

209

22-3-96

DELHI DEVELOPMENT AUTHORITY
(COMM. - CUM - SECRETARY'S OFFICE)

List of the agenda items discussed in the meeting of
the Delhi Development Authority held on 22.03.1996 at
11.00 A.M. at Raj Niwas, Delhi.

I N D E X

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
1.	35/96	Confirmation of the minutes of the meeting of the Delhi Development Authority held on 19.02.1996 at Raj Niwas, Delhi. <u>No. F. 2(2)/96-MC/DDA,</u>	1-13
2.	36/96	change of land use of an area measuring 15.38 ha.(38 acres) from 'industrial' to 'commercial use' (6.07 ha.) and 'residential use' (5.54 ha.) at Jangpura, New Delhi - Hindustan Prefeb Ltd. <u>No. F.20(8)/88-MP.</u>	14-18
3.	37/96	Change of land use of an area measuring about 1.4 ha. from 'rural use' to 'public and semi-public facilities (Hospital)' on Khasra no. 14/21, 22, 15, 6/1, 7, 8, 15/9/1, 15/9/2 in vilage Pandawala Kalan, Najafgarh, Goomenhera Road for construction of 80 bedded hospital. <u>No. F. 13(2)/95-MP.</u>	19
4.	38/96	Change of land use of an area measuring about 39.3 ha. (97 acres) of land from 'rural use' to 'public and semi-public facilities' in village Bawana, North West Delhi for resiting six CRPF battalion. <u>No. F. 20(2)/96-MP.</u>	20-21
5.	39/96	Formulation of Building Norms for sanction of building plans for petrol filling/petrol filling-cum-service station in Delhi. <u>No. F. 7(7)/95-MP.</u>	22-23
6.	40/96	Formulation of Development Control Norms for Recreational Club Building in Delhi. <u>No. F. 3(44)/94-MP.</u>	24-25

1	2	3	4
7.	41/96	Proposed Development of Integrated Freight Complex, Narela sub-city - Change of landuse thereof. <u>No. F. Dir./NP/94/114/Pt.II</u>	26-28
8.	42/96	Change of land use of an area measuring about 4.0 ha.(10 acres) from 'Agricultural and Water Body' (use zone A-4) to 'Manufacturing' (use zone M-2: for Flyash Brick Plant only) near Indraprastha Thermal Power Station. <u>No. F. 20(3)/96-MP.</u>	29-30
9.	43/96	Architectural and Development Controls for Hotel-cum-Resort Plot at Bhalswa Lake Recreational Complex. <u>No. F. 100(47)/95/CL.</u>	31-34
10.	44/96	Draft Zonal Development Plan for Walled City (part of Zone 'A' and Part of Zone 'C'). <u>No. F.1(28)/92-ZP.</u>	35-47 + Two Booklets.
11.	45/96	Revised Estimate for the year 1995-96 and Budget Estimates for the year 1996-97. <u>No. F.4(3)/95-96/Budget.</u>	48-50 + 3 Booklets.
12.	46/95	Planning and Development of the area measuring 315 ha. in West of JNU (Vasant Kunj Phase-II)- Processing change of land use - Additional hotel sites. <u>No. F. 20(7)/89-MP.</u>	51-63
13.	47/96	Proposal for denotification of 91 Nos (63 nos.+28 Nos.) Colonies/Schemes (out of the list of 382) from Development Area of the Authority, where maintenance of Civil Services are handed over to MCD. <u>No. F. 15(8)/96-MP.</u>	64-80

S.NO.	ITEM NO.	S U B J E C T	PAGE No.
14.	48/96	New Scheme for disposal of 7000 Expandable Houses. <u>No. F. 10(15)/95/E,H.S.</u>	81-86
15.	49/96	Liberalisation of H.B.A. Rules for DDA employees to purchase DDA flats. <u>No. F. 3(77)/96/PB-V.</u>	87-90

DELHI DEVELOPMENT AUTHORITY
(Commr.-cum-Secretary's Office)

Minutes of the meeting of the Delhi
Development Authority held on 22.03.1996 at
11.00 a.m. at Raj Niwas, Delhi.

The following were present :

CHAIRMAN

1. Shri P.K. Dave,
Lt.Governor, Delhi.

VICE-CHAIRMAN

2. Shri Anil Kumar.

MEMBERS

3. Shri R.K. Singh
Director (DD),
Min. of Urban Affairs & Employment.
4. Shri K.K. Bhatnagar,
Chairman-cum-Managing Director,
H.U.D.C.O.
5. Shri K.N. Khandelwal,
Finance Member,
D.D.A.
6. Shri R.L. Hans,
Engineer Member,
D.D.A.
7. Shri O.P. Kelkar,
Commissioner, M.C.D.
8. Shri D.S. Meshram,
Chief Planner,
T.C.P.O.

SECRETARY

Shri V.M. Bansal,
Commr.-cum-Secretary,
D.D.A.

Contd.....

SPECIAL INVITEES

1. Shri O.P. Babbar, MLA
BA-323, Tagore Garden,
New Delhi.
2. Shri Bodh Raj, MLA
181 Satya Niketan,
Ring Road, New Delhi.
3. Shri P.V. Jayakrishnan,
Chief Secretary,
Govt. of Delhi.
4. Shri Jagdish Sagar,
Principal Secretary (UD),
Govt. of Delhi.
5. Shri A.J.S. Sahney,
Secretary to L.G.
Delhi.

ALSO PRESENT

1. Shri S.K. Sharma,
Principal Commissioner,
D.D.A.
2. Shri S.M. Gupta,
Chief Legal Advisor,
D.D.A.
3. Shri Kewal K. Sharma,
Commr.(Housing), D.D.A.
4. Shri S.Roy,
Commissioner (LD), D.D.A.
5. Shri V.M. Bansal,
Commissioner (Pers.), D.D.A.
6. Shri Chander Ballabh,
Addl.Commr.(DC&B), D.D.A.
7. Shri A.K. Jain,
Addl.Commr.(Project), D.D.A.
8. Shri J.K. Puri,
Chief Accounts Officer, D.D.A.
9. Shri H.K. Babbar,
Asstt.Secretary, D.D.A.

Sub: Draft minