recovery of arrears of ... instalments/ penalty from the defaulting allottees ... Assistant Collectors, Grade-II/Sr. AO's have been ... appointed for recovery purpose in Housing ... Wing during this financial year 2005-06. A ... Recovery Cell has exclusively been constituted ... is to be headed by an Accounts Officer ... administrative control of FA (H) to accelerate ... recovery. About 4,750 cases have been forwarded ... Management Wing for initiating action for ... cancellation.

10.6.6 Some other functions of Housing Wing during the period 1.4.05 to 31.3.06

a) 12,617 conversion cases from lease ... free hold have been decided.
b) In 761 cases 'No Objection Certificate' ... been issued to Management Wing ... issuance of possession letter.
c) Refund in 7,828 cases, where registration ... not interested in allotment, have been ...
d) 3,103 nos. of applications have been ... under the PRS 2001. Out of these ... nos. cases have been settled and ... crore have been recovered under the ... during this year. Overall 13,327 applications ... were received and 12,888 settled. Total ... recovered works out to Rs. 69.45 crore.



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 Development 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.
viii) Action against misuse under Master Plan provisions.

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. 1,765.60 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. 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.

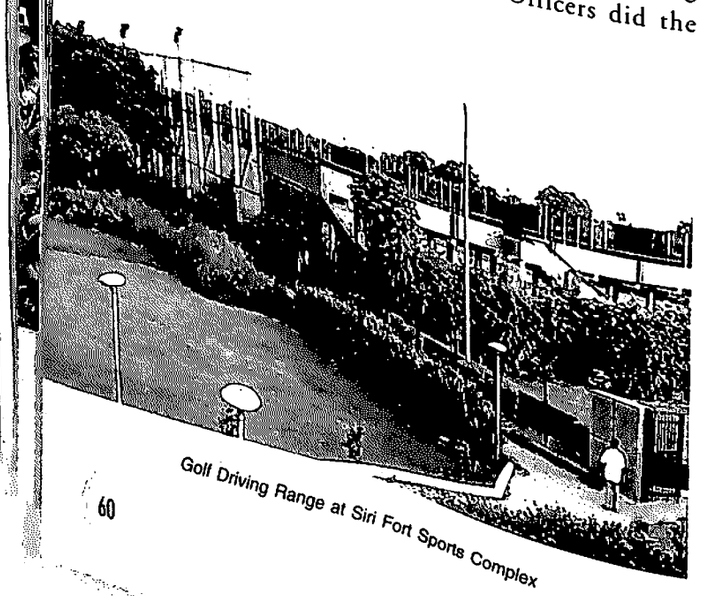
11.1.5 Each Zone is headed by a senior officer of Deputy Director level who is supported by secretarial and field staff. Regular watch and ward is kept on DDA land by the security guards who are deployed and assigned specific beat areas. Regular demolition operations are planned and carried out with the help of police to check the tendency of encroachment.

11.1.6 From April 2005 to 31.3.2006 DDA has carried out 344 demolition operations and about 158.9 acres land was made free of encroachments. In this process 4,495 structures of kucha, pucca and semi-pucca nature were removed. Land Management Department carried out some major demolition operations during the year to reclaim DDA land. Some such major demolition programmes were carried out in Sarita Vihar, Yamuna Pushta, Geeta Colony, Village Shahpur Garhi (Narela), Holambi Kalan, Saraswati Vihar, Peeragarhi Camp (Paschim Vihar), Vasant Kunj, Bela Estate Darya Ganj, Sangam Vihar, Alli Village

(Sarita Vihar), Naseerpur Village, Village Pitampura, Pootkalan, Lajpat Nagar, Lado Sarai, Rohini Sector-3, Balmiki Camp-II (Katwaria Sarai), Village Malviya Nagar, Mehrauli, Harijan Basti Masoodpur, Arakpur Bagh Mochi, Karkardooma, Uttam Nagar, Palam Bazar road, Bhor Garh, Holambi Kalan, Village Rithala, Jhimranpur Basti, Okhla Indl. Area, Village Khichripur, Azadpur, Village Naharpur, Rohini Sector-10, Kishangarh (Mehrauli), Gazipur, Kh No. 75/2/1, 2/2, 2/3, Narela, Sarai Kale Khan (Nizamuddin), Nandnagri and Village Ambarhai Sector-10, Dwarka. This has helped DDA's image as on agency which protects its land effectively.

Sometimes demolition operations had to be refixed because of litigations involved and non-availability of police force on account of their engagements for law and order duty. During this period DDA has also won some important court cases.

11.1.7 The Damages Branch is entrusted with the work of eviction and assessment of Damages and Recovery from the unauthorised occupants squatting on the Govt. Land under the control and management of DDA. DDA initiates the eviction proceedings under P.P. Act against the unauthorised 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 eviction. During 1.4.2004 to 31.3.2005, Estate Officers did the following work.



Golf Driving Range at Siri Fort Sports Complex

i)	Recovery of damages	Rs. 2,56,Hr
ii)	Number of cases of damages decided	154
iii)	Eviction cases decided upto 31.3.2006	12 Nos

11.1.8 Major achievements of the year 2002-03, 2003-04, 2004-05 and 2005-2006 are given below:

S. No.	Functions	2002 2003	2003 2004	2004 2005
1.	Land handed over to DDA by LAC	2095 Acres	770.697 Acres	1765.60 Acres
2.	Demolition operations carried out (Nos)	472	354	326
3.	Land reclaimed by removing JJ clusters	374.54 Acres	259.44 Acres	181 Acres
4.	Structures/buildings removed	14567	13077	14937
5.	Recovery of damages made	Rs. 1.15 Crore (Appox)	Rs. 1.37 Crore	Rs. 1.57 Crore
6.	No. of damage cases decided	835	887	321

11.1.9 Land Acquisition During 2005-06

An area of 8,268.33 acres of land was awarded during the year 2005-2006, out of which 3,426.97 acres of land was handed over by the Land Acquisition Collector to DDA. The details of the land handed over by the LAC to DDA is as under:

1.	East Zone	0.80 Acres
2.	West Zone	9.93 Acres
3.	North Zone	3335.83 Acres
4.	South Zone	80.60 Acres
	Total	3426.97 Acres

11.2 Land Disposal Department

The Land Disposal Department manages land and Revenue Estates entrusted by the Govt. of India to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 as well as the land under the disposal of DDA under the scheme of Land Acquisition, Development and Disposal of Land. In addition to this the Land Disposal Department is 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 Land Disposal Department are given below.

11.2.1 L.S.B./ L.A.B. (Residential)

Lease Admn. 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 right into free hold. During the period, the following achievements have been made :

Sl No.	Item	Achievement
1.	Allotment of plots	Nil
2.	Amount received as premium	Rs. 290.88 Lacs
3.	Amount received as composition fees	50.63 Lacs
4.	Conveyance Deed (Free Hold) executed	1,555
5.	Possession Letter	229
6.	Lease Deed executed	289
7.	Mutation decided	242
8.	Extension of time	488

11.2.2 Co-operative Society Cell

Co-operative House Building Society Cell deals with the cases of Co-operative Societies to whom land has been allotted for the development of plots. During the period under report the following achievements were made.

1.	Composition Fees	Rs. 3,96,58,845/-
2.	Conversion Cases	618
3.	Sub-Lease Deed Executed	5
4.	Mutation cases settled	70
5.	Extension of Time	95
6.	Mortgage Permission	8

11.2.3 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 Resdl. Scheme-1981. During the period under report, the following achievements were made :

1.	Allotment of plots	1,174
2.	Amount recovered	Rs. 36.87 Crores
3.	Demand Letter issued	1,172
4.	Demand Letter for third instalment	1,434
5.	Demand Letter final rates	2,080
6.	Possession Letter	3,470
7.	Extension Letter for payment	6
8.	Mortgage Permission	16
9.	S.C.N.	376
10.	Cancellation Letter	104
11.	Mutation Letter	578
12.	Change of Address made in Computer	424

11.2.4 LAB (Rohini)

This branch mainly deals with the cases of issue/execution of lease deed in respect of plots allotted/auctioned in Rohini Resdl. Scheme besides conversion from lease hold to free hold. During the period under report, the following achievements were made :

1.	Composition Fees	76,18,867/-
2.	Conversion	1199
3.	Lease Deed Executed	2685
4.	Mutation	102
5.	E.O.T.	433
6.	Mortgage	15

Children enjoying skating at Rashtriya Swabhimaan Khel Parisar

11.2.5 LSB (Industrial)

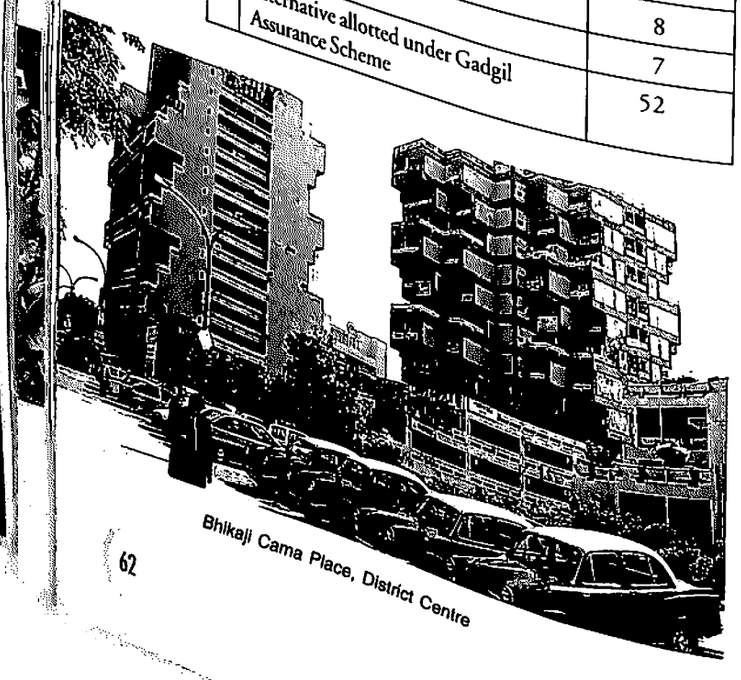
The Industrial Branch deals with the disposal of industrial plots by way of auction/allotment. Besides the disposal, the branch is responsible for execution & administration of leases. During the period under report, the following achievements were made :

1.	Lease Deed Executed	8
2.	Mutation	77
3.	Mortgage Permission	22
4.	Conversion	310
5.	E.O.T.	35
6.	S.C.N.	21
7.	Lease Deed Cancelled	1
8.	Ground Rent	Rs. 20,15,89,419/-

11.2.6 Old Scheme Branch

Old scheme branch deals with the disposal of plots in the scheme of Re-development of Kingsway Camp, MOR, Land transfered under package deal and 24 Revenue Estates. This branch also deals with the regularization of plots under Gadgil Assurance Scheme. During the period under report, the following achievements have been made.

1.	Execution of Lease & C.D.	307
2.	Mutation	24
3.	Mortgage	8
4.	E.O.T.	7
5.	Alternative allotted under Gadgil Assurance Scheme	52



Bhikaji Cama Place, District Centre

11.2.7 Commercial Land Branch

Commercial Land Branch deals with the [illegible] commercial plots, mixed land use plots [illegible] the DDA in its various commercial [illegible] commercial plots are disposed of by way of tender/ allotment. During the period under the following achievements were made :

1.	Allotment of plots through a) Auction b) Alternative Allotment	56 533 Rs. 1188.25 Rs. 5.60
2.	Auction Premium	37
3.	Ground Rent	84
4.	E.O.T.	81
5.	Possession Letter	54
6.	Lease Deed executed	60
7.	Mutation/Transfer	170
8.	Mortgage Permission	Nil
9.	S.C.N.	
10.	Restoration	

11.2.8 Commercial Estate Branch

Commercial Estate Branch deals with the [illegible] built up commercial properties through [illegible] allotment & tender to reserved categories [illegible] Physically Handicapped persons, Land [illegible] Category, Freedom Fighter, Ex. Servicemen [illegible] allotment to Govt. Deptt., Public Secror Undertakings for which reservation has been made vide [illegible] resolutions of the Authority. Parking sites [illegible] disposed of by this branch through renders [illegible] fee basis. The details are as under :

1.	Allotment through Tender	[illegible]
2.	Allotment in C.R. Park to Evictees through Draw	[illegible]
3.	Possession Letter	[illegible]
4.	Cancellation Letter	[illegible]
5.	Restoration	[illegible]
6.	S.C.N.	[illegible]
7.	Mutation	[illegible]
8.	Mortgage	[illegible]

11.2.9 Institutional Branch

The Institutional Branch deals with the allotment of land to various institutions like Social, Cultural & Semi Govt., Post & Telegraphs, MTNL, DVB, MCD, Religious, Pvt. and Govt. Schools. There have been major policy changes for disposal of institutional plots by DDA and sites for hospitals, nursing homes, higher or technical education institution, community halls, clubs and school are now to be disposed to private societies through auction only. During the period under report, the following achievements have been made :

1.	Allotment Letter	79
2.	Possession Letter	80
3.	Amount Received	Rs. 106.75 Crores
4.	Mortgage	66
5.	E.O.T.	278
6.	S.C.N.	185
7.	NOC	53
8.	Lease Executed	128
9.	Cancellation Letter	13

11.2.10 Group Housing Society

1.	Allotment of Plot	Nil
2.	Premium Received	Rs. 13,45,47,963/-
3.	Composition fees	Rs. 94,32,494/-
4.	Conversion	4,789
5.	Possession Letter	3
6.	Lease Deed	10
7.	Mutation Transfer	159
8.	NOC	2
9.	Mortgage permission	15
10.	S.C.N.	7
11.	Conveyance Deed	6456

11.3 Land Costing Wing

11.3.1 Recovery of Ground Rent

A drive was launched to effect the recovery of outstanding arrears of ground rent. Computerized defaulter notices with element of interest have already been issued for an estimated arrears of Rs. 50.00 crores and further notices are also being issued. Actual recovery of Ground Rent during the last five years is shown in the next coloumn.

Year	Ground Rent (Rs. in Crores)
2001-02	29.50
2002-03	33.96
2003-04	37.45
2004-05	40.85
2005-06	51.49

11.3.2 Recovery of License Fee

A number of properties of DDA are allotted on license fee basis. DDA's builtup properties in Janak Puri Distt. Centre and Bhikaji Cama Place were also allotted on license fee basis. Several steps had been taken to recover the license fee from these properties during the year. Actual recovery of license fee during the last five years is as under.

Year	License Fee (Rs. in Crores)
2001-02	29.89
2002-03	32.88
2003-04	33.87
2004-05	28.28
2005-06	39.15

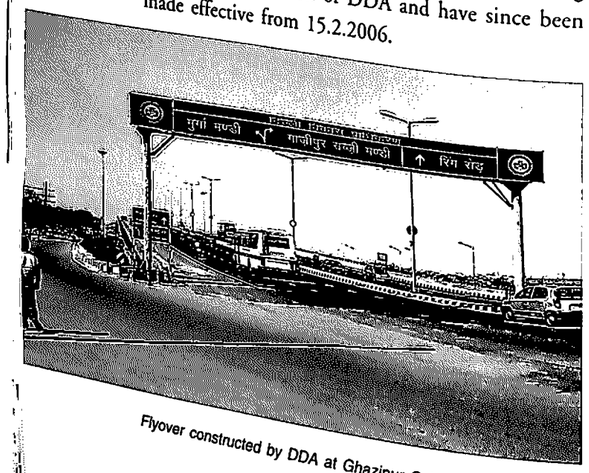
11.3.4 Other Performances/ Initiatives

The Cost Benefit Analysis and Predetermined Rates of Dwarka, Narela and Rohini Phase III, IV & V for the year 2005-06 have been finalised for a proper financial management by way of scientific project appraisal. These rates have been notified by the Ministry of Urban Development also in the recent past. The exercise relating to Cost Benefit Analysis in respect of Narela, Tikri Kalan and Rohini Phase IV & V Projects for the year 2006-07 have also been finalised and got approved from the Authority in its meeting held on 24.03.2006. Necessary reference to this effect has also been made to the Ministry for approval and notification.

11.3.5 Conversion of Residential Properties

The cases for conversion of Residential properties from leasehold to freehold are being checked by the Accounts Section of the Land Costing Wing. Efforts are being made to ensure that there are neither any delays nor any violation of the laid down policies in vogue. The department has taken a considered decision

to enhance the conversion charges by 50% over the existing conversion charges in respect of colonies falling under the jurisdiction of DDA and have since been made effective from 15.2.2006.



Flyover constructed by DDA at Ghazipur Subzi Mandi

11.3.6 Conversion of Commercial & Industrial Properties

Government has approved the scheme of conversion of Commercial and Industrial properties form lease hold to freehold in June, 2003. Keeping in mind the sole objective of making the Conversion Scheme consumer friendly an exercise was undertaken afresh to further rationalise the rates of Commercial and Industrial properties after reviewing the existing rate structure at length. After detailed discussions and due deliberations, it has already been decided with the approval of VC to rationalise the market rates of Commercial and Industrial land for the year 2005-06, which are being uniformly followed. The above rationalisation of rates has led to encouraging response from the intending applicants seeking conversion.

With the rationalisation of rates and keeping in view the staggering increase in the real estate trend where the rates are almost sky rocketing with reference to the rates those of 2005-06, the department in pursuance to its commitments to be sensitive and alive to the genuine difficulties/ needs of its allottees has taken a very liberal view to increase the existing Commercial and Industrial rates by 20% only for the year 2006-07, notwithstanding the unprecedented hike in the Real Estate Market. The revised rates for the year 2006-07 which has since been circulated are as under.

Market Rates for Commercial Properties

S. No.	Zone	Rates for 2006-07 Per Sqm for the
1	Central and South	43,200/-
2	West, North, East and Rohini	30,000/-
3	Dwarka	43,200/-
4	Narela	12,000/-

Market Rates for Industrial Properties

S. No.	Zone	Proposed Rates for 2006-07 Per Sqm for the
1.	Central and South	25,920/-
2.	West, North, East and Rohini	18,000/-
3.	Dwarka	25,920/-
4.	Narela	9,000/-

11.3.7 Revision of Rates of Institutional Land Premium

The Agenda for fixation of Institutional Land Premium rates for the year 2005-06 was placed before the Authority in its meeting held on 19.10.2005 and the rates structure proposed has been approved by the Authority. Accordingly, the Ministry has also conveyed the approval to the DDA's proposal vide letter No. J-13036/3/2000-DDVA dated 24.11.2005. However, keeping pace with the ongoing scenario, the department has already initiated the process of revision of Institutional Land Rates for the year 2006-07 and is under active consideration of the higher authorities.

11.3.8 Other Important Items/ Achievements

During the year an attempt was made to fix the premium for various institutions, fixation of licence fee in respect of petrol pumps and permission for permitting banks, nursing homes and guest houses etc. and matter was taken up with the Ministry on issue relating to fixation of licence fee for sites of petrol pumps sites on DDA land has since been finalised and is being implemented.

important issue which was hanging fire for quite some time relating to fixation of predetermined rates to be charged from the evictees of Chawri Bazar etc. in walled city and to be relocated at Gazipur in East Delhi could be firmed up after putting in untiring efforts following detailed discussions and due deliberations. The other vital issue like fixation of misuse charges and the rates for computation of composition fee for delay in construction have all also been firmed up and have been made available well in time.

11.3.9 Computerisation of Accounts Land Records

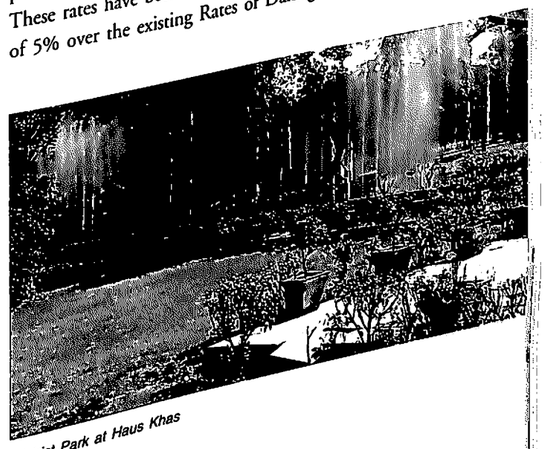
At present Demand and Collection Registers in Accounts Department are being maintained manually. Sometimes, it causes delays in cash verification or computation of arrears due from the allottees. Therefore, it had been decided to switch over towards the progress of automation by computerisation of records of accounts relating to allotment of land from the present manual environment. These records of allotments are being updated and are likely to be computersied in the near future.

11.3.10 Outsourcing the Recovery of Ground Rent

As a part of the constant follow up action regarding realization of dues/updation of dues in respect of ground rent pertaining to various properties, DDA has taken a conscious decision of designating one of the leading banks viz Indus Ind Bank for outsourcing the recovery of ground rent. The Indus Ind Bank has already earnestly taken up the job and full co-operation is being extended by the various wings in achieving this ambitious mission. The bank has shown a very good progress.

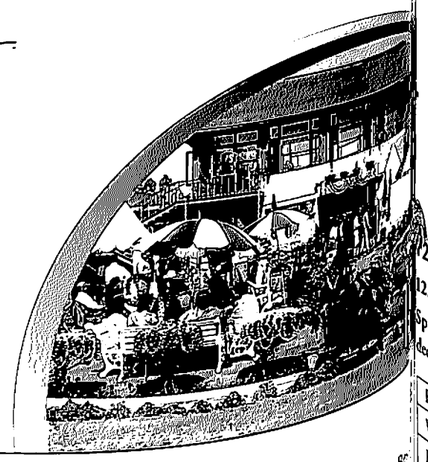
11.3.11 Revision in Rates of Damages

As of now there is a three tier system of rates for damages for unauthorised encroachment of Government land : (a) pre 1.4.1981 occupants (b) occupants from 1.4.1981 to 31.3.92 and (c) occupants from 1.4.1992. The rates of damages charged were last fixed more than a decade back and were long due for revision. There was a reference from the Ministry of UD & PA (L & DO, Division) wherein DDA was asked to follow a uniform rate of 10% of the land rates. This meant about 10 fold increase in the existing rates. After an in depth study of the various aspects, a proposal has been firmed up with the approval of the Authority to cap the current rates of damages at 2.5 times the existing rates. For land under DDA Nazul-II/GDA, it has been proposed to adopt the Government's pattern of charging damages @ 10% p.a. of the market rates of land for the relevant purpose. These rates have been further revised with an increase of 5% over the existing Rates of Damages.



District Park at Haus Khas

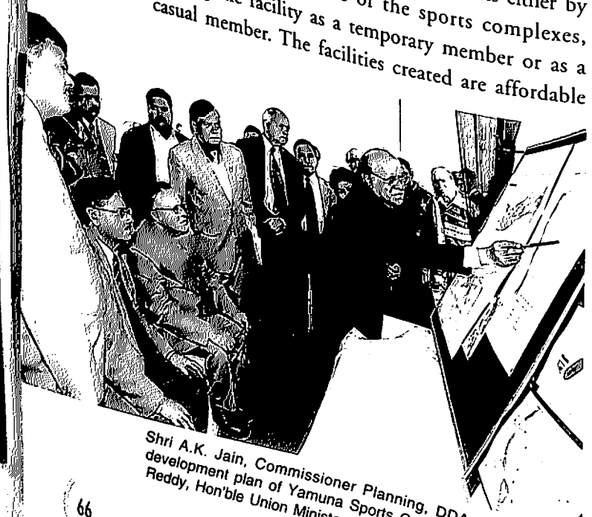
Sports



12.1 Introduction

The Asian Games held in Delhi in the year 1982 created an awareness regarding lack of sporting facilities for Delhiites. This aspect threw open a challenge to the DDA for adopting a sporting vision which added new dimensions to the planning and development of sports in Delhi. The development of sports by the DDA is in conformity with the Delhi's Master Plan 2001. The first Sports Complex of the DDA established at Siri Fort in the year 1989 realised the dream of sports planners. Over the years Sports Wing of the DDA has added several sports complexes and multigyms all over Delhi which are being regularly used by the *Delhiites* on pay and play basis either by becoming life members of the sports complexes, availing the facility as a temporary member or as a casual member. The facilities created are affordable and within the reach of general public. [illegible] concessions extended to students and senior [illegible] (60 years and above) have made these sports [illegible] accessible to citizens of all age groups. The Sports [illegible] endeavours to add more and more Comp[lexes] Multigyms by providing state of art equipment[s] upgrade the existing facilities. In addition, Dir[ectorate] developed other sports/recreational facilities [such as] play fields, children parks and fitness trails [by] Horticultural Wing.

Thus, DDA has not only taken sports to the doorsteps of *Delhiites* but has been significantly successful in creating awareness about the importance of health and fitness by developing sports facilities devoted exclusively to sports. For the past few years the concept of DDA sports has been diversified within the complex activities to coordinate the organisation of sports events at State, National & International level. DDA has also been a [major] contributor in the preparation of Commonwealth Games-2010.



Shri A.K. Jain, Commissioner Planning, DDA explaining the development plan of Yamuna Sports Complex to Shri S. Jaipal Reddy, Hon'ble Union Minister for Urban Development

12.2 Objectives

- To Provide recreational and healthy environment to the citizens of Delhi.
- To take sports to those sections of the society who cannot afford membership of prestigious clubs etc. and those who would like to associate with 'clubs' totally devoted to sports.
- To promote various sports not easily accessible to the general public.

To ensure mass participation in sports activities and thereby the spirit of mutual help and goodwill among citizens of Delhi in general and the members of the complexes in particular.

12.3 Management

12.3.1 Sports Management Board

Sports Management Board (SMB), the highest decision making body, is constituted of :

Hon'ble Lt.Governor of Delhi	Chairman
Vice Chairman, DDA	Member
Finance Member, DDA	Member
Engineer Member, DDA	Member
Director (Sports), DDA	Member Secretary

12.3.2 Role of Sports Management Board (SMB)

SMB under the chairmanship of Hon'ble Lt. Governor is supreme. It is the policy and decision making body. It gives directions and advises on the development of sports and watches over financial health and over-all management of sports complexes.

SMB normally meets once a quarter. It may call other officers of DDA or experts from outside for consultations as and when required.

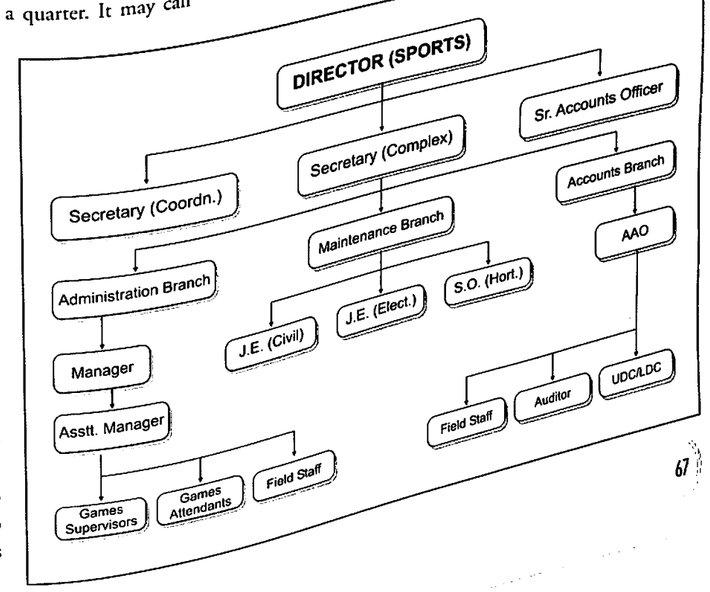
F.M. is the executive head of Sports in DDA. Under him is Director (Sports) who heads the Sports Wing and exercises over-all control of sports complexes. He is responsible to coordinate all sports activities in DDA.

Director (Sports) is also the advisor to V.C. and F.M. on matters related to Sports and is ex-officio Administrator of Sports Complexes.

12.3.3 Administration

The overall administration of all the sports complexes is looked after by the Director (Sports). He is assisted by Secretary (Coordn.) and Senior Accounts Officer (Sports) in administration/ sports related activities and financial management repectively. The day to day administration of each complex is looked after by a Secretary who is assisted by a Manager and an Asstt. Accounts Officer (AAO) and Sports and Maintenance staff. For the maintenance of sports complexes a Junior Engineer each for Civil & Electrical works and a Section Officer (Horticulture) are made available. Each of them is responsible for maintenance of these sports complexes with the help of technical and other manpower which include electricians, khallasies, mates, beldars, garden supervisors, *malies*, house keeping/security staff etc. Most of the Services such as house keeping, security, maintenance of grounds etc. are out-sourced. Other technical/ field staff personnel are also engaged on contract basis from professionals on as required basis. Only nucleus administrative, accounts and field staff are from regular cadre of the DDA.

Organisation Chart of a typical sports complex is given below :



Sports Complexes are developed in approved green areas by the DDA Engineers. During design and construction stage, however, advise of Director (Sports)/ Sports Wing is sought to ensure that users angle is taken care of. Once sports complexes are fully developed, these are handed over to sports wing as custodians for running and maintenance. Major development/ upgradation of capital nature is carrried out by the DDA engineers.

Shooting at Siri Fort Sports Complex

12.4 Development of sports infrastructure, maintenance and upgradation

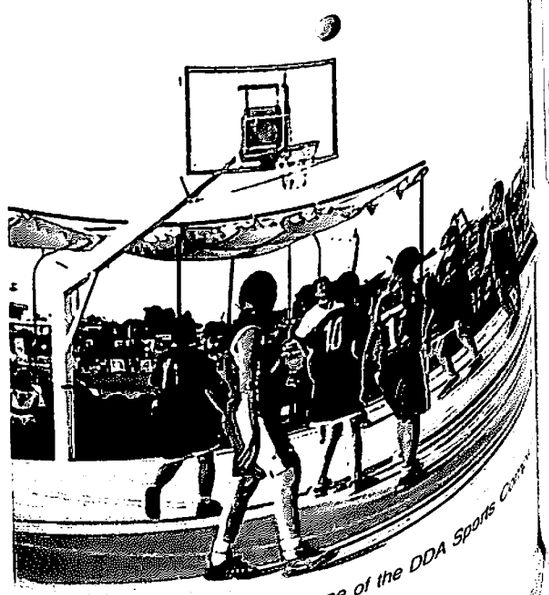
12.4.1 Sports Infrastructure

Ever since the DDA established its first sports complex at Siri Fort in the year 1989, the number of complexes and other major sports facilities developed/ added are given below:

a)	Sports Complexes	13
b)	Mini Sports Complex	01
c)	Multigyms	
	i) In Green Areas	24
	ii) Within the Complexes	13
d)	Swimming Pools in Sports Complexes	13
e)	Swimming Pool in play field	01
f)	Indoor Multipurpose/ Badminton Halls	07
g)	Tennis Courts synthetic surface)	85 (including 21 having
h)	Squash Courts	30 (including 9 with glass back wall)
i)	Golf Courses	02 (Qutab Golf Course and Bhalsawa Golf Course)
j)	Mini Golf Course	01
k)	Golf Driving Range	03

12.4.2 Major Upgradation of Infrastructure during 2005-06

- Multigym at Prashad Nagar inaugurated by Sh. Ramakant Goswami, area MLA.
- Depth of Swimming Pool reduced to 7 ft. at the deep end at Siri Fort Sports Complex (SFSC).
- Olympic size Swimming Pool opened at Dwarka Sports Complex.
- Olympic size Swimming Pool constructed at RSKP (Pitampura).
- 4 cemented Tennis Courts upgraded to synthetic courts at SFSC.
- 2 cemented Tennis Courts upgraded to synthetic courts at Major Dhyan Chand Sports Complex.
- 3 Clay Courts completely renovated in Rohini Sports Complex.
- Siri Fort Multigym completely renovated into modern state-of-art Fitness Centre.
- A Skating Rink constructed and Basket Ball Court upgraded at Saket Sports Complex.
- Covered Badminton Hall & Aerobics Hall made operational at Rashtriya Swabhiman Khel Parisar, Pitampura.



Basket ball match in progress at one of the DDA Sports Complex

12.4.3 Progressive Development of Facilities

The sequence of development undertaken by the DDA is as shown below :

	2002-03	2003-04	2004-05	2005-06
Sports Complex	• Mini Sports complex at Munirka opened. • Membership opened in the newly developed complexes at Pitampura, Dwarka, Chilla & Jasola.	• Vasant Kunj Sports complex Part-I inaugurated.	• Vasant Kunj Part-I made operational. • Vasant Kunj Part-II also opened.	• Development of Mini Sports Complex at Alaknanda approved.
Swimming Pools	• Swimming Pool of Yamuna Sport complex made fully operational. • Swimming Pool of NSSC (Jasola) & Paschim Vihar Sports Complexes operationalised	• Swimming Pool at Munirka opened.	• Swimming Pool at Vasant Kunj operationalised • Dwarka pool constructed. • Construction of Pool at RSKP, Pitampura. commenced. • Construction of Pools at Kanti Nagar & Pratap Nagar started.	• Dwarka Swimming Pool opened. • Swimming Pool at RSKP, Pitampura constructed. • Depth of Swimming Pool reduced to 7 ft. at SFSC to make it safer. • Construction of Pools at Kanti Nagar & Pratap Nagar in progress. • Pool at CSC in planning stage.
Multigyms	• 10 Gyms (Subhash Mohalla, Bindapur, Gokalpuri, Hastsal, Munirka, Jasola, Dwarka, Chilla, Dilshad Garden-PDKP & Ladies Gym at YSC opened.	• 2 Gyms (Avantika & Janakpuri) opened to public.	• Vasant Kunj & Subhas Nagar mutigyms opened.	• Multigyms at Prashad Nagar opened. • Multigym at Siri Fort upgraded. • Multigym at Salvage Park & Mansarovar Garden under construction.
Indoor Halls	• Construction of state of art, modern multipurpose Indoor Stadium completed • Indoor Halls at Dwarka & Har Nagar operationalised.	• Construction of Indoor Stadium at Pitam Pura & Saket started.	• Development of Indoor Halls at Pitam Pura & Saket undertaken.	• RSKP-Pitampura Badminton Hall opened. • Hall at Saket under construction.
Aerobics Halls	• Aerobics Hall at Saket operationalised.	• Aerobics Halls approved for Pitampura, Jasola & upgraded at SFSC.	• Construction of Aerobics Hall at Pitampura & Jasola continued.	• Opened at Pitampura • Under construction at Jasola.
Golf Courses	• 3 hole Bhalswa Golf Course alongwith a Driving Range completed.	• Development of 3 more holes at BGC planned.	• Two new fair ways & holes added in QGC. • Development of 3 more holes at BGC started.	• Upgradation of QGC done. • 2 more holes added in BGC. • Mini Golf Course at SFSC upgraded.

12.4.4 Future Development Plans

Sports Stadia at Siri Fort Sports Complex for Squash and Badminton and at Yamuna Sports Complex for Table Tennis for Commonwealth Games - 2010 and games village near Akshardham Temple.

- 3 Swimming Pools (Pitampura, Vikas Puri & Kanti Nagar) planned to be opened during 2006 swimming season. However, in future development of swimming pools and multigyms will be on BOT basis.

- Development of a Mini Sports Complex at Alaknanda approved and will be taken up during this year.
- 4 more Sports Complexes proposed to be developed in areas that are presently under served. These will be located at Narela, Karol Bagh/ Patel Nagar/ Rajender Nagar, Rohini Phase–III and Dwarka Phase-II.
- A Golf Course at Dwarka is being planned in addition to development of Bhalaswa Golf Course to a 18 hole course. Another Golf Course is under consideration along the Yamuna bed, subject to clearances from various agencies.

12.4.5 Maintenance of Sports Facilities

The daily upkeep of Sports Complexes and their facilities is an extremely important factor towards the functional efficiency of the Complex. Great emphasis is given to this aspect in all the sports complexes through the help of maintenance staff under Junior Engineers/ Section Officers attached with the complexes. The systems created and checks imposed ensure that quality of maintenance is of excellent standard at all times. As the sports complexes function from 6 AM to 9 PM daily, one day in a week i.e., Monday has been earmarked as maintenance day when the Sports Complexes are closed for sports activities.

Shri S. Jaipal Reddy, Hon'ble Minister for Urban Development at Yamuna Sports Complex with Director Sports DDA

12.5 Preparation for the Commonwealth Games-2010

DDA is a major contributor in the preparation for Commonwealth Games-2010 (CWG-2010). It is involved in the preparation and development of the following facilities/ infrastructure for Commonwealth Games-2010.

12.5.1 Games Village

Games Village at "Noida Crossing" adjacent Akshardham temple. The Village will have following facilities.

i) Residential Zone – Accommodation for athletes and officials, dining area, pedestrian resident centers, etc.

ii) International Zone – Comprising of the entry, logistics and accreditation centre, ceremonial plaza, retail facilities, media centre, transport and information centres, leisure entertainment facilities.

iii) Village Operation & Support Area (VOSA) – Providing service functions such as collection/removal, delivery and storage facilities for food, linen, fuel depot, etc.

iv) Transport Mall – Providing transport services athletes to and from competition and training venues.

v) Practice Areas – Athletics Track, Swimming Fitness Centre, etc.

Competition Venues

Competition venues will comprise of the Indoor Stadium for Table Tennis at Yamuna Sports Complex and Badminton and Squash at Siri Fort Sports Complex.

Training Venues

Training venues will be located as under

i) Games Village – Athletics, Aquatics, Gymnastics Centre.

ii) Siri Fort Sports Complex – Aquatics, Badminton, Lawn Bowls.

iii) Yamuna Sports Complex – Aquatics, Gymnastics, Rugby 7s, Table Tennis.

12.5.2 Engagement of Consultants

A comprehensive Bid document for the proposal for engagement of design and financial consultants for the development of the Commonwealth Games Village, Games Venues and training venues prepared and issued under the aegis of Sports Wing.

12.5.3 Establishment of CWG-2010 Coordination Office

A coordination office for the CWG-2010 has been established on the first floor of the Indoor Stadium of Siri Fort Sports Complex.

12.6 Sports Activities

Sports Activities planned as per the Sports Wing Annual Action Plan of 2005-06 were successfully accomplished. Some of the major achievements are highlighted in subsequent paras.

12.6.1 Prize Money Tournaments

The DDA organised the prize money tournaments at State & National Level for promoting sports and facilitating participation for those who otherwise do not find an opportunity to exhibit their talent at the District, State and National Level. Prize money tournaments organized by the DDA were made more attractive by increasing the prize money and raising the level of tournaments as given below:

- **2nd Lt. Governor's Cup Football Tournament** organized from 20th to 28th December 2005 is now an All India level tournament with the prize money increased from Rs. 1.60 lakhs to Rs. 4 lakhs. The tournament was organised by the DDA at Dr. Ambedkar Stadium.
- **4th DDA VC's Cup Football Tournament** for juniors (school level) was organised from 29th November to 7th December 2005 at Siri Fort Sports Complex in which 20 top schools of Delhi participated, with a total prize money of Rs. 80,000/-
- **6th DDA Invitational Volleyball Tournament** for State level teams organized from 5th to 7th November 2005, at Hari Nagar Sports Complex with an increased prize money of Rs. 10,000/. 13 teams participated in the tournament.
- **DDA National Series Tennis Tournaments** (AITA Ranking) for Juniors (Under16) was organised at Saket Sports Complex from 21st November to 26th Novermber 2005 in accordance with the guidelines of the AITA.
- **12th DDA Open Squash Tournament** which is a national level tournament was conducted from 25th to 29th September 2005 at Siri Fort Sports Complex in which the prize money was raised from Rs. 1.5 lakhs to Rs. 2 lakhs.

Inauguration of 'DDA Open Golf Championship' at Outab Golf Course

12.6.2 Other Tournaments

a) **Cricket**

- DDA Cricket Tournament for Visually Challenged 2005 – The tournament was organized from 16th to 20th November 2005 at RSC. 10 teams participated.
- DDA Cricket Tournament for Hearing Impaired 2005 – The Tournament was organised from 21st to 24th November 2005 at RSC. 13 Teams participated.
- A Cricket Tournament for U-12 boys was organised at MDCSC, Ashok Vihar during the first week of December 2005.
- 4th DDA Invitational Cricket Tournament for Schools (U-14) organised at Paschim Vihar Sports

Complex from 22nd November to 15th December 2005.

- Rajiv Gandhi Memorial Cricket Tournament was held at PDKP on 24th January 2006.

b) **Football**

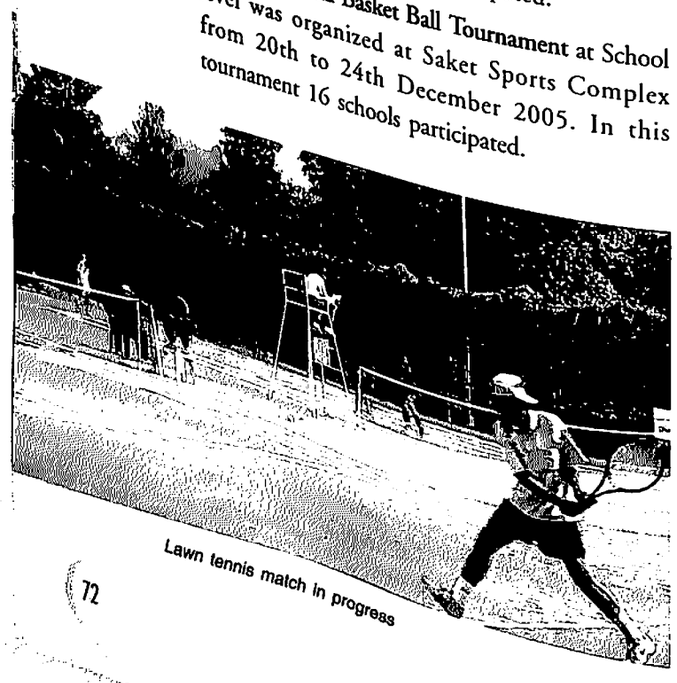
- DDA Cup Football Tournament was organised from 29th November to 7th December 2005 at Siri Fort Sports Complex.
- **Inter School Football Tournament** for under - 14 & under -17 boys organised by Yamuna Sports Complex from 14th to 23rd October, 2005. As many as 32 Schools participated.

c) **Hockey**

- **The 4th Invitational Hockey Tournament** for school boys was held under the 11th DDA Sports Gala from 14th to 25th December, 2005. Sh. Jafar Iqbal, Arjuna Awardee (Hockey) gave away the prizes to winners.

d) **Basket Ball**

- **4th DDA Basket Ball Tournament** was conducted at Poorv Delhi Khel Parisar from 23rd November 2005 to 30th November 2005. A total of 8 teams of neighbouring schools participated.
- **The Invitational Basket Ball Tournament** at School level was organized at Saket Sports Complex from 20th to 24th December 2005. In this tournament 16 schools participated.



Lawn tennis match in progress

- The Mano Vikas Comprehensive Rehabi... & Research Center conducted a basketball ... for about 60 mentally challenged persons ... August 2005 in Yamuna Sports Complex.

e) **Volley Ball**

- **DDA Invitational Volley Ball Tournament** ... Level) 2005 was conducted at Hari Nagar ... Complex from 15th to17th November ...

f) **Tennis**

- **IATA Junior Championship Series** (National ... Tennis Tournament) for under-14 and under ... girls and boys was organised by YSC from ... to 16th July 2005.
- **DDA National Series U-16 Tennis Tournament** ... (AITA Ranking) 2005 organised at Saket ... Complex from 21st to 26th November ... 227 children from various parts of the ... participated.

g) **Badminton (International)**

- **Vth USIC World Railway Badminton Championship–2005** conducted from 21st to ... November 2005 at the Indoor Stadium ... Fort Sports Complex.
- **Inter School Badminton Tournament** for ... Girls held from 22nd to 26th November ... successfully at Dwarka Sports Complex.
- **Badminton Tournament 2005** for under ... organised by Rohini Sports Complex ... Sports Gala from 14th to 18th December ...
- **The Asian Satellite International Badminton Championship** was held at Siri Fort ... Complex from 18.10.2005 to 23.10.2005 ... countries Nepal, Malaysia, Indonesia, Sri ... Pakistan, Iran and India took part in ... championship.

h) **Squash**

- **12th DDA Open Squash Tournament** ... organised at SFSC from 25th to 29th ... 2005.

- **Northern India Delhi Squash Championship-2005** organised by Delhi Squash Association (affiliated with the Squash Rackets Federation of India), was conducted at Saket Sports Complex from 20th to 24th September 2005.

k) **Table Tennis**

- **The Inter School Table Tennis Invitational Tournament** was organised by VKSC from 25th to 27th November 2005.
- **The Asia Cup Table Tennis Tournament** was held at Indoor Stadium of Siri Fort Sports Complex from 17th to 20th December 2005. Top Asian countries including China, Japan and Korea took part.

l) **Skating**

- **5th Lal Bahadur Shastri Memorial Roller Skating Championship** was held from 10th to 12th June 2005 at Yamuna Sports Complex where 237 trainees of various age groups took part in speed.
- **10th Roller Skating Championship** was held in MDCSC, Ashok Vihar, on 7th & 8th December 2005.

m) **Net Ball**

- 4th Netball match between India and Pakistan organised at the Yamuna Sports Complex on 26th April 2005. The match was won by the Pakistan team.

n) **Soft Ball**

- **Junior National Softball Championship** was organized by Softball Association of Delhi in YSC from 21st to 26th June 2005. About 1000 players consisting of boys and girls teams from 23 States and 2 Union Territories participated in this championship.

12.6.3 **Sports Gala**

Annual Sports Gala was organised from October 2005 to January 2006 over a period of 15 days in all the sports complexes in which individual sports competitions for members were conducted. These competitions included games such as Tennis, Table Tennis, Badminton, Squash and Billiards/Snooker. Besides tournaments in team sports such as Football, Hockey, Basketball, Cricket, Volleyball and Skating were also organized by the complexes during the Sports Gala.

12.6.4 **Golf Tournaments**

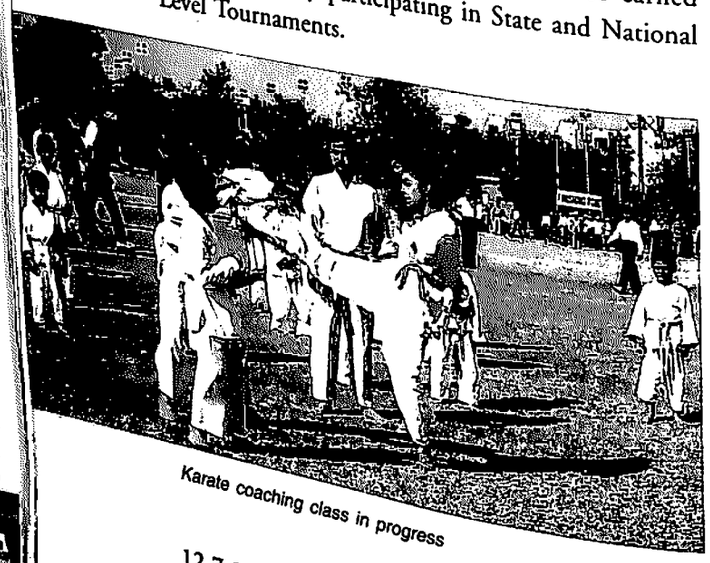
The Qutab Golf Course organised following tournaments during the year.

a) DDA Open Golf Championship (Pro-Am) organised at Qutab Golf Course from 6th April to 10th April 2005.
b) Delhi Golf Society Delhi State Inter School Amateur Golf Championship was organised from 27th to 28th September 2005.
c) Admiral's Cup Golf Tournament was organised on 26th November, 2005.
d) A Medal Round Golf Tournament held on 7th January, 2006.
e) CAG Cup Golf Tournament organised on 4th February, 2006.
f) ICICI Private Banking Tournament held on 15th February, 2006.
g) Lt. Governor's Golf Cup held on 4th March to 5th March, 2006.
h) Civil Services Golf Championship Delhi Zone organised by the DDA in its Qutab Golf Course on 11th and 12th March, 2006.
i) The Travel Agents Association of India Tournament held on 25th March, 2006.

Lt. Governor of Delhi Shri B.L. Joshi presenting prize money cheque to Mukesh Kumar, winner of the LG Golf Cup

12.7 Coaching

The Sports Complexes organised coaching in various sports throughout the year. The cricket coaching organized by Shri Gurcharan Singh, Shri Madan Lal, Shri Sumit Dogra, Shri Dinesh Verma, and Shri Achrekar received great applaud. The small racket Mini Tennis coaching conducted at Siri Fort and Saket Sports Complexes for children of 5-8 years age group has been received very well. The other notable schemes imparting advance coaching in tennis by Peninsula Tennis Academy and Team Tennis Academy has done extremely well. Several young boys and girls being trained under these Academies are taking part in national tennis circuit. The young skaters undergoing coaching in the sports complexes have also earned several laurels by participating in State and National Level Tournaments.



Karate coaching class in progress

12.7.1 Summer Coaching Camps

Coaching Camps during the summer vacations for the children were successfully conducted in all the Sports Complexes in various sports. The Qutab Golf Course organised two Summer Coaching Camps/Clinics from 1st to 16th June 2005 and from 20th June to 2nd July 2005. A number of children benefited from these Camps/Clinics.

12.7.2 Swimming Coaching

The 12 swimming pools run by the DDA are known for quality of water, cleanliness and ambience. Besides providing safe swimming facility, coaching under expert coaches was organised for both members and members. Swimming gala comprising of several competitive events were held to mark the end swimming season.

12.7.3 Sports Promotion Schemes

- **Athletics** – DDA Athletics Promotion Scheme boys and girls being supervised by G.S.Randhawa, Padamshree, Arjuna Awardee doing well. Of the 15 trainees in the Scheme won 26 Gold, 17 Silver and 7 Bronze medals various meets during the year they participated at State and National Level.

- **Football Promotion Scheme** – This scheme launched in June 2002 under the expert guidance of Shri Melvyn D'Souza (ex FIFA Referee) has done a commendable job. Trials for selection of trainees (Boys U-16) were conducted on the 17th July 2005 at Yamuna Sports Complex and 23rd and 24th July 2005 at Siri Fort Sports Complex. Currently 75 selected boys are receiving training under the scheme. Some of the achievements of the Scheme are as given below:

  a) 31 boys represented their respective sub-teams in Subroto Cup Football Tournament – 2005.

  b) 11 boys were members of Delhi State (U-16) team which participated in the North Zone. 3 of the trainees were selected as probables footballers by the AIFF to undergo training in Coaching Camps at Kolkata/ Goa.

  c) 18 trainees got free admission in prestigious Schools (Air Force Bal Bharati School, Subroto Park/ Lodhi Road) due to their talent and prowess in football. Their tuition fee and transportation charges have also been exempted.

12.8 Membership Management

4,094 members were enrolled during the year. 1,[illegible] notices were sent by the Complexes to the members who have not paid their monthly subscription. [illegible] memberships were cancelled during the period 2006 (Upto February 2006)

12.9 Publicity

Four issues of the DDA's Sports Newsletter were published during the year covering the sports activities of the complexes, facility development taking place, technical articles on major sporting events and focus on the events which will be completed in Commonwealth Games–2010.

12.10 Financial Management

DDA Sports Complexes are designed to be self–sustainable. This has been made possible by enrolling members who besides paying a 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 anyone on 'Pay & Play" basis. The fees/ charges for casual visitor, who become a member for the day, are nominal and affordable. 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 account of Nazul II 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. Cross subsidisation from more popular complexes to less popular one is done where required. Non refundable one time entry fees for membership collected by the complexes are remitted to DDA Main to pay back towards capital expenditure. Rs. 2331.17 lacs up to December 2005 has so far been remitted to DDA Main on this account. During the year 2005-06 (up to Dec. 2005) Rs. 74.14 lacs has been generated as surplus.

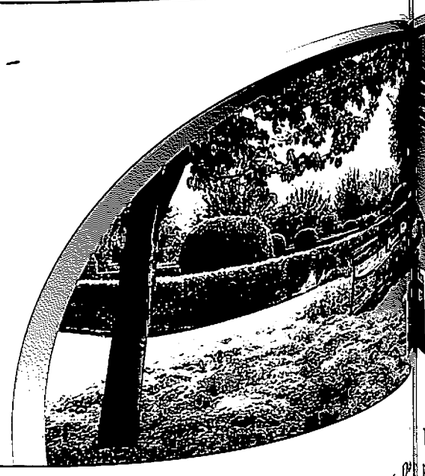
For the purposes of running and maintenance on day to day basis, which includes expenditure of staff salaries, establishment costs, house keeping, security etc. the Sports Wing/Sports Complexes are self sustaining. This is made possible due to the concept of membership and pay & play facilities. Cross subsidization from more popular comlexes 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/notice are being dispatched on regular basis. Back log of defaulters is being cleared and membership of those who continue to be in the defaulters list is being cancelled on regular basis.

12.11 Conclusion

The sports complexes developed by the DDA have created health awareness amongst Delhiites besides providing sporting facilities for all sections of society at affordable rates. The year saw commissioning and upgradation of a number of facilities in the existing sports complexes and multigyms. Five State/National Level prize money tournaments in Football (two tournaments), Squash, Tennis (AITA Ranking) and Volleyball were organised by the DDA Sports Wing besides several tournaments at the Sports Complexes. The public golf course at Lado Sarai also organized a number of golf tournaments including the first ever Pro-Am competition under the aegis of Professional Golf Association of India. The DDA continued in its effort to promote athletics and football for talented children under its promotion scheme. Delhi having been given the responsibility of organising the Commonwealth Games-2010, the DDA has been assigned the task of development of the Games Village and Stadia for Badminton, Squash and Table Tennis besides training venues at all three locations.



Horticulture
Greening the Capital

13.1 In a concrete jungle it is amazing to find an evergreen forest. A fact that does DDA proud by having built the finest network 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 tot-lots that have sprung up in and around residential colonies, commercial, industrial and heritage monuments.

During the year a massive plantation drive was also launched by involving school children, senior citizens and Ministers/ MLAs and MPs in the plantation programme. A Flower Show was also organised successfully by the Horticulture Department, DDA in the month of March, 2006.

13.2 Like previous years DDA decided to organize the 22nd Annual Alower Show during the spring season from 3rd March to 5th March 2006. Of this period, DDA strove to develop the "Protecting and nurturing greens for tomorrow."

For over four and a half 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 ongoing progressional process.

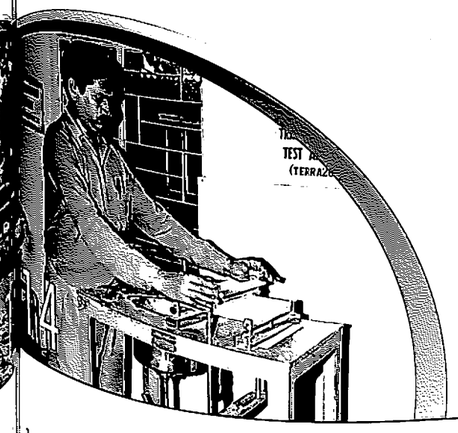
Performance/ Achievements during 2005-06 in North Zone.

S. No.	Item	Year 2005-06 Target	Achievement
1	Plantation	1,44,195 Nos.	1,46,688 Nos.
2	D/o New Lawns	100.18 acres	44,66,5
3	D/o Children Park	28 Nos.	12 Nos.

Performance/ Achievements during 2005-06 in South Zone.

S. No.	Item	Year 2005-06 Target	Achievement
1	Plantation	2,36,000 Nos.	2,63,740 Nos.
2	D/o New Lawns	132.70 acres	76,7,75
3	D/o Children Park	10 Nos.	8 Nos.

Qutab Golf Course



Quality
Assurance Cell

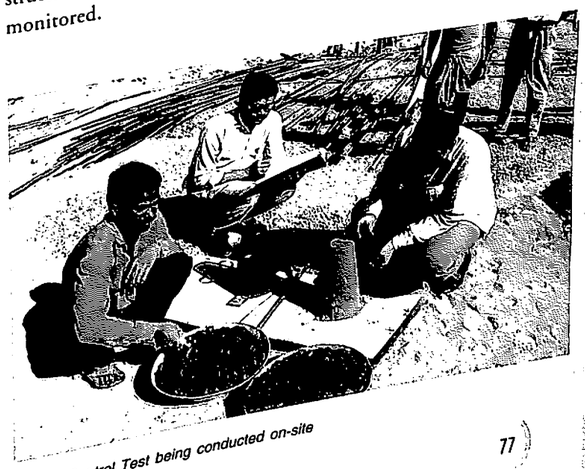
14.1 Delhi Development Authority is committed to provide quality products at reasonable cost to the customers, keeping in mind, "the customer is the king". The quality is, therefore, drilled not only into activities of various serving departments of DDA, but also in its construction and development works.

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/EE and externally at level of Q.C. Cell now renamed as Q.A. Cell of DDA by conducting periodical inspections so as to ensure that the works are executed strictly in accordance with contract-conditions, specifications and drawings.

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 S.E.s (6 Civil & 1 Elect.), one A.D. (Hort.), and one S.E. headed by CE (QC). The unit is playing vital role in Quality Assurance, which oversees not only the quality of materials and workmanship but also the quality of planning, designing, contract documents, specifications etc. and issues necessary guidelines, circulars etc. form time to time as and when necessity arises. For some of the mega projects/prestigious projects, a system of third party inspection has been introduced and agencies like CRRI, IIT etc. have also been engaged as consultants.

14.4 The major projects are inspected by Q.A. 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 workmanship aspect which are duly examined during Quality Audit. The deficiency noted, if any, is promptly brought to the notice of concerned SE/CE for suitable and effective administrative/ contractual action and close watch is kept on compliance of the observations.

14.5 The specifications and technologies adopted are being reviewed regularly and suitably amended to meet the present requirements, environmental consideration. Use of new construction materials, new techniques, use of R.M.C. etc have been encouraged. Control on time and cost over runs without compromising with the quality, functional requirements, aesthetics and structural soundness of the building is being effectively monitored.



Quality Control Test being conducted on-site

14.6 'Sky is the limit' – keeping this theme in the mind, the DDA has been striving for continued improvement of services and quality of work. Zonal level interactive workshops were conducted in each zone which were attended by the officers of all level right from JEs to SEs bringing out valuable suggestions for continual quality improvement. The Q.A. officers and other Engineering staff were sent for refresher courses/training programme being conducted by CPWD/CRRI/NCCBM/NPC etc. for their skill upgradation.

14.7 Emphasis has also been laid to clear the long pending Q.C. paras and closure of the cases for which the drive was launched by Q.A. Cell to identify the pendencies with various offices, pursue the ATRs from respective EE/SE/CEs and arrive at final action either to close the case or to initiate administrative/ contractual action against the erring officials/ contractors. As a result Q.A. Cell has been able to close 441 old cases during the year and a good number has reached to its final action stage, which is a record as compared to past performances.

14.8 Complaints as and when received are got investigated through Q.A. Cell/units and vigilance action is initiated by Vigilance Unit as and when any vigilance action is considered necessary. During the year 9 such cases were investigated.

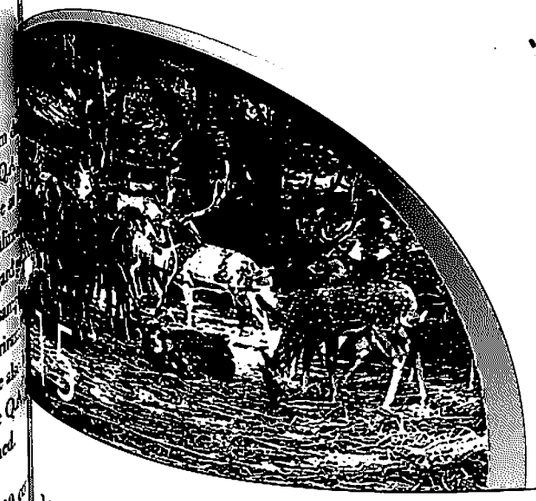
14.9 Selection of materials, for work, collection of representative samples and their testing in reputed and reliable lab is of utmost importance. Q.A. Cell has a well equipped testing lab (with one AE and 2 JEs) set up in Asian Games Village Complex. Though day to day routine tests are conducted at site by field staff, the random samples collected by Q.A. team their inspection are mostly got tested in the Q.A. In order to induce more confidence in people the present system of testing has been streamlined revised guidelines have been issued in this regard more emphasis for testing of at least 25% samples outside lab. As such, ten other labs like Structural House and NTH, Delhi Test House etc. have also approved for testing of material. Besides, the Q.A. of DDA is also being renovated/strengthened.

14.10 In order to obtain ISO: 9001-2000 certification, which may lead to ultimate certification of Cell as a whole, Quality Manual and Procedures have been drafted and series of training programmes conducted. The application for certification shall moved shortly to BIS.

14.11 The achievements during the year 2006-07 and the Target for year 2006-07 are as under :

S. No.	Description	2005-06	2004-05	2003-04
1.	Inspections	366	366	362
2.	Tech. Audit	-	-	-
3.	Samples/Materials	477	385	383
4.	Closure of files	441	220	150
5.	Complaints investigation	9	11	5
6.	Q.A. Lab (Testing of Samples)	5,247	9,825	11,569

The reduction in number of tests in Quality Assurance Lab is due to the fact that at least 10% of the tests being got conducted from the other external agency labs, which was not mandatory earlier.



15 Finance & Accounts Wing

15.1 Finance & Accounts Wing of DDA is headed by the Finance Member who is 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 these Accounts is summarised in the succeeding paras.

(i) Nazul Account-I

Nazul Account-I represents the transactions relating to the old Nazul Estates entrusted for management to the Government to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 and taken by the DDA in December 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 two years is as under :

	2003-2004	2004-2005	2005-2006 (Actual)
Receipt	2.86	2.90	6.10
Expenditure	12.38	12.72	16.65

(ii) Nazul Account-II

This account comprises transactions pertaining to the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi. The sale proceeds of land and recovery of ground rent etc. are accounted for under this account and expenditure is mainly on acquisition and development of land. The surplus receipt accumulated in this Account is utilised for payment to GNCTD for land acquisition and payment of enhanced compensation as also for expenditure on development and Establishment Expenditure. A sum of Rs. 925.62 Cr. up to 31st March, 2006 has been paid to GNCTD for the land acquisition and payment of enhanced compensation during 2005-06. The receipts and expenditure for the last three years under this Head of A/c is given under :

	2003-2004	2004-2005	2005-2006 (Actual)
Receipt	2,466.83	2,310.56	1931.58
Expenditure	675.61	1,047.48	1568.52

(iii) General Development Account

All properties and land vesting in the Authority are

paid for out of the revenue of this account. Under this account DDA undertakes Housing programme for the Weaker Section, Lower Income and Middle Income Group, besides housing under higher income group and also shops in CSC/ LSC in various parts of Delhi and also land transferred by the Ministry of Rehabilitation are financed from this account. The Receipt and Payment made under this head for the last three years is given below :

	2003-2004	2004-2005	2005-2006 (Actual)
Receipt	522.09	1004.24	757.16
Expenditure	572.83	571.97	576.36

(iv) Annual Accounts

Annual accounts up to the year 2002-2003 have been laid before the Parliament. Audit Certificate for 2003-2004 and 2004-2005 have been received from AG (Audit) Delhi. The certificate for the year 2003-2004 has got approved from the Authority for laying it before Parliament and the certificate for 2004-2005 is under process for placing before the Authority shortly.

(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. 584 Cr. has been realised (including interest on investment) up to 31.3.2006. 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 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. 96.60 Crores as GNCTD share towards repayment of loan up to 31.3.2006, an amount of Rs. 92.90 Cr. have been released by them and a balance of Rs. 3.70 C to be paid. However, an amount of Rs. 3 towards the GNCTD share has been rec from them.

2. As per MoU/ Agreement with PWD/ GNCT in respect of Flyover under Lot-II, under seven flyovers were proposed to be constr The Total cost of the project is Rs. 135 Cr out of this amount Rs. 75 Crores is to b from UDF. i.e. 50% as grant and 50% loan recoverable @ 10% p.a. w.e.f. 2001-02 balance of Rs. 60 Crores is GNCTD's sh Out of Rs. 75 Cr. an amount of Rs. 74.5 have been released and balance Rs. 0.80 C to be released. An amount of Rs. 71.75 (Rs. 11.25 Cr. + Rs. 60.00 Cr.) has been p GNCTD towards repayment of loan GNCTD's share against Rs. 78.75 Cr. due t 31.3.06. Balance of Rs. 7.50 Cr. is yet to be by them.

3. An amount of Rs. 2.52 Cr. as advance was to CPWD for removal of 926 Jhuggie Sector-4, DIZ Area, Gole Market. Un amount of Rs. 2.52 Cr. has been received from CPWD.

4. An amount of Rs. 12.40 Crores as was sanctioned by the Ministry for infrast ture development of Sector-IV, MB Ro Pushp Vihar, New Delhi out of which amount of Rs. 6.20 Cr. has been release CPWD.

5. An amount of Rs. 40 Crores has been sanc by Ministry of Urban Development modernisation of Idgah Slaughter House Ghazipur, Rs. 20 Crores as grant and Rs. Crores as loan. The whole amount of Rs. have been released to MCD.

6. An amount of Rs. 1.18 Cr. has been sanc by Ministry for improvement of M.P. pa North & South Block, New Delhi which been released to CPWD as grant.

(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 lessen 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 :

The Ministry of Urban Development vide their letter

i)	2003-04			
ii)	2004-05	:	Rs. 80.00	Crores
iii)	2005-06	:	Rs. 160.00	Crores
		:	Rs. 80.00	Crores

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 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 entire amount of Rs. 240.00 Crores to DMRC & Rs. 80.00 crore from UDF 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. Out of which Rs. 100.00 Cr. has been released by DDA as grant as per Secy., (UD)'s directions up to 31.3.2006.

(vii) Urban Heritage Award Fund

For any city, heritage is the source of inspiration for its creative endeavour. In order to encourage and also to contribute its bit in the task of preserving, protecting and maintaining and upkeep of at least a hundred years old and still in use historical buildings of Delhi, DDA has instituted an award in 1993 known as "DDA Urban Heritage Award" which is given by the Hon'ble Lt. Governor of Delhi. Necessary funds amounting to Rs. 23.50 lacs have been kept apart and invested to finance the cost of award given every year.

(viii) Outsourcing of ground rent in respect of industrial, institutional and commercial properties

With a view to give hassle free services to the lessee(s) of DDA, a landmark decision was taken to outsource computation, raising of demand and collection of ground rent. Resulting agreement with IndusInd Bank for the said activity has been drawn and data base of 15,000 industrial, institutional and commercial plots has been handed over to the outsourcing bank in this period.

Bank had issued defaulter notices to 14,000 lessee(s) in the first half of Jan. 2005. In the year 2005-2006 a reminder to 9,000 lessees and second reminder to 6,000 lessees was issued and a good response of the lessee(s) for the facility provided to them in depositing the outstanding ground rent and interest thereon by way of drop box and by providing full detail of the outstanding detail etc. is being reflected in the receipts so far collected by the outsourcing bank which has gone up to Rs. 51.13 crores by the end of March 2006.

The data base of residential properties is also under process of finalisation to provide to the outsourcing bank.

(ix) **Outstanding loan and other dues**

As on date, there is no outstanding liability against DDA on A/c of loan/ debentures etc.

15.3 Budget

a) The Budget Estimates of the Authority for the ensuing year and the revised estimates for the current year in respect of all Receipts and Payments of the Authority are compiled in accordance with the provisions contained in DDA Budget and Accounts Rules 1982 and got approved by the Authority. The Budget Estimates duly approved by the Authority are forwarded to 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 various projects/ schemes and helps in control the time and cost over run.

Budget at a glance

(a) Receipts (Fig. in Crs. of

	R.E 2004-05	2004-05 (actual)	R.B.E. 2005-06	B/ 2005
Nazul A/C-I	3.17	2.91	3.38	1.65
Nazul A/c-II	1,912.65	2,310.56	1,217.70	1,25
BGDA	880.65	1,004.22	810.02	1,25
Total	2,796.47	3,317.69	2,031.10	2,90

(b) Expenditure (Fig. in Crs. of

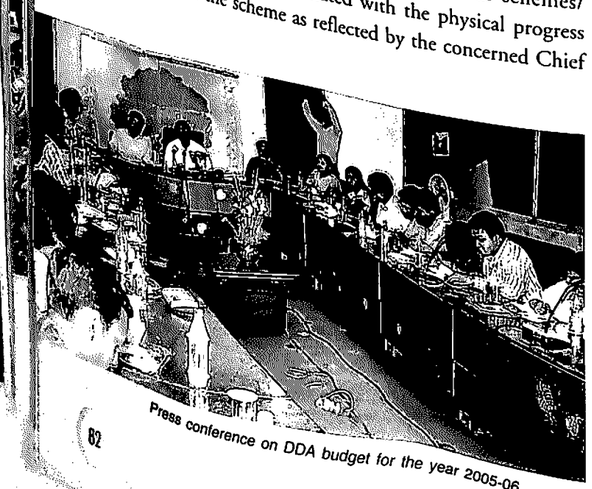
	R.E 2004-05	2004-05 (actual)	R.B.E. 2005-06	B/ 2005
Nazul A/c-I	16.69	14.34	16.38	3.85
Nazul A/c-II	1,234.81	1,101.49	1,820.41	1,25
BGDA	731.75	571.96	502.35	1,25
Total	1,983.25	1,687.79	2,339.14	2,90

(c) Deficiency Charges to MCD

DDA has been handing over number of colonies maintenance to MCD every year. A sum Rs. 1.65 crores has been paid to MCD during year 2005-2006 towards deficiency charges compared to Rs. 1.28 Crs. paid during 2004-2

15.4 Medical Facilities to the Employees

During the financial year 2002-2003, DDA enhanced the monetary annual ceiling of re-imbursement for OPD treatment in respect of staff/officers and the pensioners. Apart from out treatment, all DDA employees including pensioners are entitled to reimbursement of indoor hospitalisation expenses, at Govt. hospitals, Nursing homes, private hospitals registered with Delhi Govt., approved panel for taking indoor treatment. Over 5,000 cases of Pensions/Family Pensions are also with by the medical cell in addition to regular of staff.



Press conference on DDA budget for the year 2005-06

15.5 GPF Scheme

GPF scheme of DDA is akin to GPF scheme that the Central Govt. has for its employees. As on 31.3.2006, a sum of Rs.529.53 crores has been invested in Central ate Government Security/Public Financing Institutions and State Government guaranted Bonds as against the investment of Rs.475.23 Crs. made during the year 2004-2005.

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 4,700 pensioners/ legal heirs of deceased employees getting monthly pension/family pension from the Authority as on date. A sum of Rs.18.60 Crs. has been paid as pensionary benefits during 2005-2006 upto 31.3.2006.

(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, Uttaranchal and U.P. The matter has also been taken up with the Central Bank of India to extend their facility in adjoining areas of other 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 3/06 is Rs. 287.18 Cr. as compared to Rs.282.68 Crore upto the year 2004-05. In addition to this a sum of Rs.69.18 Cr. has also been invested under Gratuity Fund.

(iii) **Registration of Pension Fund and Gratuity Fund Trust**

The Authority in their meeting held on 22nd November 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 pending on the part 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 :-

c) Group Insurance Scheme

1. 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, scrutinises the documents and then releases the amount of GIS in favour of DDA. Then payment is made to the legal heirs by DDA. During the year 2005-06, 201 cases were settled by DDA and further 58 cases are in process.

2. **Personal Accident Insurance Policy (PAIP)**

On the demise of loss of a DDA employee due to an accident or loss or 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 scrutinised in GIS branch and out of DDA fund, payment is made to the legal heir after taking approval of the Competent Authority. During the year eight cases were settled and four are in process.

3. **Benevolent Fund/GIS**
Cases of Staff on Deputation

Benevolent Fund/GIS/PAIP cases in respect of staff of DDA on deputation to MCD/JJDeptt. etc. are also scrutinized by the GIS branch & payment is made by GIS branch. As regards Benevolent Fund, w.e.f. 1.4.2002, payment on Death is made to the tune of Rs.50,000/- & recovery from the employees is made @ Rs.32/- p.m. at uniform

rate from all categories. A sum of Rs.1.52 Crs. has been paid towards payment of B.F. to the legal heirs of the deceased during 2005-2006 upto 31.3.2006 as compared to Rs.0.50 Cr. paid upto 3/2005.

The payment of Benevolent Fund is made by concerned DDOs till December 2004. The Benevolent Fund payment amount which was Rs.50,000/- irrespective of category of employee, has been increased to Rs.1,00,000-(Rs. One Lac) w.e.f. 1.1.2005. The subscription of employees has also been increased from Rs.32/- p.m. to Rs.50/- p.m. The Authority in their meeting held on 22nd November 2004 have resolved to create the DDA Benevolent Fund Trust with Rs.20 Crore as initial deposit as per 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 & Expenditure Sanction

(a) During the year 2005-2006, after detailed project approval of the various schemes forwarded by the Engineering Wing for development of land and housing, financial concurrence was given for Rs.46.97 Crs. Saving of Rs.1.19 Crs. was achieved as a result of detailed financial scrutiny of the proposals forwarded by the Engineering Wing.

(b) Preliminary Estimate

Preliminary Estimates are framed by Engineering Wing for accord of A/A & E/S, which is a pre-requisite for execution of works. Before submission of the P.Es for approval of the Competent Authority, these are referred to F.M. for financial concurrence.

After accord of financial concurrence, PEs are placed before the E.A.C. headed by VC, DDA for accord of A/A & E/S

15.8 Development of Pay Roll Package in DDA

A Pay Roll Package has been developed for the D which consists of the following modules.

1 Preparation of Pay Bill Register.
2 Calculation of Income Tax & Issue of Form No.
3. Preparation of GPF ledger including issue Annual Accounts Slips.
4. Calculation of Pension and Gratuity.
5 Maintenance of records for various advances the recoveries.
6 Calculation of salary arrears.
7 Old data maintenance including Audit

The module wise testing and documentation has been completed and steps are being taken implement the Pay Roll Package for all categories DDA's employees.

15.9 Filing of Income Tax Return of DDA for the financial Year 2005-2006

All the Housing Development Authorities/Boards came under the purview of the Income Act, 1961 f the Financial Year 2002-03. The Income Tax Ret for the Financial year 2004-05 was filed by prescribed date claiming refund of Rs.2.48 Cr.

An advance Tax of Rs.1.57 Cr. for the first quarter Rs.6.69 Cr. for second quarter was paid. No fu advance Tax has been paid as DDA has been gran registration under section 12 A by Director (Exemp Income Tax, so no further tax is to be paid.

15.10 Payment of Property Tax to MCD

Payment of property Tax/Service Charges of Rs. Lacs for the year 2005-06 under Unit Area Meth has been made to MCD in respect of various prop as per decision taken in the Vice-Chairman's me with Commissioner (MCD) on 8.7.2004.

Receipt

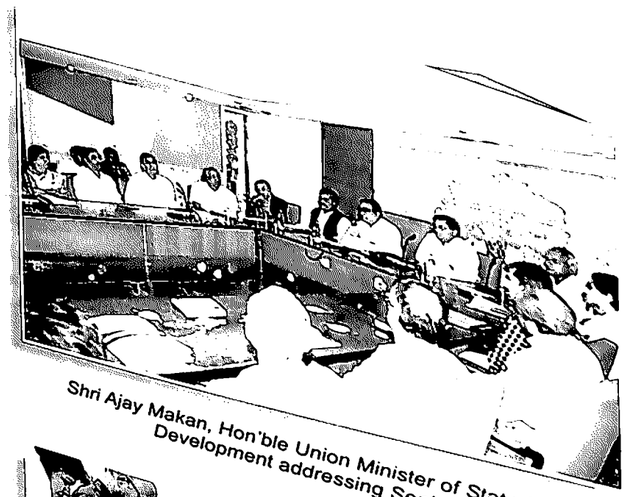
(Fig. in Crs. of Rs.)

Sl. No.	Description of Item	Actual 2004-05	R.E. 2005-06	Actual 2005-06
1.	Opening Balance	126.60	180.21	118.93
2.	Revenue/Capital receipt from works & Dev. Scheme Including damages	35.86	137.98	92.43
3.	Receipt from disposal of houses under Hire-purchase scheme & shops	610.90	562.79	551.26
4.	Receipts from disposal of land	1800.58	1020.42	1689.95
5.	Interest	200.32	208.97	220.15
6.	Other receipts	553.06	73.27	137.24
7.	Plan scheme and Deposit works	116.99	27.67	3.81
8.	Grant from Central Govt.	-	-	-
9.	GPF/GIS/PAIP	122.24	125.50	124.44
10.	Loan and Debentures	-	-	-
	Deposit and Advances			
	a) Encashment of investment	4029.50	3874.00	2656.52
	b) Revolving Fund	576.91	1820.41	425.17
	c) PLA	1260.86	1300.00	1061.03
	d) Reserve Fund	17.14	117.00	176.63
	e) Other Suspense Deposits and Advances	7811.18	493.40	1346.19
	Total	17,262.14	9,661.41	8603.75

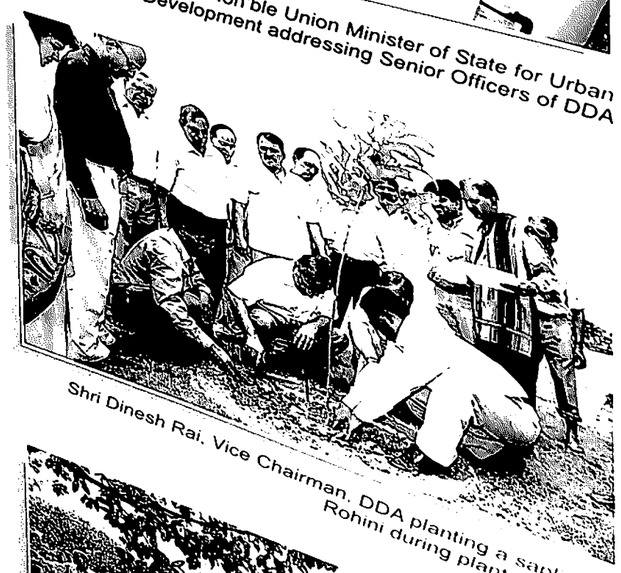
Payment

(Fig. in Crs. of Rs.)

Sl. No.	Description of Item	Actual 2004-05	R.E. 2005-06	Actual 2005-06
1.	Cost of Admn i/c share cost charged to Dev. Schemes Master plan-	205.39	223.63	410.80
2.	Deduct cost of Admn.			
3.	Expdr. On D/o land etc. Finance from revolving fund	564.49	686.41	406.66
4.	Expdr. On Works and Development Scheme	65.70	84.55	61.92
5.	Land acquisition enhanced compensation	399.76	990.0	925.62
6.	C/o houses/ shops	352.90	289.74	290.93
7.	Payment of interest on loan GP Fund and advanced deposit	22.87	26.06	27.90
8.	Plan scheme Deposit Works	60.61	27.67	18.72
9.	Other Expdr.	18.22	11.08	19.24
10.	Payment of loan	-	-	-
11.	GPF, GIS, PAIP	64.32	65.50	71.59
	Deposit and Advances	-	-	-
	a) GPF investment Pension Fund, Gen. investment	5667.16	1213.00	3515.47
	b) Provision for redemption of debts	576.91	1217.70	425.17
	c) Amt. Paid to revolving fund	19.66	20.10	30.92
	d) Reserve Fund	1471.59	3800.00	1085.35
	e) Personal Ledger Account	7653.64	858.51	1152.14
	f) Other suspense Deposit and Advances	118.92	147.46	161.32
	Closing Balance	17262.14	9661.41	8603.75
	Total			



Shri Ajay Makan, Hon'ble Union Minister of State for Urban Development addressing Senior Officers of DDA



Shri Dinesh Rai, Vice Chairman, DDA planting a sapling at Rohini during plantation drive

Media Persons taking round of

DELHI DEVELOPMENT AUTHORITY

Ministry of Urban Development
Government of India

145 629

Item No : 115/ 2006

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

File No. F. 178(184)93/SFS/JL - II/

1. Item No. 71/2005 on the subject Payment of Belated Construction Interest beyond 30 months up to the bulk date of issue of demand cum allotment letters for SFS flats pertaining to S/Sh. Gulshan Rai Chugh, H.P. Wagle and Kulbhushan Suri was placed before the Authority and the same was approved by the Authority. Copy of the Agenda Item and the minutes of the meeting of the Authority held on 19th Oct., 2005 are placed at Appendix 'A' and 'B' respectively. (Page No. 219 to 221 and 222 to 227).

2. In the meeting held on 28.7.2006 chaired by Secretary (P&G) to review the pending DPG references, the cases pertaining to Sh. Gulshan Rai Chugh, Sh. H.P. Wagle and Sh. Kulbhushan Suri were also reviewed. It was decided that the views of DPG relating to the issues pertaining to these three cases would be placed before the DDA Authority for taking a decision.

3. The view of DPG as conveyed by letter No. DPG/U/2002/99, 233 and 48 dated 21.12.2005 from Sh. Rajeev Talwar, Director, Cabinet Secretariat (DPG) are placed at Appendix-C Page No. 228 to 231.

The matter is placed before the Authority for taking a final decision keeping in view the issues raised by DPG as aforesaid in order to settle these pending DPG references with the Ministry. The following proposal is submitted as under:-

PROPOSAL

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

RESOLUTION

Consideration of this item was deferred.

****

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, allocatees 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 allocatees 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. uniformally. 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 5th and final demand letters in bulk in a scheme/pocket.

4. In 1987, a booklet titled as "Principal issues relating to allocatees/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 5th and final demand letter in bulk has also been upheld by the Ld. 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 6th SFS was allocated a Cat-II flat in Block-8 on 3rd 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 5th 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 /SF/JL/II	Sh. Kulbhushan Suri a registrant of 5th SFS was allocated a Cat-II flat in Block -8, 2nd 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 5th 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 /KL/III	Sh. Wagle, registrant of 6th SFS was allocated a Cat-III flat in Block-G, 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.

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

RESOLUTION

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 uniformally 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 19th 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 shal be issued shortly.*

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

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

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

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

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

APPENDIX 'C'
Appendix C to Item No. 215 / 2006

- 228 -

D-PG (CH) 4(21)2003

भारत सरकार
लोक शिकायत निदेशालय
मंत्रिमण्डल सचिवालय
सरदार पटेल भवन
नई दिल्ली-110001

GOVERNMENT OF INDIA
DIRECTORATE OF PUBLIC GRIEVANCES
CABINET SECRETARIAT
SARDAR PATEL BHAVAN
NEW DELHI-110001

21 Dec 2005

726/D(H)/27/V1

DPG/U/2002/00099
DPG/U/2002/00233
DPG/U/2003/00048

To
Sh. Anil Baijal
Secretary
Ministry of Urban Development
Nirman Bhavan, New Delhi

Attn : S. Aparna, Director (DD)

Dir (P.R.)

Dear Sir,

Subject: Grievances of Shri Gulshan Rai Ghugh, Sh. HP Wagle & Sh. Kulbhushan Suri

Kind reference is invited to Director (DD), MoUD letters dated 13.12.2005 issued from file Nos. K-11011/04/05–DDIII/VolIII & No.2532/DDR/2003-DDIIA/III drawing reference to DDA letter no. F 178(184)93/SFS/JL-II dated 17-11-2005 enclosing copy of the Minutes of the Authority's meeting held on 19.10.2005 with respect to the above cases. The matter has been examined.

2. The Authority's Minutes dated 19.10.2005 state that para-14 of the booklet published by DDA in 1987 "Principal issues relating to allocatees/allottees of flats" providing for payment of interest beyond the bulk date in certain situations relating to non completion of flat or other reasons attributable to DDA, stood modified by the allocation letters issued on or after 1991 wherein the BCI had to be paid up to the bulk date only.

2a. The claimed policy modification has not been substantiated by DDA. If the Authority had decided earlier that belated construction interest was payable beyond the bulk date in certain well defined situations, there would logically be a subsequent decision of the same Authority specifically amending this policy. No such subsequent specific decision has been placed on record.

2b. Moreover, the claim of DDA that subsequent allocation letters modified the policy published in 1987 is not supported by the terms and conditions of the allocation letters themselves. It is stated in para 4 of the terms and conditions of Self Financing Scheme allocation letters (issued to the complainants) – *"No time frame by which the construction of the flat will be completed can be communicated, normally it takes two & a half years period for completion of the project. Sometimes, due to unforeseeable reasons completion of project may get delayed, for delay beyond 30th month up to 36th*

month till issue of demand letter for 5th and final installment, the allot tees shall be paid interest @ 7% pm and beyond 6th month interest will be paid 10% on his/her deposit".

2c. The said para 4 of allocation letter makes it clear that the issue of the 5th and final demand letter (which is determinative of the bulk date) is intrinsically linked to completion of the project i.e. the project should stand completed on the bulk date. If, for any reason, the project is not complete and yet 5th & Final Demand letter is issued, it implies that the 5th & Final demand letter was issued before completion of the project. The policy relating to payment of interest (in para 4 of the allocation letter) cannot obviously cater to a situation where bulk date has been 'prematurely' determined. In such a situation, it is obviously incongruous to limit BCI to a bulk date when project was not complete. The cut off date would have to be at a point in time after the said bulk date. Thus, even as per the allocation letters the bulk date (date of issue of 5th & Final demand letter in bulk) can only follow the completion of the project and a prematurely determined bulk date cannot be used to deem the project as having been completed. It is such situations which the booklet of 1987 covered.

2d. The above logic is further supported by the fact that –

2di. DDA fully recovers the cost of the flat in terms of the 5th and Final demand letter. This cost includes not only the cost of the flat *per se* but also costs towards drainage, pump houses, development expenditure, provision of basic amenities like water etc. The (nature of) contract is between the DDA and the individual allocatee. Thus, a flat or the project cannot be said to be complete in the absence of electricity and/or water supply.

2dii. Autonomous Organizations under the MoUD, such as the CGEWHO never issue the final demand letter to their self financing clients unless water and electricity is available to their projects. Can DDA issue the 5th & Final Demand letter and thereby determine the bulk date prior to water and/or electricity being available for supply to the project / project completion?

2diii. In 2000(3)CPR 4 (MRTP) RS Yadav Vs DDA, the MRTPC directed DDA to pay interest, interalia, for the period a flat remained without water and electricity even after possession was handed over to the applicant. The MRTPC held in this case that flat could not be considered to be completed and fit for human habitation without water and electricity.

2div. Moreover, the Minutes of the Review Meeting [chaired by Secretary (C&PG), Cabinet Secretariat, Rashtrapati Bhavan on 12-8-2005] clearly recorded the acceptance on the part of Commissioner (Housing), DDA that a flat could not be taken as ready till electricity and water supply are available in the area. The said review meeting was attended, inter alia, by Joint Secretary (Delhi Division), Ministry of Urban Development. The said Minutes were circulated with Secretary (C&PG), Cabinet Secretariat's approval vide letter DPG/U/2005/Review dated 12/17.8.2005, inter alia, to Secretary (MoUD) and VC, DDA.

3. Minutes of the Meeting of the Authority held on 19.10.2005 show that DDA has relied on a judgment dated 8.5.2001 in CW No.1640/2000 of the Hon'ble Delhi High Court, which according to DDA accepted that bulk date would apply to a pocket for a whole year and that this supported DDA policy of 31.3.1999.

3a. Again it may be mentioned that the policy of 31.3.1999 does not change the wording of para 4 of the allocation letters, hence its effect on the three cases at hand is not very clear.

3b. However, as far as the judgment of the Hon'ble Delhi High Court is concerned, it relates to cases of delayed issue of 5th & Final Demand letters and, in fact, supports the case of the three complainants. Bulk date was determined (by DDA) in the cases before the Court as 31.8.1994 while issue of the 5th & Final demand letters continued over a period of over 3 years beyond 31.8.1997. The Court decided to extend the bulk dates depending on the date of issue of the 5th & Final demand letters and thus ordered, with DDA agreeing, to have multiple bulk dates as 31.8.94, 31.8.95, 31.8.96, etc with consequential additional payment of BCI by DDA.

3c. Now, the facts of three cases at hand are that clear evidence has been provided by DDA in its reports to DPG that water and/or electricity were supplied to the flats/project(s) more than a year after their respective bulk dates (as determined by DDA). The details are as follows -

3ci. Gulshan Rai Chugh, Sector 8, Jasola :– Bulk date 4.9.1998, Date of water supply after electrification of pocket 20.12.1999 [water bill raised by DDA and DDA letter No. 178 (184) 1993/SFS/JL – II dated 14.1.05]

3cii. Kulbhushan Suri, Sector 8, Jasola:- Bulk date 4.9.1998, Water supply date 20.12.1999 [water bill raised by DDA and DDA letter No. 178 (184) 1993/SFS/JL – II dated 14.1.05]

3ciii. HP Wagle, Pocket D, Kondli Gharoli :- Bulk date 31.5.1996, Electrification technically available 3.11.1997, Water supply 31.1.1998 [DDA UO No. 160 (124) 91/SFS/KL III dated 19/22.3.04]

3d. In the above circumstances, even if DDA believes that the said judgment dated 8.5.2001 mentions that bulk date of a particular pocket shall continue for a whole year, yet in the cases at hand basic water and/or electricity supply became available after more than 1 year from the respective bulk dates. Therefore, even if one goes by DDA's interpretation of the said judgment of Delhi High Court, BCI would be payable for an additional 1 year in respect of each of the 3 cases under examination.

[Note- If however, the policy of 1987 is applied, the result would be different – Even while further BCI would be payable it can be restricted till the date of taking over possession if this date is prior to the date of completion of project i.e. date of supply of water and/or electricity].

4. The Authority's Minutes of 19.10.2005 indicate that DDA did not place the above issues (which DPG has brought to DDA's/MoUD's notice much earlier) before

the Authority. DDA appears to have presented its own view point alone. We may be corrected if this conclusion is incorrect.

5. It is relevant to mention that DDA had earlier informed that a number of cases filed in the year 2000 and 2001 were pending in MRTP Commission where allottees in Jasola locality were seeking similar relief. DPG had requested MouD and DDA to substantiate this similarity and provide documentation to support its view. DDA was also asked to inform its stand before the MRTPC and to clarify if its arguments were on merits or on the point of jurisdiction. This aspect has not been replied.

6. Further, DPG had requested MoUD & DDA to provide copies of such Delhi High court orders where the issue was similar to the cases at hand i.e. where the Delhi High Court had dealt with a case where bulk date was determined prior to flats/project being complete in terms of provision of electricity and/or water supply. Information on this aspect has not been received.

7. Lastly, with respect to Sh. Gulshan Rai Chugh, DDA's calculation of BCI payable to him (as per DDA's existing stand) was erroneous in the 5th & Final demand letter issued to him in Sep 1998. Therefore, DDA paid him additional BCI Rs.11833/- under its letter dated 13.12.1999. But DDA did not pay him interest on this amount for the period Sep 1998 to Dec 1999. On the other hand, DDA paid interest in a similar situation to Shri Kulbhushan Suri in terms of its Resolution 23/2004 dated 5.7.2004, which had been moved after DPG took up the matter. This dichotomy in stands adopted by DDA may please be examined.

8. All the above aspects were highlighted during review meeting held on 20.12.2005 in DPG. It is relevant to mention that norms require fair, judicious and timely speaking replies on all material aspects in citizens' grievances raised by them. MoUD is requested to keep this in view and to intervene with a speaking reply in the matter which DPG can submit~~ted~~ to Secretary (C&PG), Cabinet Secretariat.

Yours faithfully,

(Rajiv Talwar)
Director, Cabinet Secretariat
Tel 23363886

Copy to –

Shri. Dinesh Rai
Vice Chairman
Delhi Development Authority
Vikas Sadan, INA, New Delhi

Sh. N. Namasivayam
Deputy Secretary (PG)
Ministry of Urban Development
Nirman Bhavan, New Delhi

Item No. 116 /2006

Sub: Setting up of Contingency Fund

File No.: F.6(67)06-07/Ac(M)/DDA

1. PRECIS

i. Since its inception in 1957, Delhi Development Authority contributed significantly to the development of Delhi be it housing, development of greens, developments of Sports Complex, development of bio-diversity park etc. Housing colonies after development are handed over to MCD. But other projects like maintenance of greens maintenance of sports complex, etc. have remained with DDA. DDA has even spread its wings to the field of heritage etc. All this requires huge maintenance expenditure.

ii. Delhi Development Authority, formed in 1957, has on its roll 20,606 employees who perform the various functions relating to all projects those are undertaken by DDA. The massive project operations like Asiad '82 etc have necessitated this huge workforce. The annual liability towards establishment expenditure is of the order of Rs.213 crores (apprx.). Due to natural attrition, the workforce will shrivel in a few years; but still DDA will be left and needing a huge workforce to carry out its projects and also for maintenance of the projects which have been executed.

iii. DDA's financial health has been a story of sound health to bare survival. At present, DDA has been riding a wave of real estate boom and is in sound financial position. Land being a scarce and non-renewable source and DDA's projects being huge and numerous, the money at present invested may not last for ever. DDA's other source of revenue is housing, which is done on "no profit no loss" basis. Because of conversion policy the revenue from ground rent, which is annually in the vicinity of Rs.50 crores is drying up, licence fee etc are minor sources.

iv. Keeping the above scenario in view, it is proposed that a Contingency Fund of Rs.500 crores may be created, which will to some extent meet the future liabilities towards maintenance of projects including establishment expenditure for employees. The interest earned on this fund will be invested back in the Fund.

v. DDA should also explore other sources of revenue like joint venture in hotel projects on revenue sharing basis with private entrepreneurs.

vi. The investment of the Fund in different financial instruments will be done by the Investment Committee of DDA with the approval of the Finance Member.

2. PROPOSAL

i. It is proposed to set up a contingency fund of Rs. 500 crores to be utilized to meet the liabilities of DDA and / or its employees that would arise in future. Any interest income from investment would become part of the corpus. Any accretion to the fund in future would be made with the approval of VC, DDA.

ii. Committee headed by Hon'ble L.G. as Chairman and consisting of Vice Chairman, Finance Member, Engineering Member, Principal Commissioner, Principal Commissioner & Secretary and Chief Accounts Officer (as Member Secretary) would manage the fund.

3. Approval of the Authority is required on Para-2 above.

RESOLUTION

Consideration of this item was deferred.

****

Item No:- 117/2006

SUB:- Agenda for adoption of Annual Accounts for the Financial year 2005-06

File No:-F 6(69)06-07/Acts(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 2005-06 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 & Gratuity Fund. These are placed at Appendix "A". **Page No. 1 to 55-(Booklet)**

3 The Annual Accounts for the financial year 2005-06 would be sent to the office of AG (Audit) Delhi for statutory audit after adoption by the Authority.

4 The Annual Accounts of 2005-06 after audit by the AG (Audit) Delhi will again be placed before the Authority along-with the Action Taken Notes.

5 DDA has been granted recognition as a Charitable Institution U/S 12A in January, 2006 and is claiming exemption u/s 11 of Income Tax Act. The said section requires that atleast 85% of the income should be applied for the object of the Institute within the year. However, where there is a shortfall, the Act allows the utilization of the income either in the subsequent year or accumulation for 5

years for which surplus are to be earmarked and invested. In the year 2005-06 Rs. 150.00 Cr. have been earmarked for Commonwealth Games and Rs.150.00 Cr. for Specified Housing under B-GDA.

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

Sl.No.	Item	For the year	Ref. to page of Appendix "A"
1.	Statement of significant Accounting Policies	2005-06	1 to 4
2.	Balance sheet, Income & Expenditure Account and Receipt & Payment Account of B-General Development Account	2005-06	5 to 20
3.	Balance sheet and Income & Expenditure Account of General Provident Fund Account	2005-06	21&22
4.	Balance sheet of Pension Fund	2005-06	23
5.	Balance sheet of Gratuity Fund	2005-06	24
6.	Balance sheet, Income & Expenditure Account and Receipt & Payment Account of Nazul Account –I along-with supporting schedules	2005-06	39 to 42
7.	Receipt & Payment Accounts of Nazul Account - II	2005-06	50 to 53
8.	Note to the Accounts	2005-06	55

7 **Highlights**

- Sale of houses during the year amounted to Rs.522.26 cr. against Rs.433.24 cr. in the preceding year. Net Surplus from Housing Activities is Rs.60.76 cr. against a loss of Rs.12.23 cr. in the

preceding year. This can be attributed to effective costing methodologies adopted in fixing disposal prices.

- Realisation from sale of commercial properties were to the tune of Rs.41.31 cr. against Rs.18.05 cr. in the preceding year. Net Surplus from sale of shops amounted to Rs.15.63 cr. against Rs.0.83 cr. which is mainly attributable to the upswing in the real estate market.

- Receipts from License Fee has risen to Rs.38.65 cr. against Rs.32.78 cr. in the preceding year attributable to effective utilization of vacant spaces and better performance by Taj Hotels.

- Expenditure on housing amounted to Rs.401.60 cr. against Rs.364.94 cr. in the preceding year. The increase is on account of land premia transferred against higher number of projects completed during the year.

- The fresh investment during the year was Rs.908.86 cr. and total accumulated investment was Rs.5451.89 cr. as against last year's accumulated investment of Rs. 4543.03 cr.

- The Net Surplus of the year is Rs.132.24 cr. against Rs.139.00 cr. in the preceding year. The Surplus is after providing for a contribution of Rs.83.96 cr and Rs.35.98 cr. (BGDA's share) towards Pension and Gratuity Reserve Funds, respectively. The funds for the same were earmarked in the preceding year itself. The total contribution including share of Nazul booked is Rs.175 cr. and Rs.75 cr. respectively towards Pension and Gratuity Reserve Funds, respectively.

- Total assets in respect of B GDA were Rs. 7056.80 cr. as against last year's assets of Rs. 6647.06 cr.

- The Net Worth of the Authority as at 31st March, 2006 stood at Rs.5853.72 cr. against Rs.5721.85 cr. as at 31st March, 2005.

Nazul I

In Nazul I, there is a net deficit of Rs.12.00 cr. against Rs.8.59 cr. in the preceding year. This is mainly because of Maintenance Expenditure incurred on old Nazul estates amounting to Rs.10.58 cr. However, this will be adjusted by inter account transfer.

Nazul II

In Nazul II, total receipts from disposal of developed and undeveloped land and other revenues amounted to Rs.1931.58 cr. against Rs.2310.56 cr. in the preceding year. Total Payment towards acquisition of land, development of

land and administration aggregated to Rs.1568.52 cr. against Rs.1047.18 cr. in the preceding year.

Proposal

8 The Annual Accounts for the Financial year 2005-06 alongwith 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 Members appreciated that DDA accounts were now fully updated.

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

****

DELHI DEVELOPMENT AUTHORITY

FINAL ACCOUNTS
2005-06

K.N.GOYAL & CO.
CHARTERED ACCOUNTANTS
105, Pratap Bhawan, Ist Floor,
Bahadur Shah Zafar Marg, New Delhi – 110 002
Tel/Fax:23766424, 9313639600
e-mail: kngoyal@vsnl.com

DELHI DEVELOPMENT AUTHORITY
STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of Presentation

The Authority presents its accounts as per Delhi Development Authority Budget and Account Rules, 1982. The accounts of the Authority are organized under three broad heads each of which is considered a separate accounting entity. The individual heads reflect the governmental resources allocated to them for the purpose of carrying on specific activities in accordance with laws, regulations, or other restrictions. Accounts are prepared under three major heads – Nazul I, Nazul II and General Development Account. Nazul I relates to the transactions of the old Nazul Estates entrusted to the Delhi Improvement Trust under Nazul Agreement,1937 which was taken over by the Delhi Development Authority as successor of the Delhi Improvement Trust. Nazul II relates to the large scale land acquisition, development and disposal activities. General Development Account relates to all the development, construction and other activities undertaken by the Authority on its own account and other activities assigned to the Authority.

2. Basis of preparation of accounts

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

3. Fixed Assets

A. Fixed Assets are carried at written down value. In respect of fixed assets purchased or constructed prior to 31st March, 2002, where actual cost was not ascertainable, written down value is based on estimated cost. In case of self-constructed assets, cost includes appropriate portion of administrative and establishment charges.

B. Fixed Assets include Buildings constructed on land not belonging to the Authority but being used for the Authority's activities.

C. Land used for Office Buildings, staff quarters, stores, etc. are valued at the disposal/ predetermined rates of land on the date of such transfer.

4. Depreciation

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

5. Valuation of Stocks & Stores

a. Raw Land - At cost. Cost represents cost of acquisition/ purchase including compensation and incidental expenditure related to acquisition and taking possession of the land.

b. Work-in-progress - at actual expenditure incurred on development and construction including appropriate charge for overheads.

c. Finished Stock - Built up Units comprising of Housing Stock at standard cost at which expected to be sold, including land premium, less estimated cost of completion.

In case of other stock including developed land held for sale – at disposal rates based on average tender/ auction rates.

d. Deposit/Contract Works - at the cost of work done including departmental charges recoverable as per terms of contract.

e. Stores - At the issue rate determined for recovery from Works adjusted for handling expenses related to issuance of material. Material lying with contractor being adjustable against contract work done at predetermined rates, is treated as advance to contractor.

6. Revenue Recognition

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

a. Premia and sale consideration received on disposal of land, built-up/constructed units, like houses, offices, shops,etc. is recognized using the full accrual method on issuance of Possession Letter.

b. Interest element in hire-purchase installment is recognized as revenue, in proportion to the principal portion outstanding.

c. Rental income is recognized on accrual basis with reference to the period to which the income relates.

d. Ground Rent and Service Charges are accounted for as income on Cash basis. Ground Rent is booked net of share payable to Delhi Administration

e. Penal charges, composition fee, damages and interest on delayed payments are recognized on receipt basis.

f. Interest on investments is recognized on accrual basis.

7. Interest/Compensation payments to Allottees

a. Interest on registration money received from registrants of various schemes is provided on accrual basis.

b. Compensation for delay in completion and allotment of flats to registrants of self-financing scheme is booked on payment/ adjustment against premia.

8. Deficiency Charges

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

9. Recoveries/Payments to Nazul Accounts

A. Recovery of Establishment & General Administrative Costs :

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

B. Land Premia for Schemes on Nazul Lands :

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

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

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

10. Compensations/Arbitration Awards

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

11. Recoveries against specified liabilities/funds

Recoveries against specified liabilities/funds like Share Money, Fire Risk Insurance, etc. are credited to separate Liability/Fund Accounts created for that purpose and expenditure and pay outs thereagainst, are recorded by debit to the liability/Fund.

12. Employees' schemes and retirement benefits

a. Employees' contribution towards General Provident Fund Scheme is credited to the General Provident Fund Account and is invested in approved securities as per prescribed guidelines. Interest accrued on the accumulated contribution, payments, advances and interest earned on the investment of the Fund are accounted to adjusted to the Fund Balance.

b. Amounts are set apart from year to year to a Pension Fund Reserve Account and Gratuity Reserve Fund Account, which are part of General Development Account, to meet payment of pension and gratuity to employees after retirement. Investments are made of the Reserve Funds in approved securities. Payment of pension and gratuity and interest earned on the investments of the Fund are adjusted to the respective Reserve Fund Accounts.

13. Earmarked Funds

Amounts retained by the Authority or received as grants or assistance to be utilized for specific or earmarked purposes are accounted for under distinct heads and the expenditure/utilization of the same are adjusted to the said account.

14. Policies relating to Transitional Period

The Authority is in the process of transition from the present Receipt and Payment based accounting to Mercantile System of accounting. Entries for adjustment of various assets and liabilities relating to earlier years for transition to the new system of accounting are passed through 'Adjustment to Surplus Account'.

DELHI DEVELOPMENT AUTHORITY

FINAL ACCOUNTS

GENERAL DEVELOPMENT ACCOUNT

2005-06

K.N.GOYAL & CO.
CHARTERED ACCOUNTANTS
105, Pratap Bhawan, Ist Floor,
Bahadur Shah Zafar Marg, New Delhi – 110 002
Tel/Fax:23766424, 9313639600
e-mail: kngoyal@vsnl.com

DELHI DEVELOPMENT AUTHORITY
GENERAL DEVELOPMENT ACCOUNT
ANNUAL ACCOUNTS FOR THE YEAR 2005-06
BALANCE SHEET AS AT 31ST MARCH, 2006

Sl. No.	FUNDS & LIABILITIES	Schedule	2004-05 Rs. P.	2005-06 Rs. P.	Sl. No.	PROPERTY & ASSETS	Schedule	2004-05 Rs. P.	2005-06 Rs. P.
1.	**Loans from Central Govt./LIC**	G			1	Cash & Bank Balance	B	959,234,180.94	1,373,023,423.65
	Balance as per last Balance Sheet				2	**Investments**			
	Debentures		-	-		(i) General Deposits	H	19,141,901,959.00	23,230,051,959.00
	Less: Repayments		-	-		(ii) Urban Development Fund	I	3,090,000,000.00	4,300,000,000.00
2.	**Employees Provident Fund**					(iii) GPF Investment (As per Account attached)		-	-
	i) G.P.F. other than Class -IV (As per Account attached)		-	-		(iv) Pension Fund Investment (As per Account attached)		-	-
	ii) G.P.F. Class-IV (As per Account attached)		-	-		(v) Gratuity Fund Investment (As per Account attached)		-	-
	iii) W.C.P. Fund (As per Account attached)		-	-	3	**Advances**			
3.	**C.P. Fund**								
	i) GIS of DDA Employees		-	-		House Building Advance	E	23,335,337.00	18,351,116.00
	ii) PAIP		1,421,031.00	1,868,069.00		Other Advances (including future H.P. instalments recoverable net of future interest)	E	3,205,854,224.47	2,874,095,651.31

BALANCE SHEET AS AT 31ST MARCH, 2006

Sl. No.	FUNDS & LIABILITIES	Schedule	2004-05 Rs. P.	2005-06 Rs. P.
4.	**Deposits**			
	i) Securities		425,485.00	425,485.00
	ii) Other Contributory Deposit Works		-	-
	(iii) Other Deposits		2,824,536,329.57	4,500,092,153.66
	(iv) Public Work Deposits		1,050,211,517.73	1,111,967,163.80
	(v) Earnest money deposit for commercial schemes		277,289,441.78	355,391,526.78
	(vi) Regn. Deposit from intending purchasers of flats		3,196,462,618.65	3,148,728,059.80
	(vii) Deposits from SFS/RPS		28,461,105.90	16,665,106.90
5.	**Reserve Funds**			
	(i) Reserve for house fire risk		23,003,167.61	25,288,175.61
	(ii) Pension Reserve Fund (As per Account attached)		-	-
	(iii) DDA Resettlement Colony		363,100.00	363,100.00
	(iv) Distt. Centre		98,605,416.00	98,605,416.00
	(v) Amount payabe to JJR		-	-
	(vi) Benevolent Fund		-	-
	vii)Reserve for Deptt. Charges, Janta Housing Scheme		39,300,000.00	39,300,000.00
	viii) Gratuity Reserve Fund (As per Account attached)			
	ix) Balance in General Provident Fund A/c (as per Account attached)		-	147,207,633.38

Sl. No.	PROPERTY & ASSETS	Schedule	2004-05 Rs. P.	2005-06 Rs. P.
	Advances to other A/cs			
	Advances to Nazul A/c.-I		205,000,000.00	310,000,000.00
	Advances to Nazul A/c.-II		800,000,000.00	1,050,000,000.00
	Advances to Slum		41,171,935.50	41,171,935.50
	Balance in Gratuity Reserve Fund A/c (as per Account attached)		757,390,099.00	130,518,711.00
	Balance in Pension Reserve Fund A/c (as per Account attached)		1,797,457,371.63	103,301,787.36
	Balance in General Provident Fund A/c (as per Account attached)		167,838,197.80	-
	Other Suspense			
	(i) CSS A/c.		371,125,494.65	148,622,326.34
	(ii) Other Suspense		-	-
4	Sundry Debtors	D	10,037,511,489.21	11,859,309,587.75
5	Benevolent Fund		1,083,331.00	5,988,671.00
6	Property	F	1,068,986,661.91	1,016,743,501.21
7	**Constuction of Houses**			
	i) Built up flats/houses		12,972,810,597.77	15,607,684,022.68
	ii) Houses under construction		6,283,868,055.76	3,049,965,921.34
8	**Construction of Shops**			
	i) Built up Shops		3,906,866,777.00	3,824,124,607.00

BALANCE SHEET AS AT 31ST MARCH, 2006

Sl. No.	FUNDS & LIABILITIES	Schedule	2004-05 Rs. P.	2005-06 Rs. P.	Sl. No.	PROPERTY & ASSETS	Schedule	2004-05 Rs. P.	2005-06 Rs. P.
	Surplus earmarked for Common Wealth Games :					ii) Shops under Construction		123,416,987.59	101,071,510.32
	Appropriation during the year			1,500,000,000.00	9	Book value of land & works		1,288,167,632.93	1,298,936,676.02
	Less: Expenditure incurred during the year			(5,571,477.46)	10	Stock (Stores)		227,643,250.64	225,088,697.36
				1,494,428,522.54					
	Surplus earmarked for EWS Houses :		-	1,500,000,000.00					
6	Sundry Creditors	A	1,712,126,658.82	2,584,933,658.20					
	Amount transferred from other A/c - Nazul A/c-II		-	-					
7	Excess of Income over expenditure as per last Balance Sheet		55,828,385,982.91	57,218,457,711.74					
	Add: Adjustment relating to earlier years		-	1,857,622.01					
	Less: Transfer to Income & Expenditure A/c		-	(1,677,529,299.58)					
	Excess of Income over expenditure for the year		1,390,071,728.83	-					
	TOTAL		66,470,663,583.80	70,568,050,104.84		TOTAL		66,470,663,583.80	70,568,050,104.84

Significant Accounting Policies (attached)
Notes To The Accounts (attached)

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

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

Date: 29th Sept., 2006
Place: New Delhi

(K.N. Goyal)
Partner

INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31ST MARCH,2006

EXPENDITURE				INCOME			
Sl. No.	HEAD OF ACCOUNT	2004-05 Rs. P.	2005-06 Rs. P.	Sl. No.	HEAD OF ACCOUNT	2004-05 Rs. P.	2005-06 Rs. P.
1	Opening value of land	1,288,167,632.93	1,288,167,632.93	1	**Revenue from work & Dev. Scheme**		
2	Purchase of Land	-	-		Sale of land (Premia)	-	14,127,128.00
3	Expenditure on Dev. of land works	16,652,911.99	10,235,496.88		Ground Rent	14,088,537.68	19,151,350.48
					Other Receipts	327,821,630.85	386,524,546.27
					Damages	365,513.00	401,913.00
4	Gross excess of income over expenditure	325,622,769.54	420,738,483.96		Closing value of land and works as on 31-3-2006	1,288,167,632.93	1,298,936,676.02
	Sub-Total	**1,630,443,314.46**	**1,719,141,613.77**		**Sub-Total**	**1,630,443,314.46**	**1,719,141,613.77**
5	Opening value of Housing Scheme	20,062,024,093.24	19,256,678,653.53	2	**Receipts from Housing Schemes**		
	(a) Expenditure of Housing Schemes	3,649,397,289.21	4,016,035,895.19		1. Sale proceeds	4,332,428,375.00	5,222,679,424.92
					2. Other receipts	-	-
					Less : Amount trf. To Contingent Fund	-	-
	(b) Gross excess of income over expenditure	(122,314,353.92)	607,614,820.22		3. Closing value of Housing Scheme as on 31.3.2006	19,256,678,653.53	18,657,649,944.02
	Sub-Total	**23,589,107,028.53**	**23,880,329,368.94**		**Sub-Total**	**23,589,107,028.53**	**23,880,329,368.94**

GENERAL DEVELOPMENT ACCOUNT
ANNUAL ACCOUNTS FOR THE YEAR 2005-06
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31ST MARCH,2006

EXPENDITURE				INCOME			
Sl. No.	HEAD OF ACCOUNT	2004-05 Rs. P.	2005-06 Rs. P.	Sl. No.	HEAD OF ACCOUNT	2004-05 Rs. P.	2005-06 Rs. P.
6	Opening value of Shops	4,120,538,582.59	4,030,283,764.59	3	**Receipts from Shops**		
	(i) Expenditure on Shops	81,896,226.85	151,724,967.24		1. Sale proceeds	180,493,387.95	413,130,281.00
	(ii) Gross excess of income over expenditure	8,342,343.10	156,317,666.49		2. Closing value of shops as on 31.3.2006	4,030,283,764.59	3,925,196,117.32
	Sub-Total	**4,210,777,152.54**	**4,338,326,398.32**		**Sub-Total**	**4,210,777,152.54**	**4,338,326,398.32**
7	**Cost of Administration**			4	Gross excess of income over expenditure brought down as on 31.3.2006		
	(a) Pay & Allowances of Officers	204,968,837.82	191,616,563.73				
	(b) Pay & Allowances of Estt.	364,774,130.43	333,552,212.35		1. D/o land and works	325,622,769.54	420,738,483.96
	Other charges (Contingencies & Miscellaneous Expenditure)	171,496,007.37	1,312,914,242.00		2. On Housing Scheme	(122,314,353.92)	607,614,820.22
					3. On Shops	8,342,343.10	156,317,666.49

6

9

INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31st MARCH,2006

EXPENDITURE				INCOME			
Sl. No.	HEAD OF ACCOUNT	2004-05 Rs. P.	2005-06 Rs. P.	Sl. No.	HEAD OF ACCOUNT	2004-05 Rs. P.	2005-06 Rs. P.
8	Interest on loans and debentures	-	-	5	Ordinary revenue (Plan Fee, Sale of Forms,etc)	461,112,505.23	568,278,366.78
9	Interest on deposits & Regn. Money						
	(a) From intending purchaser of Flats	11,058,713.95	6,498,746.00	6	**Interest**		
	(b) Self Finance Scheme	-	-		(i) Interest on Investment	1,537,121,420.73	1,457,388,912.51
					(ii) Interest on H.P. instalments	547,631,734.85	521,036,903.85
10	Miscellaneous Expenditure-Maintenance	541,507,975.80	482,555,886.91				
11	A. Demand dropped	-	-				
12	Depreciation as per Schedule 'F'	73,639,025.33	58,395,491.80				
13	Fixed Assets written off (Refer note no. 6)	-	23,371,310.60				
14	Net excess of income over expenditure before appropriation	1,390,071,728.83	1,322,470,700.42				
	GRAND TOTAL	2,757,516,419.53	3,731,375,153.81		GRAND TOTAL	2,757,516,419.53	3,731,375,153.81

GENERAL DEVELOPMENT ACCOUNT
GENERAL DEVELOPMENT ACCOUNT
ANNUAL ACCOUNTS FOR THE YEAR 2005-06
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31st MARCH,2006

EXPENDITURE				INCOME			
Sl. No.	HEAD OF ACCOUNT	2004-05 Rs. P.	2005-06 Rs. P.	Sl. No.	HEAD OF ACCOUNT	2004-05 Rs. P.	2005-06 Rs. P.
	Appropriation:						
15	Surplus set apart for Common Wealth Games	-	1,500,000,000.00	7	Excess of Income over Expenditure brought down	1,390,071,728.83	1,322,470,700.42
16	Surplus set apart for EWS Houses	-	1,500,000,000.00	8	Transfer from surplus of earlier years		1,677,529,299.58
17	Balance carried to Balance Sheet	1,390,071,728.83	-				
	GRAND TOTAL	**1,390,071,728.83**	**3,000,000,000.00**		**GRAND TOTAL**	**1,390,071,728.83**	**3,000,000,000.00**

Significant Accounting Policies (attached)
Notes To The Accounts (attached)

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

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

(K.N. Goyal)
Partner

Date: 29th Sept. 2006
Place: New Delhi

D. GENERAL DEVELOPMENT ACCOUNT

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR 2005-06

RECEIPTS					PAYMENT				
Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (In cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
		Rs. P.		Rs. P.			Rs. P.		Rs. P.
					8	Administration	2,091,709,220.82	323.97	4,537,973,356.20
IX	**Revenue from work and Dev. Schemes**					Deduct Amt. Recovered from works	(37,772,545.14)	(100.34)	(13,629,833.57)
						TOTAL	**2,053,936,675.68**	**223.63**	**4,524,343,522.63**
a)	Premia	-	43.45	-		Share cost transferred to			
b)	Ground Rent	10,010,371.18	0.77	18,239,806.48		Nazul A/c.-I	(32,884,791.00)		(59,666,096.00)
c)	Other Receipts	315,104,240.95	31.16	310,581,411.73		Nazul A/c.-II	(1,216,629,108.00)		(2,581,512,174.00)
d)	Deduct Refunds		-	-		Delhi Master Plan	(4,703,112.00)	(148.94)	(12,745,260.00)
e)	MOR Lands	4,078,166.50	-	28,888,722.00		**Total share cost transferred**	**(1,254,217,011.00)**	**(148.94)**	**(2,653,923,530.00)**
						Balance under GDA	**799,719,664.68**	**74.69**	**1,870,419,992.63**
X	Damages	365,513.00	0.05	401,913.00			-		
XI	Other Revenues	456,767,419.48	44.01	566,087,518.67	9	Expenditure on works Dev. Schemes	556,144,544.95	73.13	513,030,254.11
XII	Receipts from disposal of houses, shops under hire purchase housing scheme	6,109,049,029.97	562.79	5,512,603,446.88	10	C/o houses under hire purchase scheme and cost of shops	3,528,970,000.76	289.74	2,909,291,408.13
XIII	Delhi Master Plan	-	-	-	11	Delhi Master Plan	-	0.01	-
XIV	Grants-in-aid	-	-	-	12	Misc. Expenditure	3,638,962.00	10.90	4,665,883.00
XV	**Interest**				13	Interest			
a)	Interest from Investment				i)	Interest on Loan	-	0.01	-
	i) General investment	1,180,528,698.38		438,002,701.00	ii)	Interest on Deposits	9,131,712.00	1.05	5,088,378.68
	ii) GPF Investment	696,515,796.44		442,984,335.85					
	iii) Pension Investment	92,722,303.66		163,976,986.00					
	iv) Gratuity Fund	6,651,845.90	100.00	50,736,715.00					
b)	Intt. from hire purchase instalments	640,015.48	0.10	903,514.16					
c)	Interest on SFS	-	-	-					
XVI	LIC Premium of Group Housing Schemes	64,001.56	0.02	90,351.39					
	TOTAL	**8,872,497,402.50**	**782.35**	**7,533,497,422.16**		**TOTAL**	**4,897,604,884.39**	**449.53**	**5,302,495,916.55**

ANNUAL ACCOUNTS FOR THE YEAR 2005-06

D. GENERAL DEVELOPMENT ACCOUNT

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR 2005-06

RECEIPTS					PAYMENT				
Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
XVII	**Debt Receipts**				14	LIC Premium on Group Housing	-	0.15	-
1	Loan From Central Govt.	-	-	-		Payment of Premium to LIC/GIC	-	-	-
2	Loan from LIC/GIC/UTI	-	-	-					
3	Amt. Recd. From other A/c. - Temp. Advance	-	-	-	15	Interest on GPF	215,990,572.60	25.00	273,874,642.08
4	Issue of Debenture	-	-	-	16	Debt. Re-payment	-		
5	Loan from Delhi Admn.	-	-	-	i)	Loan to Central Govt. (Debenture)	-		-
6	Loan from HUDCO	-	-	-	ii)	SBI Home Finance Ltd.	-		-
7	Loan from NHB & Other Financial Institutions	-	-	-	iii)	GIC HUDCO (BONDS)	-		-
					iv)	Financial Institutions	-		-
					v)	Amount paid to Delhi Admn.	-		-
	TOTAL	-	-	-		**TOTAL**	**215,990,572.60**	**25.15**	**273,874,642.08**
XVIII	**G.P.FUND**				17	**G.P.FUND**			
i)	Other than Class-IV	790,599,049.76		721,937,736.38	i)	GP Fund of the employees other than class IV	363,599,357.00		394,668,110.00
ii)	Class-IV	426,783,452.84	125.50	518,167,791.30	ii)	GPF of Class -IV employees	267,415,120.00		308,821,629.00
					iii)	Deposit Link Insurance	7,967,897.00	64.80	7,378,043.00
	TOTAL	**1,217,382,502.60**	**125.50**	**1,240,105,527.68**		**TOTAL**	**638,982,374.00**	**64.80**	**710,867,782.00**

ANNUAL ACCOUNTS FOR THE YEAR 2005-06

D. GENERAL DEVELOPMENT ACCOUNT

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR 2005-06

RECEIPTS					PAYMENT				
Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
XIX	C.P. Fund					Expediture on Work			
	Sports Complex	-		-	18	Sports Complex			
i)	Receipts from Govt.	-	-	-	i)	I.G. Stadium	-	-	-
ii)	Advances from other A/c.	-	-	-	ii)	GIS	2,887,707.00	-	4,021,008.00
iii)	Deposit I Advances	-	-	-	iii)	PAIP	1,309,450.00	-	952,200.00
iv)	Donation & Others	-	-	-					
		-							
	TOTAL	-	-	-		TOTAL	4,197,157.00	-	4,973,208.00
XX	LIC Premium in Group Housing Insurance Scheme of DDA Employees	3,339,453.00	-	2,922,660.00	19	LIC group insurance for DDA Employees	1,002,064.00	0.70	2,658,513.00
	PAIP	1,645,622.00	-	1,399,238.00					
	TOTAL	4,985,075.00	-	4,321,898.00		TOTAL	1,002,064.00	0.70	2,658,513.00
	TOTAL (A)	10,094,864,980.10	907.85	8,777,924,847.84		TOTAL(A)	5,757,777,051.99	540.18	6,294,870,061.63

B. GENERAL DEVELOPMENT ACCOUNT

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR 2005-06

RECEIPTS					PAYMENT				
Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
	DEPOSIT & ADVANCE SUSPENSE A/C					**DEPOSITS & ADVANCE SUSPENSE A/C**			
a)	Investment Cash Balance Investment Account	35,603,100,000.00	3,874.00	7,259,500,000.00		Investment Cash Balance Investment Account	32,922,600,000.00	1,213.00	11,347,650,000.00
b)	Pension Fund Investment	39,000,000.00	-	159,000,000.00	i)	GPF/CPF Invest.A/C	1,332,676,816.67	-	925,000,000.00
c)	Urban Development Fund	3,539,094,149.57	-	2,850,000,000.00	ii)	Pension Fund Invest. A/C	2,335,723,000.00	-	205,261,250.00
d)	GPF Investment	27,303,288.49	-	382,000,000.00	iii)	Gratuity Fund Invest.	659,282,000.00	-	32,520,430.56
e)	Inter-Transfer of funds from one A/C to another A/C	51,928,249,888.28		6,583,133,977.40	iii)	Sinking Fund Invest	-	-	-
f)	Amount received from other A/C	-	3.90	-	iv)	Urban Development Fund Investment	2,950,092,012.00	309.19	4,060,000,000.00
	Amount received from Escrow fund	-	-	10,000,000.00		Reinvestment Urban Development Fund	1,107,575,675.22	-	1,064,828,486.32
g)	Interest on Urban Development funds	261,177,488.45	-	178,997,518.37	v)	Amount transferred to JJ	-	-	-
					vi)	Inter-Transfer of funds from one A/C to another A/C	49,961,729,897.49		6,351,973,298.10
						Amount t/f to Nazul a/c-II	1,400,000,000.00		250,000,000.00
						Amount t/f to Nazul a/c-I	90,000,000.00	-	105,000,000.00

B. GENERAL DEVELOPMENT ACCOUNT

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR 2005-06

RECEIPTS					PAYMENT				
Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
(B)					(B)	Other Suspense item	1,685,386,264.47	175.11	949,901,276.46
i)	Other suspense A/C	1,212,236,008.00	121.24	921,357,389.99	II	Deposits	21,945,252,719.50	76.66	412,303,326.15
ii)	Deposits	21,312,298,715.83	73.85	475,431,820.37	III	Advances	16,175,638.00	2.00	14,213,765.00
iii)	Advances	22,253,632.00	2.62	23,762,107.00					
iv)	Reserve Fund	171,445,628.45	17.00	1,766,311,515.52					
v)	Urban Development Fund Conversion Charges	1,156,957,310.85	-	1,064,828,486 32		**Other Advances**			
	Conversion Charges	129,236,261 55	-	1,364,108,452 77		Reserve Funds			
vi)	Amount received from Urban Development Fund a/c for c/o flyover	-	-	-	IV)	Pension	104,248,458.28	20.10	185,967,326.25
vii)	Interest on flyover-	59,312.00	-	216,204 00		Gratuity Fund Reserve	92,390,099.00	-	123,162,804.00
	Interest on VAMBAY A/C	187,892.52	-	194,526.30	V)	PLA	13,317,126,013.22	3,800.00	9,392,436,597.02
viii)	Sinking Fund Reserve	-	-	-	VI)	Conversion	26,367,699.00	-	10,257,497.00
ix)	Personal Ledger A/C	11,296,402,067.38	1,150.00	9,396,262,200.84	VII)	Loan from Urban Development Fund to MCD	100,000,000.00	-	-
x)	UDF loan recovery from MCD	245,000,000.00	-	25,000,000.00	VIII)	Loan from Urban Development Fund to other Deptt. For C/o Flyover	279,496,000.00	-	-
xi)	From other Deptt.	362,500,000.00	-	-	IX)	UDF (GRANT To DMRC)	780,000,000.00	-	(180,000,000.00)
xii)	UDF (Loan to DMRC)	-	150.20	-	X)	Fund from UDF to other deptt.	-	-	11,839,000.00
xiii)	Gratuity Fund Reserve			750,000,000.00	XI)	Other Account -			-
						Common Wealth Games fund	-	-	5,571,477.46
	TOTAL :- (B)	**127,306,501,643.37**	**5,392.81**	**33,210,104,198.88**		**TOTAL (B)**	**131,106,122,292.85**	**5,596.06**	**35,267,886,534.32**

RECEIPTS					PAYMENT				
Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (In cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
	PLAN SCHEME AND DEPOSIT WORKS		27.67			**PLAN SCHEME AND DEPOSIT WORKS**		27.67	
1	Shooting ranges at Tuglakabad	-		-	1	Flyover Ring Rd. Rd. No. 41	-		-
2	D/O various parks under MLA fund (grant aid)	4,000,000.00		2,400,000.00	2	Flyover at Mayapuri Jail Rd.	593,181.39		1,066,047.35
3	D/O green belt of Madavali site / Wazirabad road (T.Y.Vikas Board)	-		-	3	Consultancy of flyover	1,354,320.00		(8,005,743.95)
4	Resettlement of plot in Madanpur Khadar on behalf of slum & JJ	-		-	4	Flyover at the intersection of Mahipalpur Mehrauli Rd. & Nelson Mendele Rd.	-		-
5	M.T.N.L	-		-	5	NH-2 And Head no.13A Mathura Rd.	12,476,714.11		13,777,313.44
6	Stg. & augmentation of infrastructure (grant in aid)	-		-	6	Wazirabad Rd. Rd. No. 66	(7,168,257.42)		1,307,485.19
7	Amount received from HUDCO for const. of dwelling unit for Vambay	-		-	7	Vikas Marg Rd No. 57	4,335,699.77		1,818,427.49
8	C/o 2nd floor for family welfare centre at Seemapuri	-		-	8	NH-24 NOIDA	45,123,372.45		14,459,075.63
9	Sports authority of India	-		-	9	C/O flyover under Ph-II Flyover & Rob/Rub.	263,676.89		136,084.74
10	C/o sub-station elect. at Maharani Bagh	-		-	10	Rob at Pankha Rd. 1/c Half Flyover	108,271,570.98		32,604,529.61
11	M.P. fund - dev. work at Shastri Park	-		-	11	C/O flyover at Nizzamuddin	5,578,437.74		967,765.78
12	Amount received from Delhi govt. for c/o Kalindi bye-pass	-		-	12	C/o Flyover at Sarai Kale Khan	5,546,966.72		7,402,737.22

ANNUAL ACCOUNTS FOR THE YEAR 2005-06
D. GENERAL DEVELOPMENT ACCOUNT
RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR 2005-06

RECEIPTS					PAYMENT				
Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
13	Red Cross Society	-		-	13	M/o completed Schemes Masoodpur(Dairy cly)	237,878.10		-
14	MP Land Fund	1,259,000.00		453.00	14	C/o Boat Club-cum-restaurant at Tihar Lake.	-		-
15	Addition/Alteration CRPF 880 2 Bed Room, Dwarka, Sec D6, Pkt-B	28,700,000.00		-	15	C/o fly over at G.T.road no. 66	115,341,622.61		34,833,562.17
16	Plantation Work of Dwarka	20,672,656.00		-	16	C/o fly over / grade seperator. c/o bye pass at NH-24	149,122,985.11		23,983,359.86
17	400 DU's for Delhi Police, Rohini	6,000,000.00		35,748,961.00	17	M/o sports complex funds indoor stadium	-		-
18	Addition/Alteration 2 Bed Room, Dwarka, BSF	30,628,000.00		-	18	Shooting range at Tughlaka-bad	-		-
19	Central Industrial Security Force, Dwarka	2,876,328.00		-	19	D/o Shaheed Udham Singh Park near DDJ Hospital Hari Ngr. SH: C/O Foundation	-		-
20	Amount received from GNCTD towards c/o flyover on deposit work basis	1,075,800,000.00		-	20	D/O Sultan Garhi Monument Heritage Site	-		-
					21	D/O Heritage site at Mehrauli	-		-
					22	D/o Fateh Nagar park at Hari Nagar	-		-
					23	C/o multi gym at Hari Nagar	-		-
					24	C/o Sewerage pumping station no. 1 at Dawarka Sec.-7	-		-
					25	E.P.D.P. Colony d/o 714 plots	25,781.10		601,624.74
					26	D/o land for temp. transit camp at Madanpur Khadar ph-iii	852,693.43		16,291,285.14
					27	C/O approach Rd. Dwarka to NH-8, Delhi, Gurgaon Rd. SH:Rd. under Bridge	-		-

D. GENERAL DEVELOPMENT ACCOUNT

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR 2005-06

RECEIPTS					PAYMENT				
Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
					28	C/O prepare link Rd. to Dwarka NH-8 SHI: Rd. under Bridge	-		-
					29	MTNL	-		-
					30	C/o 2nd floor , family welfare centre at Seema puri	4,014,509.00		428,799.60
					31	d/o nyay park at model town (grant in aid from udf to cpwd)	-		-
					32	Constn. Of Flyover Under Lot-2 At Andrus Ganj Near Central School	129,188,524.36		7,746,516.45
					33	C/o new block at Anglo aerobic school at Ajmeri gate	-		-
					34	Shifting of RangPuri for resttlement of vill. Mangal Dewat	11,072,096.35		504,778.32
					35	Restoration work under taken by DDA on behalf other deptt.	-		-
					36	Revival of chaupal at Masood pur under Heritage scheme	-		-
					37	D/o Park at Virender Ngr.	29,964.90		-
					38	Multigym at Subhash Ngr.	-		-
					39	Winding and Dense Carpetting aproach Rd. Rammandir To Rangpuri	-		-
					40	D/o jassa singh park	1,845.09		536,788.15
					41	D/o Distt. Park Vasant Kunj	-		-
					42	(M.P. Land Fund)Under SEZ	11,777,277.70		340,701.54

D. GENERAL DEVELOPMENT ACCOUNT

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR 2005-06

RECEIPTS					PAYMENT				
Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
					43	Foundation cermony of Ayurvigyan Hospital Molar Band	548,664.90		-
					44	Lala Lajpat Rai Park Vinoba Puri	4,575,775.32		-
					45	C/o 4100 SRT in Sec-16, Delhi Police	1,362,981.38		-
					46	C/o 4100 SRT in Sec-16, C.R.P.F.	1,618,901.46		14,826,840.28
					47	Adl./Alt. 312 SRT Delhi Police	-		1,068,216.54
					48	1472 Single Room, DWK	-		8,214,519.62
					49	Kondli Gharoli	-		89,275.68
					50	Amalgamation 2016 EWS	-		4,443,745.08
					51	Adl./Alt. 830 SRT Delhi Police	-		7,800,844.68
	TOTAL DEPOSIT WORKS (C)	1,169,935,984.00	27.67	38,149,414.00		TOTAL DEPOSIT WORK (C)	606,147,183.44	27.67	187,244,580.35
	TOTAL DEPOSITS & ADVANCES (B&C)	128,476,437,627.37	5,420.48	33,248,253,612.88		TOTAL DEPOSITS & ADVANCES (B&C)	131,712,269,476.29	5,623.73	35,455,131,114.67
	TOTAL RECEIPTS (A+B+C)	138,571,302,607.47	6,328.33	42,026,178,460.72		TOTAL PAYMENTS (A+B+C)	137,470,046,528.28	6,163.91	41,750,001,176.30
	OPENING BALANCE	69,938,596.90	69,938,596.90	1,171,194,676.09		CLOSING BALANCE	1,171,194,676.09	69,938,761.32	1,447,371,960.51
	GRAND TOTAL	138,641,241,204.37	69,944,925.23	43,197,373,136.81		GRAND TOTAL	138,641,241,204.37	69,944,925.23	43,197,373,136.81

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

Date: 29th Sept., 2006
Place: New Delhi

Balance sheet as on 31 March ,2006

2004-05 RS. P.	LIABILITIES	2005-06 RS. P.	2004-05 RS. P.	ASSETS	2005-06 RS. P.
	GENERAL PROVIDENT FUND OPENING -		4,752,313,795.18	GENERAL PROVIDENT FUND INVESTMENTS (SCHEDULE 'C')	5,295,313,795.18
3,232,005,350.00	OTHER THAN CLASS-IV	3,659,005,042.76	143,537,425.19	INTEREST ACCRUED ON GPF INVESTMENTS	141,468,346.09
745,980,332.10	CLASS-IV	897,380,767.94			
3,977,985,682.10		4,556,385,810.70	188,871,616.70	BALANCE IN BANK	29,173,224.97
	ADDITION/DEDUCTIONS/ INTEREST CREDITED DURING THE YEAR				
426,999,692.76	OTHER THAN CLASS-IV	327,269,626.31	-	BGDA ACCOUNT	147,207,633.38
151,400,435.84	CLASS-IV	201,968,119.30			
578,400,128.60		529,237,745.61			
207,297,423.64	OPENING SURPLUS	360,498,828.64			
153,201,405.00	ADD : SURPLUS FOR THE YEAR	167,040,614.67			
360,498,828.64		527,539,443.31			
167,838,197.73	BGDA ACCOUNT	-			
5,084,722,837.07		5,613,162,999.62	5,084,722,837.07	Total	5,613,162,999.62

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

Date: 29th Sept. 2006
Place: New Delhi

Chartered Accountants

21

DDA EMPLOYEES' GENERAL PROVIDENT FUND ACCOUNT

INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2006

2004-05 RS. P.	EXPENDITURE	2005-06 RS. P.	2004-05 RS. P.	INCOME	2005-06 RS. P.
215,990,572.60	INTEREST ON GPF CONTRIBUTIONS	273,874,642.08	369,191,977.60	INTEREST EARNED ON GPF INVESTMENTS	440,915,256.75
153,201,405.00	NET SURPLUS FOR THE YEAR	167,040,614.67			
369,191,977.60	**TOTAL**	**440,915,256.75**	**369,191,977.60**	**TOTAL**	**440,915,256.75**

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

Date: 29th Sept., 2006
Place: New Delhi

BALANCE SHEET AS AT 31ST MARCH, 2006

2004-05 RS. P.	LIABILITIES	2005-06 RS. P.	2004-05 RS. P.	ASSETS	2005-06 RS. P.
	PENSION FUND RESERVE ACCOUNT		2,826,808,846.00	PENSION FUND INVESTMENTS (SCHEDULE 'J')	2,871,788,846.00
904,007,869.16	OPENING BALANCE	1,133,011,014.71			
	ADD:				
171,516,478.17	CONTRIBUTION BY DDA	1,766,417,147.03	92,940,507.79	INTEREST ACCRUED ON PENSION FUND INVESTMENTS	144,741,560.74
161,805,975.38	ADD : INTEREST EARNED DURING THE YEAR	214,496,788.95			
1,237,330,322.71		3,113,924,950.69	10,719,032.55	BALANCE IN BANK ACCOUNT	14,623,373.55
(104,319,308.00)	LESS : PENSION PAID DURING 2005-06	(186,072,957.76)			
1,133,011,014.71		2,927,851,992.93			
1,797,457,371.63	BGDA A/C	103,301,787.36			
2,930,468,386.34		**3,031,153,780.29**	**2,930,468,386.34**		***3,031,153,780.29***

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

Date: 29th Sept., 2006
Place: New Delhi

GRATUITY FUND - DELHI DEVELOPMENT AUTHORITY
BALANCE SHEET AS AT 31ST MARCH, 2006

2004-05 RS. P.	LIABILITIES	2005-06 RS. P.	2004-05 RS. P.	ASSETS	2005-06 RS. P.
	GRATUITY FUND RESERVE ACCOUNT			GRATUITY FUND INVESTMENTS	
-	OPENING BALANCE	(74,839,852.11)	659,282,000.00	(SCHEDULE 'J1')	691,802,430.56
-	ADD:				
-	CONTRIBUTION BY DDA	750,000,000.00	10,898,400.99	INTEREST ACCRUED ON GRATUITY FUND INVESTMENTS	11,712,567.47
	ADD : INTEREST EARNED				
17,550,246.88	DURING THE YEAR	51,550,881.48	12,369,845.90	BANK BALANCE(UTI)	30,551,938.34
17,550,246.88		726,711,029.37			
	LESS : GRATUITY PAID				
(92,390,099.00)	DURING 2005-06	(123,162,804.00)			
(74,839,852.11)		603,548,225.37			
757,390,099.00	BGDA ACCOUNT	130,518,711.00			
682,550,246.89		**734,066,936.37**	**682,550,246.89**		**734,066,936.37**

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

Date: 29th Sept., 2006
Place: New Delhi

GRATUITY FUND - DELHI DEVELOPMENT AUTHORITY
BALANCE SHEET AS AT 31ST MARCH, 2006

2004-05 RS. P.	LIABILITIES	2005-06 RS. P.	2004-05 RS. P.	ASSETS	2005-06 RS. P.
	GRATUITY FUND RESERVE ACCOUNT			GRATUITY FUND INVESTMENTS	
-	OPENING BALANCE	(74,839,852.11)	659,282,000.00	(SCHEDULE 'J1')	691,802,430.56
-	ADD:				
				INTEREST ACCRUED ON GRATUITY FUND	
-	CONTRIBUTION BY DDA	750,000,000.00	10,898,400.99	INVESTMENTS	11,712,567.47
	ADD : INTEREST EARNED				
17,550,246.88	DURING THE YEAR	51,550,881.48			
17,550,246.88		726,711,029.37	12,369,845.90	BANK BALANCE(UTI)	30,551,938.34
	LESS : GRATUITY PAID				
(92,390,099.00)	DURING 2005-06	(123,162,804.00)			
(74,839,852.11)		603,548,225.37			
757,390,099.00	BGDA ACCOUNT	130,518,711.00			
682,550,246.89		**734,066,936.37**	**682,550,246.89**		**734,066,936.37**

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

Date: 29th Sept., 2006
Place: New Delhi

8. GENERAL DEVELOPMENT ACCOUNT

STATEMENT SHOWING SUNDRY CREDITORS AS ON 31-03-2006

SCHEDULE -A

Sl No.	Particulars	Amount
1	(i) Liability on A/c. of Pay & Allowances etc.	54,312,650.40
	(ii) Liability on A/c. of Ex-gratia, Audit Fee etc.	40,467,985.33
2	Pending Liability on A/c. of Works	77,978,527.00
3	Interest on deposit	
	(a) NPRS HUDCO	4,240,350.00
	(b) RPS	6,293,443.00
	(c) Ambedkar Awaas Yojna	6,106,400.00
	(d) Janta 1996	4,885,000.00
	(e) Retention Money	6,400,033.00
4	Cost of land payable to Ministry of Rehabilitation	38,196,176.47
5	Cost of land in r/o Hotel at Sardar Patel Road (Damage & Ground Rent)	69,800,000.00
6	Amount payable to Delhi administration on a/c.of cost of land used for flats.	2,092,720,230.00
7	Interest payable on investment of FDRs on Converson of lease	165,647,763.00
8	Share money payable	17,885,100.00
	TOTAL	**2,584,933,658.20**

B. GENERAL DEVELOPMENT ACCOUNT

STATEMENT SHOWING SUNDRY CREDITORS AS ON 31-03-2006

SCHEDULE -A

Sl. No.	Particulars	Amount
1	(i) Liability on A/c. of Pay & Allowances etc.	54,312,650.40
	(ii) Liability on A/c. of Ex-gratia, Audit Fee etc.	40,467,985.33
2	Pending Liability on A/c. of Works	77,978,527.00
3	Interest on deposit	
	(a) NPRS HUDCO	4,240,350.00
	(b) RPS	6,293,443.00
	(c) Ambedkar Awaas Yojna	6,106,400.00
	(d) Janta 1996	4,885,000.00
	(e) Retention Money	6,400,033.00
4	Cost of land payable to Ministry of Rehabilitation	38,196,176.47
5	Cost of land in r/o Hotel at Sardar Patel Road (Damage & Ground Rent)	69,800,000.00
6	Amount payable to Delhi administration on a/c.of cost of land used for flats.	2,092,720,230.00
7	Interest payable on investment of FDRs on Converson of lease	165,647,763.00
8	Share money payable	17,885,100.00
	TOTAL	**2,584,933,658.20**

Sl. No.	Department	Cash in hand as on 31-03-2006	Amount of uncashed cheques as on 31-03-2006	Amount of cheques collected by authority and accounted for but not taken into a/c by bank	Amount collected on behalf of authority but not taken into a/c by the authority	Balance as per cash book as on 31-03-2006	Balance with bank as on 31-03-2006
	1	2	3	4	5	6	7
1	CAU S.W.Z.	7,084.00	37,934,573.53	868.00	429,491.85	32,643,436.61	71,006,633.99
2	CAU NORTH ZONE	35,654.00	39,368,984.24	4,940.66	144,607.00	28,445,453.36	67,954,103.94
3	CAU EAST ZONE	204,294.84	51,524,722.03	34,459,762.52		29,535,402.62	46,600,362.13
4	CAU DWARKA ZONE	65,007.00	59,670,119.70	2,447,847.00		19,520,702.92	76,742,975.62
5	CAU ROHINI	4,332.00	70,319,455.99	1,537,556.00		20,392,880.90	89,174,780.89
6	CAU S.E.Z.	93,799.00	30,628,630.60	21,915,431.00		41,976,711.13	50,689,910.73
7	FLY OVER	48,280.00	351,535.00	13,269.00	20.00	19,600,575.22	19,938,861.22
8	STORE DIVISION - I	1,655.79	13,418,833.60	1,705,000.00		25,267,847.71	36,981,681.31
9	STORE DIVISION - II	189.10	1,504,411.00			11,146,561.05	12,650,972.05
10	PAO ENGINEERING	8,856.80	2,917,775.00	141,354.00		16,151,680.39	18,928,101.39
11	HRD					43,700.00	43,700.00
12	SPORTS COMPLEX	2,705,770.80	28,902,559.00	35,400,159.30	166,852.00	47,489,984.89	41,159,236.59
13	BHIKAJI CAMA PLACE					1,869,830.25	1,869,830.25
15	CASH HOUSING		31,572,758.08	150,144.62	107,943.95	659,561,898.43	691,092,455.84
14	CASH MAIN		626,603,049.45	306,185,064.72	6,225,974.56	656,379,388.68	983,023,347.97
	TOTAL	**3,174,923.33**	**994,717,407.22**	**403,961,396.82**	**7,074,889.36**	**1,610,026,054.16**	**2,207,856,953.92**

COLUMN 2	3,174,923.33
COLUMN 6	1,610,026,054.16
TOTAL OF COLUMN 2+6 =	1,613,200,977.49

NA-I	2,910,384.26
NA-II	162,918,632.72
BGDA	1,373,023,423.65
GPF	29,173,224.97
GRATUITY	30,551,938.34
PENSION	14,623,373.55
	1,613,200,977.49

B. GENERAL DEVELOPMENT ACCOUNT

STATEMENT OF G.P.FUND INVESTMENT AS ON 31-03-2006

SCHEDULE -C

Sl No.	Nature of investment i.e Govt. Paper/ fixed Deposit	Book Value i.e.amount incl. brokerage & other charges	Face/ Market Value	Date Of Deposit
1	SBI(SPL. DEPOSITS)	453,697,011.51	453,697,011.51	12.9.92
2	Maharashtra State Elect. Board	30,000,000.00	30,000,000.00	26.3.97
3	P.N.B.Gilt	66,499,483.33	60,000,000.00	10.3.98
4	S.B.I.Gilt	66,890,000.00	60,000,000.00	29.3.00
5	P.N.B.Gilt	10,291,661.00	10,000,000.00	24.3.00
6	Punjab & Sind Bank	15,000,000.00	15,000,000.00	30.3.99
7	M.S.R.D.Corp. Ltd.	30,000,000.00	30,000,000.00	11.6.99
8	S.S.N.N.L.	60,000,000.00	60,000,000.00	30.7.99
9	APTRANSCO	20,000,000.00	20,000,000.00	29.9.99
10	RIICO Bonds	8,000,000.00	8,000,000.00	30.9.99
11	G.S.R.T.C	8,000,000.00	8,000,000.00	10.2.99
12	I.F.C.I	30,000,000.00	30,000,000.00	3.2.00
13	S.S.N.N.L.	50,000,000.00	50,000,000.00	1.3.01
14	CANARA BANK(Bond)	20,000,000.00	20,000,000.00	1.3.01
15	IDBI BONDS	90,000,000.00	90,000,000.00	31.8.01
16	K.B.J.N.L.	30,000,000.00	30,000,000.00	28.9.00
17	K.N.N.L	30,000,000.00	30,000,000.00	28.9.01
18	A.P.P.F.C.	30,000,000.00	30,000,000.00	28.9.00
19	S.S.N.N.L.	150,000,000.00	150,000,000.00	28.9.01
20	Maharashtra Jeevan Pradhikaran	70,000,000.00	70,000,000.00	17.2.02
21	Maharashtra Jeevan Pradhikaran	150,000,000.00	150,000,000.00	16.1.03
22	S.S.N.N.L.	250,000,000.00	250,000,000.00	13.12.02
23	IFCI Ltd.	33,700,000.00	33,700,000.00	13.12.02
24	APPFCL BONDS	80,000,000.00	80,000,000.00	30.9.02
25	J&K SDCL	100,000,000.00	100,000,000.00	16.1.03
26	APPTRANS Co. Vidut Bond	300,000,000.00	300,000,000.00	5.2.03
27	SSNNL	300,000,000.00	300,000,000.00	4.2.04
28	6.13% GOI 2028	123,816,000.00	120,000,000.00	9.2.04
29	6.01% GOI 2028	81,400,000.00	80,000,000.00	8.4.04
30	8.35% GOI 2028	125,250,000.00	100,000,000.00	24.5.04
31	6.01% GOI 2028	147,750,000.00	150,000,000.00	28.5.04
32	6.01% GOI 2028	147,225,000.00	150,000,000.00	4.6.04
33	6.13% GOI 2028	95,500,000.00	100,000,000.00	11.6.04
34	CANARA BANK TIER-II, SERIES-VI	100,000,000.00	100,000,000.00	22.6.04
35	8.35% GOI 2028	16,596,000.00	15,000,000.00	29.9.04
36	7%POWER FINANCE CORPORATION	100,000,000.00	100,000,000.00	12.10.04
37	7.02% SL (KAR) 2015	17,660,000.00	17,660,000.00	29.10.04
38	7.02% SL (MH) 2015	11,210,000.00	11,210,000.00	14.1.05
39	7.02% SL (AP) 2015	16,380,000.00	16,380,000.00	14.1.05
40	UCO BANK TIER II CAPITAL BOND	100,000,000.00	100,000,000.00	14.1.05
41	STATE BANK OF INDORE TIER II BONDS	100,000,000.00	100,000,000.00	19.1.05
42	UBI TIER II BONDS	100,000,000.00	100,000,000.00	31.1.05
43	FCI BONDS	50,000,000.00	50,000,000.00	7.2.05
44	GSCG 11.5007	5,000,000.00	5,000,000.00	21.3.05
45	PNB Gilt Govt Securities	103,270,556.00	100,000,000.00	21.12.87
46	SBI Gilts Govt Securities	104,947,916.67	100,000,000.00	9.12.98
47	Bank of India govt Securities	56,586,666.67	80,000,000.00	27.1.99
48	IFCI	80,000,000.00	80,000,000.00	29.1.99
49	IFCI	20,000,000.00	20,000,000.00	28.5.99
50	IFCI	20,000,000.00	20,000,000.00	29.2.00
51	6.01%GOI 2028	165,643,500.00	165,000,000.00	23.3.00
52	FDR no 585436 Canara Bank	100,000,000.00	100,000,000.00	25.3.04

No.	Nature of investment i.e Govt. Paper/ fixed Deposit	Book Value i.e.amount incl. brokerage & other charges	Face/ Market Value	Date Of Deposit
53	Indian Oil Corporation Ltd Bond Series VI	150,000,000.00	150,000,000.00	30.5.05
54	Syndicate Bank TIER II Bond	150,000,000.00	150,000,000.00	15.5.05
55	Bank of Baroda TIER II Series V Bond	100,000,000.00	100,000,000.00	26.9.05
56	SBT Bond TIE II series VII	50,000,000.00	50,000,000.00	27.9.05
57	SBI TIE II Bond-2005	200,000,000.00	200,000,000.00	29.11.05
58	UCO Bank Bonds	115,000,000.00	115,000,000.00	8.2.06
59	Canara Bank Bond series IX	60,000,000.00	60,000,000.00	24.2.06
	TOTAL	5,295,313,795.18	5,273,647,011.51	

B. GENERAL DEVELOPMENT ACCOUNT

STATEMENT OF SUNDRY DEBTORS AS ON 31-03-2006 **SCHEDULE-D**

Sl. No.	Particulars	Amount.
1	Other Receipts	
2	Amount due on a/c of disposal of houses	188,050,105.63
3	Amount due on a/c of disposal of shops	9,090,597,614.32
4	Amount due on a/c of disposal of shops under Defence colony flyover	452,179,821.92
5	Amount receivable from the agency for c/o SFSat Trilok Puri	9,949.00
6	Amount receivable from Sports Authority of India	17,772,650.00
7	Amount receivable from the agency for c/o 56 houses at Jahangir Puri	3,653,000.00
8	GIS	2,421,050.00
9	Interest accrued	2,658,513.00
	(a) General investment	1,936,319,120.88
	(b) UDF investment	165,647,763.00
	TOTAL	**11,859,309,587.75**

B. GENERAL DEVELOPMENT ACCOUNT

STATEMENT SHOWING THE DETAILS OF ADVANCE AS ON 31.03.2006

SCHEDULE - E

Particulars	Details	Amount
Opening balance as on 1.04.05		36,811,300.00
Add : Payments during the year		
Conveyance advance	1,278,106.00	
Other miscellaneous advances	9,046,837.00	
H.B.A advance	3,888,822.00	
Total	14,213,765.00	14,213,765.00
Less : Receipts during the year		
Conveyance advance	(2,845,415.00)	
Other miscellaneous advances	(12,043,649.00)	
H.B.A advance	(8,873,043.00)	
(i) **Closing balance as on 31.03.2006**		(23,762,107.00)
		27,262,958.00
(ii) **Deffered Debt (net of future interest)**		
Deferred debt	4,455,458,644.82	
Less : Future interest	(1,643,101,529.88)	
(iii) Advances to contractors		2,812,357,114.94
(iv) Material with contractors		45,295,507.90
(v) Group Insurance Scheme balance		5,952,805.47
		1,578,381.00
GRAND TOTAL		**2,892,446,767.31**

B. GENERAL DEVELOPMENT ACCOUNT

STATEMENT SHOWING THE DETAILS OF ADVANCE AS ON 31.03.2006

SCHEDULE - E

Particulars	Details	Amount
Opening balance as on 1.04.05		36,811,300.00
Add : Payments during the year		
Conveyance advance	1,278,106.00	
Other miscellaneous advances	9,046,837.00	
H.B.A advance	3,888,822.00	
Total	14,213,765.00	14,213,765.00
Less : Receipts during the year		
Conveyance advance	(2,845,415.00)	
Other miscellaneous advances	(12,043,649.00)	
H.B.A advance	(8,873,043.00)	
(i) **Closing balance as on 31.03.2006**		(23,762,107.00)
		27,262,958.00
(ii) **Deffered Debt (net of future interest)**		
Deferred debt	4,455,458,644.82	
Less : Future interest	(1,643,101,529.88)	
(iii) Advances to contractors		2,812,357,114.94
(iv) Material with contractors		45,295,507.90
(v) Group Insurance Scheme balance		5,952,805.47
		1,578,381.00
GRAND TOTAL		**2,892,446,767.31**

PARTICULARS	ANNEXURE	WDV AS AT 31.3.2005	ADDITIONS	DEDUCTIONS	TOTAL AS AT 31.03.2006	DEPRECIATION	WDV AS AT 31.3.2006
LAND	1	500,972,439.00	-	-	500,972,439.00	-	500,972,439.00
OFFICE BUILDINGS, STORES & GODOWNS	2	124,623,484.98	-	-	124,623,484.98	12,465,505.40	112,157,979.58
LET OUT PROPERTIES	3	114,562,581.86	-	-	114,562,581.86	11,456,258.30	103,106,323.56
COMMUNITY HALL/PICNIC HUTS/TOURIST COMPLEX	4	22,817,532.81	-	-	22,817,532.81	2,281,753.30	20,535,779.51
STAFF QUARTERS	5	194,839,646.96	119,678.01	5,201,005.08	189,758,319.89	9,487,916.02	180,270,403.87
MOTOR VEHICLES	6	16,496,514.39	839,699.00	-	17,336,213.39	2,600,432.26	14,735,781.13
OFFICE FURNITURES & FITTINGS	7	10,908,385.29	3,878,860.44	368,106.52	14,419,139.21	1,441,993.22	12,977,145.99
OTHER OFFICE EQUIPMENTS	7	7,637,132.23	1,139,198.00	174,104.44	8,602,225.79	1,456,563.58	7,145,662.21
ELECTRICAL INSTALLATIONS & EQUIPMENTS	7	23,835,982.22	697,350.32	-	24,533,332.54	3,679,999.92	20,853,332.62
PLANT & MACHINERY & OTHER EQUIPMENTS	7	2,090,735.20	-	-	2,090,735.20	313,610.28	1,777,124.92
SURVEY & DRAWING INSTRUMENTS	7	-	-	-	-	-	-
TOOLS & PLANTS	7	-	-	-	-	-	-
PRINTING PRESS EQUIPMENTS	8	1,484,589.30	-	-	1,484,589.30	222,688.43	1,261,900.87
COMPUTERS	9	12,854,851.12	8,793,100.69	-	21,647,951.81	12,988,771.09	8,659,180.72
DDA STAFF CLUB	10	22,829,099.64	-	22,829,099.64	-	-	-
TOURIST COMPLEX AT TUGHALAKABAD	11	-	-	-	-	-	-
COMMUNITY CENTRE AT JANAK PURI	12	-	-	-	-	-	-
COMMERCIAL COMPLEX AT SIDHARTHA ENCLAVE		-	-	-	-	-	-
SHOPPING COMPLEX AT MAYAPURI	13	-	-	-	-	-	-
SHOPPING CENTRE AT JANAK PURI	14	-	-	-	-	-	-
PLOTTED FACTORIES AT OKHLA	15	-	-	-	-	-	-

PARTICULARS	XURE	AT 31.3.2005	ADDITIONS	DEDUCTIONS	TOTAL AS AT 31.03.2006	DEPRECIATION	WDV AS AT 31.3.2006
SHOPPING CENTRE AT NEHRU PLACE	16	-	-	-	-	-	-
OFFICE BUILDING AT BHIKAJI CAMA PLACE	17	-	-	-	-	-	-
OFFICE BUILDING AT DISTT. CENTRE LAXMI NAGAR	18	-	-	-	-	-	-
DISTT. CENTRE AT SAKET	19	-	-	-	-	-	-
DISTT. CENTRE AT SHASTRI PARK		-	-	-	-	-	-
DISTT. CENTRE AT G-8 , AREA HARI NAGAR	20	-	-	-	-	-	-
DISTT. CENTRE AT CHILLA		-	-	-	-	-	-
TOTAL		**1,055,952,975.00**	**15,467,886.46**	**28,572,315.68**	**1,042,848,545.78**	***58,395,491.80***	***984,453,053.98***
CAPITAL WORK IN PROGRESS							
OFFICE BUILDING AT YUSUF SARAI, AURBINDO MARG, (OPP. COMMUNITY CENTRE)	21	3,648,389.36	299,352.53	-	3,947,741.89	-	*3,947,741.89*
C/O OFFICE BLDG. FOR ROHINI ZONE MADHUBAN CHOWK, ROHINI	22	9,385,297.55	18,957,407.79	-	28,342,705.34	-	*28,342,705.34*
TOTAL		**13,033,686.91**	**19,256,760.32**	-	**32,290,447.23**	-	**32,290,447.23**
GRAND TOTAL		**1,068,986,661.91**	**34,724,646.78**	**28,572,315.68**	**1,075,138,993.01**	***58,395,491.80***	***1,016,743,501.21***

B. GENERAL DEVELOPMENT ACCOUNT

STATEMENT OF GENERAL INVESTMENT AS ON 31.03.2006

SCHEDULE - H

No.	Name of Bank/Agency	Amount	Face/ Market Value 2005-06	Date of Deposit
	Canara Bank, Gole Market	2,960,000,000.00	2,960,000,000.00	16.12.03
	Canara Bank, Gole Market	400,000,000.00	400,000,000.00	22.6.04
	Canara Bank, Gole Market	500,000,000.00	500,000,000.00	25.10.05
	I.O.B Lok Kala Manch	400,000,000.00	400,000,000.00	21.12.05
	Oriental Bank Of Commerce,Basant Lok	750,000,000.00	750,000,000.00	26.5.05
	Oriental Bank Of Commerce,Basant Lok	200,000,000.00	200,000,000.00	21.1.04
	Oriental Bank Of Commerce,Basant Lok	560,000,000.00	560,000,000.00	23.1.04
	Oriental Bank Of Commerce,Basant Lok	800,000,000.00	800,000,000.00	7.4.04
	Oriental Bank Of Commerce,Basant Lok	250,000,000.00	250,000,000.00	13.4.05
	Syndicate Bank, Hotel Janpath	700,000,000.00	700,000,000.00	20.4.05
	Syndicate Bank, INA Colony	50,000,000.00	50,000,000.00	19.3.04
	Syndicate Bank, INA Colony	800,000,000.00	800,000,000.00	13.1.04
	Syndicate Bank, INA Colony	150,000,000.00	150,000,000.00	15.1.04
	Syndicate Bank, INA Colony	400,000,000.00	400,000,000.00	16.2.04
	Syndicate Bank, INA Colony	400,000,000.00	400,000,000.00	19.3.04
	Syndicate Bank, INA Colony	300,000,000.00	300,000,000.00	24.5.04
	Syndicate Bank,INA Colony, New Delhi	200,000,000.00	200,000,000.00	28.5.04
	Syndicate Bank,INA Colony, New Delhi	1,900,000,000.00	1,900,000,000.00	4.6.04
	Syndicate Bank,INA Colony, New Delhi	480,000,000.00	480,000,000.00	11.6.04
	Syndicate Bank,INA Colony, New Delhi	600,000,000.00	600,000,000.00	14.6.04
	Uco Bank, Shahpur Jat	150,000,000.00	150,000,000.00	4.5.05
	Uco Bank, Shahpur Jat	450,000,000.00	450,000,000.00	4.5.05
	Uco Bank, Shahpur Jat	450,000,000.00	450,000,000.00	9.5.05
	Uco Bank, Shahpur Jat	750,000,000.00	750,000,000.00	17.5.05
	Union Bank of India, Nehru Place	600,000,000.00	600,000,000.00	26.4.04
	Union Bank of India, Nehru Place	200,000,000.00	200,000,000.00	10.9.04
	Vijaya Bank, Bhikaji Cama Place	100,000,000.00	100,000,000.00	10.9.04
	Vijaya Bank, Kamla Nagar	100,000,000.00	100,000,000.00	10.9.04
	Uco Bank, Shahpur Jat	330,000,000.00	330,000,000.00	17.7.04
	SBI, Vikas Sadan	51,959.00	51,959.00	19.10.05
	Syndicate Bank Vikaspuri	250,000,000.00	250,000,000.00	19.3.04
	Syndicate Bank Janpath Hotel	50,000,000.00	50,000,000.00	28.5.04
	Syndicate Bank Rajouri Garden	50,000,000.00	50,000,000.00	28.5.05
	UCO Bank, Shahpur Jat	200,000,000.00	200,000,000.00	10.9.04
	I.O.B. Lok Kalamanch	450,000,000.00	450,000,000.00	20.5.05
	I.O.B. Lok Kalamanch	750,000,000.00	750,000,000.00	3.6.05
	UCO Bank, Shahpur Jat	450,000,000.00	450,000,000.00	9.6.05
	UCO Bank, Shahpur Jat	100,000,000.00	100,000,000.00	13.6.05

	Name of Bank/Agency	Amount	Face/ Market Value 2005-06	Date of Deposit
39	OBC Safdarjung Enclave	300,000,000.00	300,000,000.00	21.6.05
40	OBC Safdarjung Enclave	150,000,000.00	150,000,000.00	27.6.05
41	State Bank of Travencore	450,000,000.00	450,000,000.00	1.7.05
42	Corporation Bank	550,000,000.00	550,000,000.00	22.7.05
43	State Bank of Travencore	200,000,000.00	200,000,000.00	29.7.05
44	UCO Bank, Shahpur Jat	200,000,000.00	200,000,000.00	15.7.05
45	OBC Safdarjung Enclave	200,000,000.00	200,000,000.00	13.9.05
46	OBC Safdarjung Enclave	400,000,000.00	400,000,000.00	23.9.05
47	UBI Nehru Place	300,000,000.00	300,000,000.00	7.11.05
48	Syndicate Bank INA	500,000,000.00	500,000,000.00	11.11.05
49	UBI Nehru Place	350,000,000.00	350,000,000.00	16.11.05
50	UBI Nehru Place	200,000,000.00	200,000,000.00	18.11.05
51	UCO Bank, Shahpur Jat	900,000,000.00	900,000,000.00	5.12.05
52	UBI Nehru Place	300,000,000.00	300,000,000.00	28.10.05
	TOTAL	23,230,051,959.00	23,230,051,959.00	

B. GENERAL DEVELOPMENT ACCOUNT

STATEMENT SHOWING UDF INVESTMENTS AS ON 31.03.2006 **SCHEDULE - I**

	Fixed Deposits / C.O.D.	Book value i.e amount i/c brokerage and other charges 2005-06	Face/ Market Value 2005-06	Date Of Deposit
1	Syndicate Bank, INA	80,000,000.00	80,000,000.00	14.1.04
2	OBC, Basant Lok	160,000,000.00	160,000,000.00	2.4.04
3	OBC, Basant Lok	20,000,000.00	20,000,000.00	13.4.05
4	Uco Bank, Shahpurjat	100,000,000.00	100,000,000.00	26.4.05
5	Uco Bank, Shahpurjat	200,000,000.00	200,000,000.00	29.4.05
6	UBI, Nehru Place	50,000,000.00	50,000,000.00	21.10.05
7	Indian Bank, DC	300,000,000.00	300,000,000.00	7.4.05
8	Canara Bank, Gole Market	50,000,000.00	50,000,000.00	25.10.05
9	Uco Bank, Shahpurjat	100,000,000.00	100,000,000.00	17.5.05
10	Canara Bank, Gole Market	350,000,000.00	350,000,000.00	13.2.06
11	CBI,Vikas Sadan	60,000,000.00	60,000,000.00	22.2.06
12	Uco Bank, Shahpurjat	50,000,000.00	50,000,000.00	9.6.05
13	Uco Bank, Shahpurjat	210,000,000.00	210,000,000.00	13.6.05
14	Uco Bank, Shahpurjat	300,000,000.00	300,000,000.00	8.7.05
15	OBC,Safderjung Enclave	50,000,000.00	50,000,000.00	15.7.05
16	OBC,Safderjung Enclave	90,000,000.00	90,000,000.00	21.6.05
17	OBC,Safderjung Enclave	20,000,000.00	20,000,000.00	27.6.05
18	OBC,Safderjung Enclave	60,000,000.00	60,000,000.00	25.8.05
19	OBC,Safderjung Enclave	90,000,000.00	90,000,000.00	13.9.05
20	OBC,Safderjung Enclave	20,000,000.00	20,000,000.00	23.9.05
21	OBC,Safderjung Enclave	40,000,000.00	40,000,000.00	4.10.05
22	OBC,Safderjung Enclave	300,000,000.00	300,000,000.00	8.12.05
23	OBC,Safderjung Enclave	250,000,000.00	250,000,000.00	13.12.05
24	OBC,Safderjung Enclave	100,000,000.00	100,000,000.00	10.1.06
25	OBC,Safderjung Enclave	100,000,000.00	100,000,000.00	8.2.06
26	OBC,Safderjung Enclave	350,000,000.00	350,000,000.00	13.2.06
27	State Bank of Travencore	50,000,000.00	50,000,000.00	17.3.06
28	State Bank of Travencore	30,000,000.00	30,000,000.00	1.7.05
29	Syndicate Bank, INA	40,000,000.00	40,000,000.00	29.7.05
30	UBI Nehru Place	120,000,000.00	120,000,000.00	11.11.05
31	Vijaya Bank Karol Bagh	60,000,000.00	60,000,000.00	16.11.05
32	Vijaya Bank Defence Colony	100,000,000.00	100,000,000.00	1.12.05
33	Canara Bank, Gole Market	100,000,000.00	100,000,000.00	1.12.06
34	Canara Bank, Gole Market	100,000,000.00	100,000,000.00	26.12.05
35	Canara Bank	50,000,000.00	50,000,000.00	24.1.06
36	Canara Bank	50,000,000.00	50,000,000.00	17.3.06
	TOTAL	**4,300,000,000.00**	**4,300,000,000.00**	27.03.06

B. GENERAL DEVELOPMENT ACCOUNT

LIST OF PENSION FUND INVESTMENTS AS ON 31-03-2006

SCHEDULE -J

ture of investment i.e Govt. Paper/ ed Deposit	Book value	Face/ Market Value 2005-06	Date Of Deposit
B.I.			
BI	20,000,000.00	20,000,000.00	24.6.96
I.B.Gilt Govt. Securities	20,000,000.00	20,000,000.00	10.12.99
S.R.T.C	41,166,645.00	41,166,645.00	30.3.99
I Gilts	12,000,000.00	12,000,000.00	3.2.00
I.B.Gilt	22,296,668.00	22,296,668.00	24.3.00
PFCL	66,622,533.00	66,622,533.00	29.3.00
vt. Securities 6.01% GOI 2028	150,000,000.00	150,000,000.00	26.5.03
I.B.Gilt 7.95% GOI 2032	49,015,000.00	49,015,000.00	14.6.04
I.B.Gilt 6.13% GOI 2028	146,520,000.00	146,520,000.00	14.6.04
jrat Electricity Board	205,380,000.00	205,380,000.00	18.6.04
vt. Securities 8.35% GOI 2022	100,000,000.00	100,000,000.00	2.8.04
vt. Securities 8.35% GOI 2022	167,595,000.00	167,595,000.00	8.10.04
vt. Securities 7.95% GOI 2032	110,640,000.00	110,640,000.00	12.10.04
vt. Securities 7.50% GOI 2034	143,000,000.00	143,000,000.00	25.10.04
vt. Securities 7.95% GOI 2032	103,900,000.00	103,900,000.00	27.10.04
vt. Securities 7.95% GOI 2032	108,625,000.00	108,625,000.00	10.11.04
tara Bank F.D.(952262527)	9,928,000.00	9,928,000.00	24.11.04
Power Finance Corporation Ltd. Bonds	800,000,000.00	800,000,000.00	15.4.04
2%(MR) SDL 2015	50,000,000.00	50,000,000.00	29.10.04
0% APPFC Bonds	1,120,000.00	1,120,000.00	13.1.05
0% FCI Bonds	190,000,000.00	190,000,000.00	25.1.05
25% GOI 2021	50,000,000.00	50,000,000.00	21.2.05
0% HUDCO Bank Series XXXVII	123,980,000.00	123,980,000.00	13.7.05
tara Bank Bond Series VI	80,000,000.00	80,000,000.00	12.1.06
	100,000,000.00	100,000,000.00	29.9.04
TAL	**2,871,788,846.00**	**2,871,788,846.00**	

B. GENERAL DEVELOPMENT ACCOUNT

STATEMENT OF GRATUITY FUND INVESTMENT AS ON 31ST MARCH, 2006

SCHEDULE - J1

ST. No.	NAME OF THE SECURITY	BOOK VALUE OF INVESTMENTS	FACE VALUE	DATE OF INVESTMENT
1	7.95%GOI 2032	77,000,000.00	70,000,000.00	25.10.04
2	7.36%(AP) SDL 2014	35,000,000.00	35,000,000.00	4.11.04
3	7.36% (MH) SDL 2014	30,000,000.00	30,000,000.00	4.11.04
4	7.36%(RAJ) SDL 2014	20,000,000.00	20,000,000.00	4.11.05
5	7.36% (GUJ)SDL 2014	35,000,000.00	35,000,000.00	4.11.04
6	7.95% GOI 2032	98,700,000.00	100,000,000.00	11.11.04
7	7.95% GOI 2032	89,352,000.00	90,000,000.00	24.11.04
8	7.32% (GUJ) SDL 2014	77,730,000.00	77,730,000.00	10.12.04
9	7.32% (AP) SDL 2014	30,670,000.00	30,670,000.00	10.12.04
10	7.32% (KAR) SDL 2014	26,000,000.00	26,000,000.00	10.12.04
11	7.32% (MH) SDL 2014	88,190,000.00	88,190,000.00	10.12.04
12	7.02% (MH) SDL 2015	10,460,000.00	10,460,000.00	13.1.05
13	7.06% (AP)SDL 2015	16,380,000.00	16,380,000.00	13.1.05
14	7.06%(KAR)SDL 2015	24,800,000.00	24,800,000.00	13.1.05
15	10.25% GOI 2021	12,520,430.56	10,000,000.00	15.7.05
16	7.80% HUDCO Bond Series XXXVII	20,000,000.00	20,000,000.00	12.1.06
	TOTAL	**691,802,430.56**	**684,230,000.00**	

DELHI DEVELOPMENT AUTHORITY

FINAL ACCOUNTS

NAZUL - I

2005-06

K.N.GOYAL & CO.
CHARTERED ACCOUNTANTS
105, Pratap Bhawan, Ist Floor,
Bahadur Shah Zafar Marg, New Delhi – 110 002
Tel/Fax:23766424, 9313639600
e-mail: kngoyal@vsnl.com

2004-05 Rs. P.	Sr. No.	Liabilities: Head of Account	Schedule	2005-06 Rs. P.	2004-05 Rs. P.	Sr. No.	Assets: Head of Account	Schedule	2005-06 Rs. P.
200,511,215.86	I	Accumulated surplus funds payable to Govt. under clause 9 of Nazul Agreement 1937 (Schedule M)	M	200,430,911.03	3,346,443.52	I	Cash & Bank balance	B	2,910,384.26
	II	Deposits			-	II	Investments	R	-
22,519.00		a) Securities		22,519.00	197,164,772.34	III	Closing values of Land & Works		197,520,526.77
11,863,214.00		b) Other Charges		11,863,214.00	-	IV	Deposits		-
11,850.00		c) Dev. Charges		11,850.00	-	V	Advances	N	
205,000,000.00	III	Amount received from other account		310,000,000.00	-		a) Advance to other A/C (BGDA)		-
981,324.50	IV	Sundry Creditors (Schedule L)	L	3,088,326.57	26,730.00		b) Other Advances		-
82,609,126.65	V	Excess of Assets over Liabilities as per last Balance Sheet		3,439,007.71	-		c) Amount transferred to other A/C		-
(82,135,352.39)		Less:Liabilities as per last Balance Sheet		(88,265,740.23)	-		d) P.L.A.		-
2,369,086.00	VI	Excess of Income over Expenditure during the year - Part I		11,658,293.00	119,665,127.80	VI	Sundry Debtors	O	118,156,827.25
					(1,252,795.00)		Less: Provision for bad & doubtful debts	P	-
596,147.45	VII	Amount transferred to Accumulated receipts under Nazul Agreement		(12,664,955.17)	14,613,112.18	VII	Property	Q	12,660,078.28
					88,265,740.23	VIII	Excess of Expenditure over Income during the year(Part II)		108,335,609.35
421,829,131.07		TOTAL		439,583,425.91	421,829,131.07		TOTAL		439,583,425.91

Date: 29th Sept. 2006
Place: New Delhi

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

Expenditure 2004-05 Rs. P.	Sr. No.	Expenditure Head of Account	Expenditure 2005-06 Rs. P.	Income 2004-05 Rs. P.	Sr. No.	Income Head of Account	Income 2005-06 Rs. P.
194,277,551.75	I	Opening value of Land & Works as on 1-4-2005	197,164,772.34	2,369,086.00	I	Receipts from disposal of Land -Premia	11,658,293.00
2,887,220.59	II	Expenditure on Land and Works during 2005-06	355,754.43	-	II	Land transferred from L & DO	-
2,369,086.00	III	Excess of Income over Expenditure(Part-I)	11,658,293.00	-	III	Interest on Investments	-
				197,164,772.34	IV	Closing value of Land & Works as on 31.3.06	197,520,526.77
199,533,858.34			**209,178,819.77**	**199,533,858.34**		**TOTAL**	***209,178,819.77***
	IV	Cost of Administration			V	Revenue From	
8,890,115.50		i) Officers	14,697,591.48	5,038,514.53		a) Ground Rent	*7,646,898.43*
19,630,829.00		ii) Estt.	30,908,059.21	4,639,402.00		b) Other Receipt	*11,981,647.67*
4,249,575.00		iii) Other Charges	16,028,234.38	23,817,860.00		c) Damages	*26,150,645.60*
(11,474,745.55)		Less: Estt. Charges recovered from works	(12,116,180.98)	70,419.71		d) Misc. Recpt.	*3,342,651.99*
139,213.00	V	Payment of Nazul Revenue to Govt.	139,213.00	-	VI	Other Nazul Revenue	-
2,345,491.89	VI	Depreciation	1,953,033.90	88,265,740.23	VII	Excess of Expenditure over Income(Part-II)	*108,335,609.35*
-	VII	Provision for Bad and Doubtful Debts	-				
-	VIII	Demand Dropped	-				
98,051,457.63	IX	Misc. Expenditure incurred on maintenance of various schemes	105,847,502.05				
-	X	Excess of Income over Expenditure (Part II)	-				
121,831,936.47		**TOTAL**	**157,457,453.04**	**121,831,936.47**		**TOTAL**	***157,457,453.04***

Date: 29th Sept, 2006
Place: New Delhi

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

NAZUL ACCOUNT

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31ST MARCH,2006

Receipts					Payments				
Sr. No.	Head of Account	Actual Receipts (2004-05)	Revised Estimate (in cr.)	Actual Receipts (2005-06)	Sr. No.	Head of Account	Actual Expenditure (2004-05)	Revised Estimate (in cr.)	Actual Expenditure (2005-06)
		Rs. P.		Rs. P.			Rs. P.		Rs. P.
I	Revenue from works and Dev. Schemes								
	a)Premia	2,382,258.00		11,486,502.00	1	Share cost of administration	32,884,791.00	6 09	59,666,096.00
	b) Ground Rent	4,570,431.92	0.65	7,659,132.50		Less. Estt. Charges received from works	(11,474,745 55)	(1.15)	(12,116,180.98)
	c) Other Receipts	4,811,124.00	0.38	12,162,750.00		**NET SHARE COST**	***21,410,045.45***	***4.94***	***47,549,915.02***
II	Damages	17,170,335.00	2.30	26,384,605.75	2	Expenditure on works and Dev. Schemes	100,938,678.22	11.42	106,203,256.48
III	**Other Nazul Revenue**				3	Misc. Expenditure	-	0.01	-
	a) Revenue from Agriculture land,Other land	-	0 02	-					
	b) Other Revenue	-	-	-					
IV	Delhi Master Plan	-	0.01	-	4	Payment of Nazul Revenue	139,213.00	-	-
	Misc. Receipts i.e. Composition Fee	70,419.71	0.02	3,342,651.99	5	Interest on Loan	-	-	-
V	New Master Plan for Delhi	-	-	-	6	Delhi Master Plan	4,703,112.00	0.01	12,745,260.00
VI	Land trans. From L&DO Gram Sabha	-	-	-	7	New Master Plan for Delhi	-	-	-
VII	Interest from Investment	-	-	-	8	Debt Repayment	-	-	-
VIII	Development and Construction of Lakes around Delhi	-	-	-	9	Development and Construction of Lakes around Delhi	-	-	-
IX	Debt Receipts	-	-	-	10	Land transferred from L & D	-	-	-
	Total	**29,004,568.63**	**3.38**	**61,035,642.24**		**Total**	***127,191,048.67***	***16.38***	***166,498,431.50***

RECEIPTS AND PAYMENT ACCOUNT FOR THE YEAR ENDING 31ST MARCH 2006

Receipts					Payments				
Sr. No.	Head of Account	Actual Receipts (2004-05)	Revised Estimate (in cr.)	Actual Receipts (2005-06)	Sr. No.	Head of Account	Actual Expenditure (2004-05)	Revised Estimate (in cr.)	Actual Expenditure (2005-06)
X	DEPOSITS & ADVANCES				11	DEPOSITS & ADVANCES			
i)	Suspense Account	-	-		i)	Suspense Account	-		
a)	Investment cash balance investment accounts	-	-	-	a)	Investment cash balance investments accounts	-	-	-
b)	Other Suspense items	-	-	-	b)	Other Suspense Items	-	-	-
ii)	Deposits	-	-	-	ii)	Deposits	-	-	-
iii)	Advances(HBA)	-	-	-	iii)	Advances	-	-	(26,730.00)
iv)	P.L.A.	-	-	-	iv)	P L A	-	-	-
v)	Amount received from other accounts (BGDA)	90,000,000.00	-	105,000,000.00	v)	Amount paid to other account(BGDA)	-	-	-
	TOTAL IX DEPOSITS	90,000,000.00	-	105,000,000.00		TOTAL X DEPOSITS	-	-	(26,730.00)
	TOTAL RECEIPTS	119,004,568.63	3.38	166,035,642.24		TOTAL PAYMENTS	127,191,048.67	16.38	166,471,701.50
	OPENING BALANCE	11,532,923.56	(1.24)	3,346,443.52		CLOSING BALANCE	3,346,443.52	(14.24)	2,910,384.26
	GRAND TOTAL	130,537,492.19	2.14	169,382,085.76		GRAND TOTAL	130,537,492.19	2.14	169,382,085.76

Date: 29th Sept. 2006
Place: New Delhi

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

NAZUL ACCOUNT-I

STATEMENT OF SUNDRY CREDITORS AS ON 31.03.2006 **SCHEDULE-L**

No.	Particulars	AMOUNT
1	Administration Pay & Other charges Schedule- A of GDA including audit fee etc.	2,949,113.57
2	Nazul Revenue payable to Government	139,213.00
	TOTAL	**3,088,326.57**

NAZUL ACCOUNT-I

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

SCHEDULE-M

Particulars	Amount
Transfer of funds upto 31 3 2005	293,777,701.86
Less: Amount transferred during the year under Nazul Agreement	(12,664,955.17)
(A)	
LESS:-	
a. **Total Expenditure incurred on Old Delhi Master Plan/Zonal Plan upto 31.3.2005**	**281,112,746.69**
Add: Expenditure during 2005-06	68,246,329.00
Less: Receipt on account of sale proceeds during 2005-06	12,745,260.00
Net expenditure on Delhi Master Plan/Zonal Plan (A)	**-**
b. **Total Expenditure incurred on New Master Plan/Zonal Plan up to 31.3.2005**	**80,991,589.00**
Add: Expenditure during 2005-06	25,020,157.00
Less: Receipts on a/c of Sale Proceeds during the year	-
Net Expenditure on New Master Plan/Zonal Plan (B)	**-**
(B) TOTAL EXPENDITURE (a+b)	**25,020,157.00**
Balance carried forward to Balance Sheet (A-B)	**106,011,746.00**
	200,430,911.03

NAZUL ACCOUNT-I

STATEMENT OF ADVANCE PAID TO OTHER DEPARTMENT AS AT 31.03.2006

SCHEDULE-N

Sl. No.	Particulars	Amount
	-----NIL -------	

NAZUL ACCOUNT-I

STATEMENT OF SUNDRY DEBTORS AS ON 31.03.2006 **SCHEDULE-O**

Sl. No.	Particulars	Amount
I	Premia(for lease of land payable by the lessee)	10,439,624.85
II	Ground Rent(Payable by the lessee of lease land)	20,561,986.83
III	Other Receipts(Staff Quarters)	16,049,001.32
IV	Damages levied for unauthorised occupation of Nazul land/Properties	68,216,792.25
V	Other Nazul Receipts	2,882,471.00
VI	Land transferred to L&D/Gaon Sabha	6,951.00
	TOTAL	**118,156,827.25**

NAZUL ACCOUNT-I

STATEMENT SHOWING PROVISION FOR BAD DEBTS 2005-2006 **SCHEDULE-P**

Head of Account	Opening Balance	Addition	Total as at 31.03.06	Adjusted during 2005-06	Closing Balance as on 31.03.06
Ground rent	101,056.00	-	101,056.00	(101,056.00)	-
Other Receipts	16,792.00	-	16,792.00	(16,792.00)	-
Damages	462,818.00	-	462,818.00	(462,818.00)	-
Other Revenues	672,129.00	-	672,129.00	(672,129.00)	-
TOTAL	**1,252,795.00**	-	**1,252,795.00**	**(1,252,795.00)**	-

NAZUL ACCOUNT-I

STATEMENT OF PROPERTY AS ON 31.03.2006

SCHEDULE-Q

...ors of Property	Opening Balance	Additions	Total	Depreciation	Closing Balance
...hicles	5,329,959.32	-	5,329,959.32	1,065,991.86	4,263,967.46
...ce eqipments	1,998,862.65	-	1,998,862.65	299,829.40	1,699,033.25
...ed Drawing ...nts	2,227,939.87	-	2,227,939.87	334,190.98	1,893,748.89
...arters	2,674.58	-	2,674.58	401.19	2,273.39
...Acres of Land ...junk Mkt. at ...wlan	4,810,466.29	-	4,810,466.29	240,523.31	4,569,942.98
...t Rani Jhansi	122,237.70	-	122,237.70	-	122,237.70
...g parking ...ment at Ajmeri	45,063.13	-	45,063.13	4,506.30	40,556.83
	75,908.64	-	75,908.64	7,590.86	68,317.78
	14,613,112.18	-	**14,613,112.18**	**1,953,033.90**	**12,660,078.28**

NAZUL ACCOUNT-I

SCHEDULE-R

STATEMENT SHOWING INVESTMENT MADE UNDER SECTION 23(3) OF DDA ACT AS ON 31.03.05

Sl. No.	Particulars of Investment made	Amount
	------ NIL --------	

ELHI DEVELOPMENT AUTHORITY

FINAL ACCOUNTS

NAZUL - II

2005-06

K.N.GOYAL & CO.
CHARTERED ACCOUNTANTS
105, Pratap Bhawan, Ist Floor,
Bahadur Shah Zafar Marg, New Delhi – 110 002
Tel/Fax:23766424, 9313639600
e-mail: kngoyal@vsnl.com

Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
I-C	Receipts from disposal of developed land Premia	17,152,130,180.52	900.91	15,958,839,445.30	1-C	Payment to Delhi Admn. (L&B Dept.) for acquisition of land	3,997,565,855.34	990.00	9,256,239,771.62
II-C	Receipts from disposal of undeveloped land Premia	853,731,801.92	119.51	929,245,120.34	2-C	Expenditure on D/O Land	5,644,942,776.04	686.41	4,066,597,951 64
III-C	Ground Rent and Other Receipts	546,132,559.68	58.88	520,729,722.37		Sports Complexes	155,835,469.80	-	172,220,712.30
IV-C	**Misc. Receipts**								
(a)	Composition Fee	94,213,417.07	3.50	126,286,577.50		**Total expenditure on d/o land II-C**	***5,800,778,245.84***	***686.41***	***4,238,818,663.94***
(b)	Interest from Investments	19,272,133.00	41.79	24,743,410.00	3-C	Expenditure on C/O Roads other than those in schemes	-	-	
	Interest from urban heritage a/c	828,670.00	-	(466,348.00)					
(c)	Other Misc. Receipts	4,101,937,956.72	93.11	444,115,575.90	4-C	Expenditure on Building other than those included in the development schemes	-	-	
					5-C	Share cost of admn. charges	1,216,629,108.00	144.00	2,581,512,174.00
						Deduct Estt. Charges	(543,199,970.77)		(391,405,166.81)
	Sports Complex	186,988,026.00	-	192,802,164.35		**NET SHARE COST**	***673,429,137.23***	***144.00***	***2,190,107,007.19***
	intt from Investment			1,066,053,449.00					

Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
	Damage	-	-	-					
	E.W.S.FUND	144,281,916.00	-	37,441,802.00	6-C	Interest on Loan(ways and means advances)	-	-	-
	Interest from EWS fund	6,109,649.99	-	15,554,985.36	7-C	Less: Ad hoc cut made by Delhi Admn.	-	-	-
	Demolition Charges	-	-	-					
	Permission charges for mix land use	-	-	430,977.00					
	IV C TOTAL	**4,553,631,768.78**	**138.40**	**1,906,962,593.11**	8-C	Debt. Repayment			
V-C	Adhoc increase / Adhoc cut made by Delhi Administration	-	-	-	i)	Repayment of Loan to Central Govt.	-	-	-
					ii)	Amount received from Nazul A/C-I	-	-	-
	TOTAL	**23,105,626,310.90**	**1,217.70**	**19,315,776,881.12**		**TOTAL**	***10,471,773,238.41***	***1,820.41***	***15,685,165,442.75***

Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
VI-C	Debt Receipt								
i)	Loan from Central Govt.(ways & means advances)	-	-	-	9-C	Deposits and Advances			
ii)	Amount received from other accounts	-	-	250,000,000.00	i)	Suspense Account			
VII-C	Deposits &advances			-		a) Investment cash balance investment a/c-Investment Account Sports	14,960,000,000.00	109.10	18,130,000,000.00
						Investment A/c Sports	403,750,000.00	-	454,261,820.00
i)	Suspense account					b) Other Suspense Items	5,199,768.00	50.90	3,041,305.00
a)	Investment cash balance investment account	1,086,460,000.00	100.00	15,510,000,000.00	ii)	Deposits	13,963,796.00	1.60	517,754,393.00
	investment a\c			404,746,820.00	iii)	Amount paid to Revolving fund	5,769,123,391.31	1,217.70	4,251,723,548.34
b)	Other Suspense account	4,616,697.00	0.70	2,969,661.00	iv)	Advances paid to other accounts(GDA)	-	3.90	-
ii)	Deposits	(14,600,741.90)	0.64	1,703,674,356.50	v)	Urban Heritage Award Fund	2,350,000.00	0.05	4,700,000.00

Sr. No.	Head of Account	Actual Receipts 2004-05	Revised Estimate (in cr.)	Actual Receipts 2005-06	Sr. No.	Head of Account	Actual Expenditure 2004-05	Revised Estimate (in cr.)	Actual Expenditure 2005-06
iii)	Amount received from revolving fund	5,769,123,391.31	1,820.41	4,251,723,548.34	vi)	Personal Ledger Account	1,398,817,418.40	130.00	1,461,131,622.38
iv)	Advance amount received from other account	1,400,000,000.00	-	-		Grant to DMRC	800,000,000.00	-	2,000,000,000.00
	Personal ledger account	1,312,161,122.40	150.00	1,214,054,608.38		Transfer to BGDA for Escrow Fund EWS Houses	10,000,000.00	-	-
	Urban Heritage Award	1,650,000.00	40.25	3,050,000.00					
	TOTAL DEPOSIT & ADVANCES	**9,559,410,468.81**	**2,112.00**	**23,340,218,994.22**		**TOTAL DEPOSITS & ADVANCES**	***23,363,204,373.71***	***1,513.25***	***26,822,612,688.72***
	TOTAL RECEIPTS	**32,665,036,779.71**	**3,329.70**	**42,655,995,875.34**		**TOTAL PAYMENTS**	***33,834,977,612.12***	***3,333.66***	***42,507,778,131.47***
	OPENING BALANCE	**1,184,641,721.26**	**(47.62)**	**14,700,888.85**		**CLOSING BALANCE**	***14,700,888.85***	***(51.58)***	***162,918,632.72***
	GRAND TOTAL	**33,849,678,500.97**	**3,282.08**	**42,670,696,764.19**		**GRAND TOTAL**	***33,849,678,500.97***	***3,282.08***	***42,670,696,764.19***

Date: 29th Sept. 2006
Place: New Delhi

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer (DDA)

STATEMENT OF NA-II INVESTMENTS AS ON 31.3.2006

Bank	Book value i.e, Amount i/c other charges	Face Value	Date of Deposit
Bank INA Colony	350,000,000.00	350,000,000.00	
Bank of Punjabi Bagh	300,000,000.00	300,000,000.00	24.3.04
Bank Malviya Nagar	300,000,000.00	300,000,000.00	22.3.04
Bank INA Colony	1,100,000,000.00	1,100,000,000.00	22.3.04
ent Lok	400,000,000.00	400,000,000.00	22.3.04
k Shahpurjat	1,100,000,000.00	1,100,000,000.00	2.4.04
k Shahpurjat	430,000,000.00	430,000,000.00	26.4.05
k Shahpurjat	1,500,000,000.00	1,500,000,000.00	29.4.05
ru Place	300,000,000.00	300,000,000.00	21.10.05
s Sadan	300,000,000.00	300,000,000.00	8.11.05
k Shahpurjat	400,000,000.00	400,000,000.00	8.11.05
darjung Enclave	1,650,000.00	1,650,000.00	8.12.05
Bank Gole Market	100,000,000.00	100,000,000.00	5.12.05
Bank Gole Market	500,000,000.00	500,000,000.00	8.12.05
darjung Enclave	330,000,000.00	330,000,000.00	26.12.05
Bank Gole Market	500,000,000.00	500,000,000.00	3.1.06
s Sadan	300,000,000.00	300,000,000.00	10.1.06
s Sadan	600,000,000.00	600,000,000.00	13.1.06
Bank Gole Market	500,000,000.00	500,000,000.00	17.1.06
Bank Gole Market	200,000,000.00	200,000,000.00	20.1.06
darjung Enclave	200,000,000.00	200,000,000.00	24.1.06
Bank Gole Market	400,000,000.00	400,000,000.00	27.1.06
darjung Enclave	700,000.00	700,000.00	8.2.06
Bank Gole Market	400,000,000.00	400,000,000.00	13.2.06
Bank Gole Market	400,000,000.00	400,000,000.00	13.2.06
s Sadan	450,000,000.00	450,000,000.00	13.2.06
darjung Enclave	320,000,000.00	320,000,000.00	15.2.06
Bank	500,000,000.00	500,000,000.00	22.2.06
Bank	500,000,000.00	500,000,000.00	28.2.06
s Sadan	2,400,000,000.00	2,400,000,000.00	2.3.06
Bank	700,000,000.00	700,000,000.00	6.3.06
s Sadan	900,000,000.00	900,000,000.00	7.3.06
Bank	500,000,000.00	500,000,000.00	10.3.06
s Sadan	1,500,000,000.00	1,500,000,000.00	13.3.06
Bank	600,000,000.00	600,000,000.00	17.3.06
Bank	1,300,000,000.00	1,300,000,000.00	27.3.06
darjung Enclave			22.3.06
	20,582,350,000.00	**20,582,350,000.00**	

Cash and Bank Balances as per Schedule 'B' also include balances in Nazul I and Nazul II accounts, as the bank accounts are common for all the three Accounts.

Inter-fund accounts are in the process of reconciliation and adjustments, where necessary, shall be made on completion of reconciliation.

Some of the bank accounts are subject to reconciliation.

Personal Ledger Account, Inter-transfer Account, Cash Settlement Suspense Account, Material Purchase Suspense Account and personal accounts are subject to reconciliation.

Trusts established to manage Pension, Gratuity and Benevolent funds have yet to become fully operational pending the determination of liability on actuarial basis and effective transfer of funds to the Trustees for management and discharge of liability. Hence, the Reserve Funds continue to form part of the accounts of the Authority. Pending the determination of liability on actuarial basis, out of the Funds earmarked in the previous year towards the Pension and Gratuity Funds, Rs.175 cr. and Rs.75 cr. respectively, have been adjusted to Contribution Account during the year.

Fixed Assets Written Off represents property at Siri Fort Officers' Club and the fixed assets therein which has been handed over to the Archeological Survey of India as per the directions of the Government of India.

Previous year figures have been regrouped/reclassified to conform to this year's classification.

Sr. Accounts Officer

Jt. Chief Accounts Officer

Chief Accounts Officer

For K. N. Goyal & Co.,
Chartered Accountants

Place : New Delhi
Dated : 29th Sept., 2006

(K. N. Goyal)

55

Item No : 118/2006

Sub : Development Control Norms for Banquet Hall Sites in Delhi.

No:F.3(7)93/MP/

1. Various sites of banquet halls have been identified in lay out plan of Dwarka, Narela, Rohini Project and other areas. The Authority vide Item no. 75/2000 dt. 18.10.2000 laid down the guidelines for existing as well as proposed new banquet hall sites. Subsequently, these were referred to MOUD on 18.12.2000 for approval of issue of Public Notice under Section 11 A of DD act. Further, the matter was discussed in the meeting held under the chairmanship of Secretary(UD) GOI on 19.2.2002 and accordingly, the committee under the chairmanship of Member Secretary, NCRPB was constituted to give its recommendation in the matter. Subsequently, MOUD and PA vide DO.No. K-12016/2/2004-DDIB dated 29.4.04, conveyed that the committee under the chairmanship of Member Secretary, NCRPB was dispensed with and the group constituted by DDA to look into the matter afresh and work out the modalities for formulating policies on banquet halls in consultation with MCD and NDMC. The recommendations of the Committee formed by DDA were considered as a part of draft MPD-2021.

2. In draft MPD-2021, notified for public objections/suggestions vide No. 318(E) dt. 16.3.05, following provisions/development control norms for banquet halls have been given.

(i) One Banquet Hall of plot area 800 sqm. for one lakh population.

(ii) **Definition :** A premise to hold small public gatherings, community functions, marriages etc.

(iii) **Activities permitted :** Hall for small public gatherings, marriages, cooking facilities and other logistics.

(iv) **Development Control Norms for banquet halls.**

a) maximum ground coverage 33.33%.

b) Maximum floor area ratio(FAR) 75.

c) Maximum height- 15 Mtr.

d) Other Controls : In case of Banquet Hall,

a) 15% of the total floor area shall be allowed for residential purpose.

b) Parking 2 ECS/100 sqm. of floor area.

c) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and is to be included in FAR calculations except equivalent to 30% of the ground coverage, if used for services/storage.

d) The basement(s) beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and

e) Basement(s) shall be designed to take full load of the fire tender, wherever required and subject to adequate safety measures.

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

The proposed development control norms given above are submitted for consideration of the Authority.

R E S O L U T I O N

Consideration of this item was deferred.

******

ITEM No. : 119/2006 - 240 -

Sub: Landscape Development of Residential area in Jahangirpuri .(Zone C)

No. PA/Dir (LS)/2006/

Introduction

1. The site is in Zone C and the land use is Residential in Jahangirpuri. The area is water logged and is surrounded by Jhuggi cluster and it may not be possible to dispose of the flats as in the case of Metro Apartment Jahangirpuri. VC/DDA vide meeting no. F15(9)SE/CC-XI/DDA/2007 dt. 29.09.2004 desired/suggested that alternative development proposal for the plot may be worked out by the planner which may consider following possibilities, instead of residential landuse.

   - Open Function site
   - Built Function site such as Banquet Hall etc.
   - Play Fields/Green

   In review the development works/various problems in Jahangirpuri with reference to Metro Apartment. It was kindly agreed to be developed as green with facilities for function site, Neighbourhood Park and multipurpose playfield. (Copy of minutes enclosed at Appendix A Page No. 242 to 244.

2. In the 240th Screening Committee meeting held on 8.6.2005, the Landscape Plan of green area in Jahangir Puri was approved. The total area of the site is 9.8hac. and is partly water logged thus soft core development was proposed i.e multi-purpose play field cum function site, children park and senior citizen corner.(Agenda & copy of minutes enclosed) Appendix B Page No. 245 to 248

3. In the Screening Committee the decision was taken that while preparing the development plan, the drainage of the area considering spot levels should be specifically looked into before preparing of the drawings since the drainage aspect is a key element of the project. As the area was water logged and the cost of the filling and the development of park was amounting to Rs. 6.22 crores. So, it was decided that water body should be created to reduce the cost.

4. In the High Court case of the water bodies in Civil Writ No. 3502 of 2000, it was again decided that water body be carved out in this area as per court's directions. In the

depressed area as per the survey received 1.75 hac. of area of water body has been carved out and plan was modified.

Reasons for permitting premises as green areas.

5. The Land Use of this area as per approval Zonal Development Plan of Zone (Division) C is 'Residential' Appendix C Page 249 The proposed scheme is for development of area in Recreational use with water body in view of site conditions.

As per MPD-2001, permission of use premises in use zones, clause (b)(iii) park is permitted in all use zones.

6. The scheme approved by the Screening Committee is submitted for information of the Authority in view of the development of large Recreational area in Residential use. The flats in this area cannot be built as it is a marshy land & the cost of foundation will be very high. It is also suggested that an equivalent amount of area may be put to residential use in zone C.

The proposal is placed before Authority for consideration & approval of development of Recreational area i.e District Park in Residential use.

R E S O L U T I O N

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

******

Appendix 'A'

Page No. 5

Appendix-A to Item No. 119/200

Project : Landscape plan of green area in Jahangir Puri.

Item No. 52:2005

Screening Committee No. 240th

File No. PA/Dir.(LS)/2005/ 424

Dated: 25.5.2005

<u>Synopsis</u>

The site is surrounded up jhuggies and is water logged. The soft core development is proposed i.e. multipurpose playfield cum Function site and large park with children park and senior citizen's corner.

1.0 Background:

The site is water logged area and is surrounded by Jjuggi cluster and it may not be possible to dispose of the flats as in the case of Metro Apartment Jahangirpuri. VC desired /suggested that alternative development proposal for the plot may be worked out by the planner which may consider following possibilities.

1. Open Function site.
2. Built Function site such as Banquet Hall etc.
3. Play Fields / Green

In review the development works/various problems in Jahangirpuri with reference to Metro Apartment. It was kindly agreed to be developed as green with facilities for function site. Neighbourhood Park and multipurpose playfield.

1.2 Examination:

The site is surrounded by Jhuggies and is water logged. The site needs filling for soft core development.

3.0 Proposal :

The site is irregular in shape. On its Western side lies 33 KV Electric Substation. and LIG DDA flats. On its Northern side lies residential cum industrial area, on its Northern, Eastern and Southern side lies temporary built structures which are being used as small scale industries. residential and commercial. It is accessible from Northern and Southern side. The area is mostly water logged and requires earth filling. On its Northern East corner function site cum multipurpose play field with area approx. 3.6 hac. has been proposed. The parking facility for the function site has been proposed on the Northern side with approx. 160 car space. The remaining portion of the area has been proposed as park. The approach to the park has been given from both Northern and Southern sides, so that residents of both the sides can make use of it. Along the periphery 2.5 mtr. informal murrum path has been proposed. The children park is centrally located and senior citizens corner has been proposed near the wood land. Thick buffer plantation has been proposed along the boundary to maintain. peace in green environs

4.0 Area statement :

The total area is approx. 9.8 hac.

5.0 Financial Liability / Social Gain.

The development cost of the project is approx. 2 crores 50 lakhs as informed by Engineering Wing. Proposed facilities i.e. multipurpose play field function site and park will be a boon to the residents and healthy growth of children.

6.0 Follow up action :

The case is placed before the Screening Committee for its consideration and approval. On approval, the copies of layout plan shall be issued to concerned Horticulture and Engineering Departments for implementation.

(Mrs. Savita Bhandari)
Director (Landscape)

DELHI DEVELOPMENT AUTHORITY
HUPW-COORDINATION UNIT
Approved in the 240th Screening
Committee Meeting Dt. 8/6/2005
vide Item no. 52.2005.
Dy. Director (Arch) Coord

52:2005 **Landscape plan of green area in Jahangirpuri**
No.PA/Dir.(LS)/2005/424

Presented by : Director (Landscape)

Proposal for consideration: . The site is surrounded by jhuggies and is water logged. Soft core development is proposed i.e. multipurpose playfield cum function site and large park with children park and senior citizen's corner.

Decision of the screening committee: **The proposal was approved with the observation that:**

1. While preparing the development plan, the drainage of the area considering spot levels should be specifically looked into before preparation of the drawings since the drainage aspect is a key element of the project.

Follow up action:

1. The modified layout plan incorporating the spot levels and incorporation of minutes of the Screening Committee be sent to Engineering and Horticulture Department for further necessary action.

DELHI DEVELOPMENT AUTHORITY
HUPW-COORDINATION UNIT
Approved in 240th Screening
Committee Meeting Dt. 8/6/2005
vide Item no. 52/2005
Dy. Director (Arch) Coord

Appendix 'B'

Appendix - B to Item No. 119/200

OFFICE OF THE SUPERINTENDING ENGINEER
CIVIL CIRCLE : 11: D.D.A. : PITAMPURA.

No.F.15(9)/SE/CC-XI/DDA/ 2057 Dated: 6-10-04

Sub:- Minutes of the Meeting taken by the Vice Chairman, D.D.A. on 29.9.2004 at 1 O' Clock to review the development works/various problems in Jahangirpuri with reference to Metro Apartments.

A meeting was held in the office of V.C., DDA on 29.9.2004 to discuss the various problems in Jahangirpuri with reference to the Metro Apartments and adjacent plot of 12 hact. earmarked for residential use. Following officers were present in the meeting.

1.	Sh.Madukar Gupta	Vice Chairman In Chair.
2.	Sh.Prabhash Singh	Engineer Member
3.	Smt. Asma Manzar	Commissioner(Housing)
4.	Sh.R.K.Singh	Commissioner(LD)/Comm. (LM).
5.	Sh.D.B.Kelkar	Addl. Chief Architect.
6.	Sh.A.K.Gupta	Addl. Commissioner(P) II.
7.	Sh.I.M.Mathur	Superintending Engineer.

1. Development of Pond Area :

V.C., DDA desired that status of plot surrounding village may be checked so as to confirm that it has not been identified as water body in terms of PIL. Thereafter further decision regarding development of residential complex or otherwise shall be taken accordingly. This pond has been formed on account of area being low lying where sewage/drainage water of I & J Block Jahangirpuri is being discharged by CSE Wing of MCD. The pumping of the discharge in this pond can be stopped once the peripheral sewerage as well as drainage is completed by D.J.B. and P.W.D. respectively.

It was felt as this area is surrounded by jhuggi cluster as such it may not be possible to dispose off the flats as is in the case of Metro Apartments Jahangirpuri. It was suggested that the alternative development proposal for the plot may be worked out by the planner which may consider following possibilities.

1. Open Function site.
2. Closed Function site such as Banquet Hall etc.
3. Play Fields / Green.

As regards water logging and accumulation of storm water in the low lying area it was decided that the matter should be taken up with the Chief Secretary, Delhi Govt. for early completion of peripheral storm water drainage system by PWD/DJB. E.M. shall put up the draft letter addressed to Chief Secretary from V.C. for this purpose.

2. The detailed development plan of the area adjoining Metro Apartments to be developed as green should be got prepared from the Director (Land Scape) and the Engineering Wing shall develope it accordingly.

It was pointed out by V.C., that Residents Welfare Association of Metro Apartment have represented to him and expressed the apprehension that the occupants of the Police Staff Qtrs. may not contribute to the association for attending to the maintenance as well as watch & ward of complex. Commissioner (Housing) was directed to take up the matter with the Police Department for having institutional membership of Resident Welfare Association in respect of Police flats.

3. Removal of Jhuggies :

V.C., directed Commissioner(LM) for early removal of Jhuggies which are coming on the right of way of the main approach road to the Metro Apartment. After removal of Jhuggies the construction of road for the balance area shall be taken up on Priority Basis.

4. Institutional Plot :

It was pointed out that adjoining to this Housing Pocket there is an Institutional Plot meant for a college which is partly encroached by Jhuggies Cluster. V.C., directed that the action should be taken by C.L.M. to remove these Jhuggies and thereafter action may be taken for its disposal.

This issues with the approval of VC, DDA.

6.10.2003

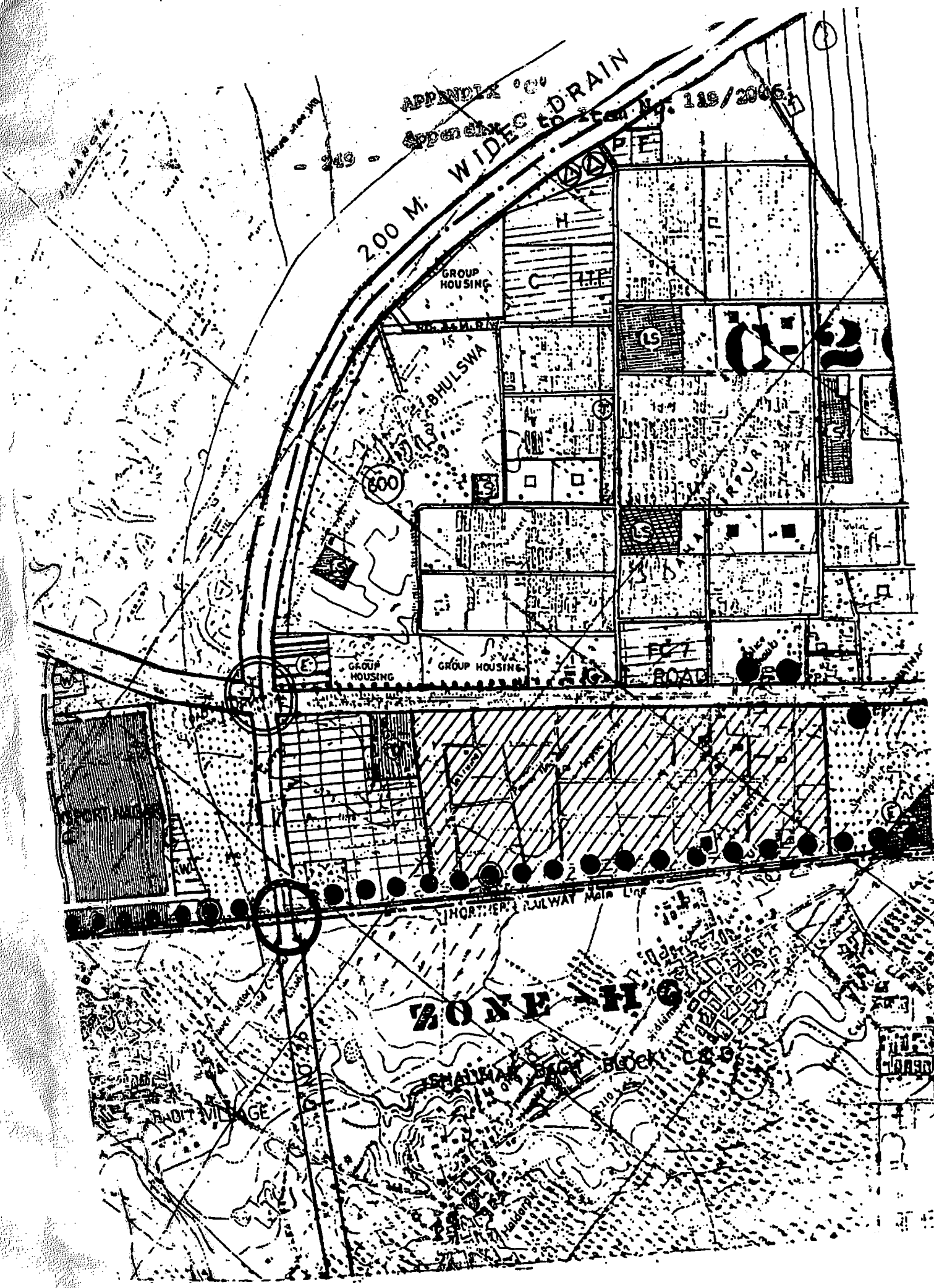
(I.M.MATHUR)
SUPERINTENDING ENGINEER
CIVIL CIRCLE : 11: DDA
PITAMPURA.

Copy to:-.

1. P.S. to V.C., DDA for the information of V.C.
2. P.S. to E.M., DDA.
3. Commissioner (Housing), DDA.
4. Commissioner (LD), DDA.
5. Commissioner (LM), DDA.
6. Chief Engineer (NZ), DDA.
7. Addl. Chief Architect -II, DDA.
8. Addl. Commissioner (P) II, DDA.
9. Director (Land Scape), DDA.

LIST OF SITES WHICH ARE BEING DEVELOPED AS WET WATER BODIES
CITY BLOCK

Sr. No.	S. No. in the list supplied by Petitioner	Name of Water Bodies	No. of Water Bodies	Khasra No.	Area Bigha Biswa	Present Status whether there is water or not	Whether it can be revived or not
1	2	3 A	3 B	4	5	6	7
1.	7	Bhatseswa Jahangir Pur	(a)	1051	13	YES	The area is being developed as green with water body as per layout approved by competent authority


200 M. WIDE GREEN BELT
GROUP HOUSING
BHULSWA
GROUP HOUSING
GROUP HOUSING
ROAD
ZONE-H
Block
RABIT VILLAGE

DEVELO

ITEM No. 120/2006

Subject: **Transfer of Commercial Projects in Slum and JJ Areas to MCD.**
Reference: **File No. 100(302) /2002/CL.**

Background: There are 47 Commercial Projects which were transferred from Slum and JJ Department to DDA in the year 1992 when the Slum and JJ works were transferred from DDA to MCD. All these projects falls in following three categories:

Category I Projects which falls in Slum clearance scheme of Slum and JJ Departments (11 Projects as per Annexure A-1) **Page No. 252.**

The land has been acquired by Slum and JJ Department and payment was made to land and building department without involving DDA. Ownership of these land vests with Slum and JJ Department.

Category II Projects located in JJ Re-habilitation colonies (27 Projects as per Annexure A-2) **Page No. 253.**

All the 44 Re-settlement colonies were established between the year 1975 – 1977 on the land acquired by Delhi Government. The land was transferred to DDA under section 22(1)of Delhi Development Act. The land was acquired for planned development and acquisition financed by DDA. All these lands belongs to DDA.

Category III Projects which do not fall in above two categories (9 projects Annexure A-3) **Page No. 254.**

This includes land which have come to DDA as successor in the interest of Delhi Improvement Trust and other land not covered in category I & II.

Existing Situation

Category I: The files of all such projects were handed over to MCD on 18/12/1997

Category II & III: 36 projects files are with DDA. These includes 31 projects for which consultant were appointed by Slum and JJ Department for designing and getting the approval of these projects from DUAC etc. As per status report part payment has been made by Slum and JJ Department and no original drawings or original agreements are available. The remaining file projects were being done in house. In some of the cases the allotment of the part of the projects is already existing.

Out of these 36 projects 3 projects are under planning stage as per the details mentioned below and therefore can be retained:

(a) CC at Kalkaji – Project in advance planning stage in DDA.
(b) CC at Madipur (Punjabi Bagh Extn.) – The Screening Committee in its meeting decided to auction the plot as single unit.
(c) CC at Patpargunj – The project in planning stage.

As per suggestions of land and Architectural Branch these three projects can be retained by DDA and other 33 projects can be transferred to Slum and JJ Department.

Proposal: Keeping in view of the above the following three projects which are at various stages of planning can be retained and the rest 33 projects as highlighted in the Annexures be transferred to Slum and JJ Department for development. The sites shall however be handed over on "As is where is basis."

The above proposal is placed before the authority for its consideration.

R E S O L U T I O N

Consideration of this item was deferred.

****

Annexure A-I to Item No. 120/06

Category 1

ANNEXURE A-I

Projects which falls in Slum Clearance Scheme of Slum and JJ Department.

List of Projects handed back to Slum and JJ

1.	District Centre	
2.	Multistoeyed Block	Shivaji Place
3.	Community Centre/ Local Shopping Centre	Shivaji Place
4.	Community Centre	Shivaji Enlcave
5.	Convenient Shopping Centre	Raghubir Nagar Sector A & D
6.	Community Centre	Raghubir Nagar (F Block)
7.	Local Shopping Centre	Nand Nagri
8.	Local Shopping Centre	Nand Nagri A Block
9.	Local Shopping Centre	Nand Nagri F & G Block
10.	Local Shopping Centre	Nand Nagri D & E Block
11	Local Shopping Centre	Khayala Phase F & H
		New Seema Puri

Annexure A-II to Item No.120/2006

ANNEXURE A-II

Category 2

Projects located in JJ Resettlement Colonies

1.	Community Centre	Patparganj	(To be retained by DDA)
2.	Community Centre	Jahangir Puri	
3	Community Centre	Jahangir Puri	
4.	Community Centre	Mangolpuri D Block	
5.	Community Centre	Sultan Puri near Hospital Site Block	
6.	Community Centre	Madipur(Punjabi Bagh)	(To be retained by DDA)
7.	Community Centre	Dakshin Puri	
8.	Local Shopping Centre	Mangolpuri F Block	
9.	Local Shopping Centre	Mangolpuri S Block	
10.	Local Shopping Centre	Mangolpuri T Block	
11.	Local Shopping Centre	Mangolpuri N Block	
12.	Local Shopping Centre	Mangolpuri A Block	
13.	Local Shopping Centre	Mangolpuri K Block	
14.	Local Shopping Centre	Sultan Puri F Block	
15.	Local Shopping Centre	Sultan Puri C Block	
16.	Local Shopping Centre	Sultan Puri D Block	
17.	Local Shopping Centre	Sultan Puri C Block	
18.	Local Shopping Centre	Sultan Puri B Block	
19.	Local Shopping Centre	Dakshin Puri Block 9 & 10	
20.	Local Shopping Centre	Khichri Pur Block 1 & 3	
21.	Local Shopping Centre	Himmat Puri Block 27 & 21	
22.	Local Shopping Centre	Sunlight Colony	
	IN HOUSE PROJECT		
23.	Local Shopping Centre	Himmat Puri Block 19 & 29	
24.	Local Shopping Centre	Shakur Pur Block C	
25.	Local Shopping Centre	Sultan Puri Block A	
26.	Local Shopping Centre	Shakur Pur near Smrat Cinema	
27.	Local Shopping Centre	Jahangir Puri Block F	

Category 3

ANNEXURE - III

Projects which do not fall in above two categories.

1	Community Centre	Motia Khan
2.	Community Centre	Mandakni
3.	Community Centre	Shahzadabad
4.	Tower Block Community Centre	Shahzadabad
5.	Facility Tower Block Flatted Factories Complex	Shahzadabad
6.	Flatted Factory Complex	Shahzadabad
7.	Tower Block Community Centre	Kalkaji (To be retained by DDA)
8.	Lower Local Shopping Community Centre	Madipur
9.	Traffic Transportation Studies G-9 Area.	

Item : 121/2006

Subject: **Allotment of alternative land for resitement of Petrol Pumps for war disabled persons and war widow.**

File No. F.13(15)90/CRC/DDA

The Authority vide item No.33/2003 dated 20.6.2003 had approved the policy for allotment of Petrol Pump/Gas Godown sites as well as the policy of resitement.

Policy of resitement approved is as under:

1. Restiement will be made only when the existing Petrol Pump/Gas Godown site is utilized for a planning project/scheme which directly necessitates the closing down of the Petrol Pump/Gas Godown site. No resitement will be made on any other grounds as the Petrol Pumps will be disposed on annual license fee basis rather than on upfront payment, if an allottee does not fund the business lucrative due to certain other reasons, he can always chose to surrender the site.

2. In all cases of re-sitement, the existing rates for the new sites will be charged and the possession of the old site will be handed over to DDA.

3. The alternative site will be allotted through computerized draw from the available sites. For holding the draw at least 3 sites must be available on the date of holding the draw.

In pursuance of the above policy of resitement, a draw was held recently in respect of resitement case of one Capt. T.R. Taneja as his existing Petrol Pump site is required for DMRC Project. In the draw, Shri Taneja has got a site in Okhla Industrial Area. A number of representations have been received from Capt. Taneja that the proposed site at Okhla is not economically viable. He had also submitted a petition before the Committee on Petitions, Lok Sabha. Capt. Taneja was disabled in Indo-Pak war in 1971 and was allotted Petrol Pump on

compassionate ground under Directorate General Resettlement (Ministry of Defence) in 1975.

The Committee on Petitions, Lok Sabha took oral evidence of the representatives of the Ministry of Urban Development and DDA on 18.9.06 on the representation of Cap. Taneja. After detailed discussions, it was suggested that the DDA should formulate a policy of resitement so that cases of war disabled persons who are given extraordinary dispensation at the time of allotment are relocated in a manner that benefit given to them earlier is not completely offset by relocation to a site where the business may not be financially viable. The matter has been deliberated. Petrol Pump sites are carved out as per the norms of Master Plan and not on the norms of economic viability as these sites are carved out considering not only the present demand but also the future requirement of the nearby population of the area. However, at the same time it has to be recognized that financial return at the relocated site will not be of the same magnitude as were of the previous sites where the business was established over a long period of time. Therefore, relocation to a new site will always result in resentment and consequential representations. But at the same time it is not feasible for DDA to allot Petrol Pump sites after carrying out economic viability of such sites. After considering the matter in detail it is considered that some dispensation has to be given to war disabled persons who are initially allotted Petrol Pumps on compassionate grounds at the time of relocation to the new sites. It is, therefore, proposed that following proviso may be added below the existing policy on resitement :-

Provided that in case of resitement of Petrol Pump site operated by a war disabled person or a war widow who were initially given Petrol Pump site on compassionate ground, the draw of lots for resitement will be held from amongst available Petrol Pump sites in the same zone where he/she is operating a Petrol Pump. For holding the draw three sites must be available. Further, in case the requisite number of sites are not available in the same

zone than the available sites of other zones shall also be included in the computerized draw. Further, concerned person will be given an opportunity to give his option for the three sites within the available sites for inclusion in the computerized draw.

R E S O L U T I O N

Consideration of this item was deferred.

****

Item No.122/2006.

Sub: Development Control Norms for Residential Plotted Development and Payment of Betterment Levy or (Additional FAR Charges) and Penalty/Compounding Charges/Special Compounding Charges Regulations, 2006 F 20(4)/2005-/MP/Part II (Pt.)

In exercise of powers conferred by section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority makes with the previous approval of the Central Government, with regard to Development Control Norms for Residential Plotted Development and Payment of Charges Regulations, 2006 which may be read as under:-

1. **Short title and commencement** (1) These Regulations may be called Development Control Norms for Residential Plotted Development and Payment of Charges Regulations, 2006.

2. These Regulations shall come into force from the date of publication in the Gazette of India.

2.1 These Regulations shall apply to all the areas covered under Municipal Corporation of Delhi, New Delhi Municipal Council, Delhi Cantonment Board and the Delhi Development Authority subject to the certain terms and conditions laid down duly notified Vide Notification No. S.O.1591(E) dated 22-09-2006 published on September 22.9.2006 in the Gazette of India (extraordinary) part-II.

3. Definitions- In these regulations, unless the context otherwise requires.

(a) "Betterment Levy or Additional FAR Charges" means the levy payable on the additional FAR allowed vide notification dated 23.7.98 and over the FAR allowed vide notification dated 15.5.95.

(b) "Declaration" means a statement given by the owner/allottee resident/ultimate user of the premises subject to payment of prescribed charges and declaration on the prescribed form.

(c) "Development Norms" means the norms prescribed for constructions of Residential Plotted Development as per modified norms laid down in the Notification dated 22.9.2006.

(d) "Local Authority" means the concerned local authority such as Municipal corporation of Delhi, New Delhi Municipal Council, Delhi Cantonment Board and the Delhi Development Authority

(e) "Penalty , Compounding Charges and Special Compounding"

(i) The plot owner/allottees seeking extra coverage ,additional floor or part thereof, over and above Gazette Notification dated 23th July.1998, as per the norms defined in the notification dated 22.9.2006, shall be charged betterment levy (or additional FAR Charges) at the rates notified with the approval of the Government, from time to time. This is in addition to the levy payable on the additional FAR allowed vide notification dated 23th July.1998 and over the FAR allowed vide notification dated 15th May,1995.

(ii) Plot owners/allottees seeking regularization of construction in terms of the additional coverage allowed under the notification dated 22.9.2006 ,shall have to pay penalty and compounding charges notified with the approval of the Government, over and above the betterment levy referred to in para (i) above.

(iii) Plot owners/allottees seeking regularization of additional height in terms of notification dated 22.9.2006 ,will have to pay penalty and special compounding charges notified with the approval of the Government, in addition to the betterment levy referred to in para (ii) above.

4. **"Escrow Account"** mean the account in which the amount so collected by way of charges for extra coverage, additional floor/height etc. shall be deposited in an Escrow Account by the local body for incurring expenditure for developing parking sites, augmentation of amenities/infrastructure and environmental programmes and a quarterly statement of income and expenditure of the Account shall be rendered by the local bodies to the Government.

5. **Charges:** As per sub-para ix to xi of Notification dated 22.9.2006,the Plot owners/allottees seeking regularization of Additional FAR/Additional Height/Extra Coverage as defined in the above paras shall be subject to levy of :-

(i) Betterment Levy or Additional FAR Charges in respect of new construction.

(ii) Compounding Charges/Penalty/Special Compounding Charges

for regularization of following unauthorized constructions:

(a) Additional Coverage within sanctioned height

(b) Additional Coverage above sanctioned height but within permissible limit as per notification dated 23.7.98.

(c) Additional Coverage beyond permissible height but within 15 Mts

5.1 The Charges for the financial year 2006-07 as approved by the Government of India as per Annexure referred to in Ministry of UD Letter No.K-12016/11/2006-DDIB dated 22.9.2006 shall be as follows.

(Rates In Rs. Per sq.mtr)

S.No.	Purpose	A&B Colonies	C&D Colonies	E,F & G Colonies*	Rate after rebate in E,F&G Colonies of plots less than 50 sqm
1	New Construction	3500/-	1400/-	700/-	490/-
2	Regularization of unauthorized construction				
(a)	Additional Coverage Charges within sanctioned height(Penalty of 15%)	4020/-	1610/-	805/-	564/-
(b)	Additional Coverage above sanctioned but within permissible height(as per 23.7.98) (Penalty of 25%)	4375/-	1750/-	875/-	613/-
(c)	Additional Coverage beyond permissible height but within 15 metres	4900/-	1960/-	980/-	686/-

- In the case of E,F&G Colonies having a plot size of less than 50 Sqm.,a rebate of 30% on the basic rate mentioned above shall be allowed.

5.2 Encroachment on public land shall not be regularized and shall be removed first before the Local body grants sanction for regularization of additional construction/height.

5.3 Every applicant seeking sanction or regularization of additional FAR and/or height shall submit a certificate of structural safety obtained from a

structural engineer. Where such certificate is not submitted or the Building is otherwise found to be structurally unsafe, formal notice shall be given to the owner by the local body concerned, to rectify the structural weakness within a reasonable stipulated period, failing which the building shall be declared unsafe by the local body concerned and shall be demolished by the owner or the local body.

6. **Random check and Survey-** The local body shall be entitled to carry and conduct random checking and survey to verify whether premises has been registered with it and a proper declaration has been made and submitted to it by the owner/allottee/resident/ultimate user of the premises for regularization of Additional FAR/Height/Extra Coverage.

RESOLUTION

Development control norms for residential plotted Development and Payment of Charges Regulations, 2006 were approved by the Authority.

****

Item No. 123/2006

Sub:- Change of land use of additional land allotted to Supreme Court of India at Pragati Maidan, New Delhi from 'Recreational' to 'Govt. Office'. (File No. F.3(81)/2006/MP).

1. Background

Vide letter no.L-II-11(396)/05/577 dated 4.8.2006 L&DO has allotted 12.19 acres of land at Pragati Maidan to Supreme Court of India for storage of records, office complex, Auditorium, litigants Hall and parking space etc. DDA has been requested to consider change of land use of the land allotted to Supreme Court from 'District Park' & 'Recreational' to 'Office' by L&DO vide letters dated 24.8.2006 and 12.9.2006

2. Examination

2.1 As per MPD-2001 and Zonal Plan of Zone-'D' land use of the site under reference is 'Recreational' (District Park). The site is located at the periphery of Lutyens' Bungalow Zone. Purana Quila which is a protected monument is located in the vicinity of the site. Presently Appu Ghar is running on the site and the ITPO has also requested for change of land use of present Pargati Maidan complex from 'Recreational' to 'Trade Fair Complex'.

The area of the site under reference, as per letter from L&DO, is 12.19 acres. The site has the following boundaries

North	Railway line/ Metro Station
East &South	Pragati Maidan Complex
West	Mathura Road.

2.2 The Site under reference is approachable from Mathura Road. As per L&DO allotment letter dated 4.8.2006, the land has been allotted on 'as is where is basis' subject to change of land use from 'District Park & Recreational' to 'Office'. It further states that the allotment is subject to the final decision of the court in pending litigation between ITPO and Appu Ghar. Recently land in this area was also allotted by the L&DO to DMRC for construction of Metro corridor and station

3. Technical Committee Recommendations

The proposal of change of land use of the site under reference (12.19 Acres) from 'Recreation' to 'Government Office' was put up to Technical Committee on 26.9.2006. Technical Committee recommended the following :-

Appendix A Page 263 to 264.

"The proposed change of land use be put up for consideration of the Authority".

4. Proposal

The proposal is submitted to Authority for consideration of the proposed change of land use.

R E S O L U T I O N

This item could not be taken up for consideration as the Agenda item was not circulated in time but merely "laid on the table".

The L.G. agreed with the non-official members and cautioned that agenda items should be circulated well in advance so that meaningful discussions can be held. Where, for some pressing reasons, this has to be done, adequate reasons should be given.

****

APPENDIX 'A' to item No.123/2006

Technical Committee Agenda
Item n-59 dt- 26-9-06

Sub:- Change of land use of additional land allotted to Supreme Court of India at Pragati Maidan, New Delhi from 'Recreational' to 'Govt. Office'. (File No. F.3(81)/2006/MP).

1. **Background**

Vide letter no.L-II-11(396)/05/577 dated 4.8.2006 L&DO has allotted 12.19 acres of land at Pragati Maidan to Supreme Court of India for storage of records, office complex, Auditorium, litigants Hall and parking space etc. DDA has been requested to consider change of land use of the land allotted to Supreme Court from 'District Park' & 'Recreational' to 'Office' by L&DO vide letters dated 24.8.2006 and 12.9.2006

2. **Examination**

As per MPD-2001 and Zonal Plan of Zone-'D' land use of the site is 'Recreational' (District Park). The site is located at the periphery of Lutyens Bungalow Zone. Purana Quila which is a protected monument is located in the vicinity of the site. Presently Appu Ghar is running on the site and it is to mention that ITPO is also requesting for change of land use of present Pargati Maidan complex from 'Recreational' to 'Trade Fair Complex'.

The following issues also need to be considered while examining the proposal change of land use :-

(i) The allotment of land (12.19 acres) has been indicated on a copy of Zonal Plan of Zone –'D' which is under 'Recreational' land use and having the following boundaries

North	Railway line / DMRC corridor
East &South	Pragati Maidan Complex
West	Mathura Road.

(ii) As per L&DO allotment letter dated 4.8.2006, the land has been allotted on 'as is where is basis' subject to change of land use from 'District Park & Recreational' to 'Office'. It further states that the allotment is subject to the final decision of the court in pending litigation between ITPO and Appu Ghar. It will desirable to ascertain the status of court case before finalizing the change of land use.

(iii) Recently land in this area was also allotted by the L&DO to DMRC for construction of Metro corridor and station. A National Science Museum/ also existing on Bhairon Road, alongwith a Container Depot along the Railway Line.

(iv) The proposal for change of land use and redevelopment plan submitted by ITPO were considered by the Technical Committee in its meeting held on 7.8.2006. The ITPO proposal was further discussed in a meeting held in 1.9.2006 under Principal Secretary, PMO where it was decided that an independent Traffic Consultant may be appointed by DDA to study the solutions suggested by the ITPO to decongest the traffic in and around Pragati Maidan.

Complex, which may be completed within three months. However, the central location of the site with surrounding high volume traffic generators, saturated flow conditions on the road network and the intersections, lack of facilities for traffic dispersal and the modality of the city level network configuration evidently do not justify putting up additional activities at the present location. Even with proposed grade separators and traffic management measures, the traffic situation at Tilak Marg -- Sikandra Marg -- Mathura Road inter-section and ITO inter-section will only improve marginally given the constraints.

(v) It may also be considered whether this change of land use is to be processed separately or alongwith the proposal of the ITPO for change of land use. Since most of the issues are inter related and common, it is suggested that a combined proposal for change of land use for both the cases be taken up after the completion of the comprehensive traffic study. It is also necessary that L&DO may get prepared a comprehensive plan of the area indicating lands with the ITPO, DMRC, National Science Museum allotted to Supreme Court of India and Railways/ Container Depot etc.

(vi) The proposal would also require clearance from ASI, HCC as it is located close to Purana Quila. It would also require clearance from other statutory bodies such as MOEF etc.

3 Recommendations

The above proposal is submitted for the consideration of the Technical Committee TECH. COMMITTEE - DECISION

The proposal was presented by A D (M) & OSD (Plg.) After the detailed deliberation, the Technical Committee recommended that the proposed change of land use, be put up for consideration of the Authority.

Action : OSD (Plg.)

सचिव
दिल्ली विकास प्राधिकरण
नई दिल्ली

सचिव
दिल्ली विकास प्राधिकरण
नई दिल्ली

सचिव
दिल्ली विकास प्राधिकरण
नई दिल्ली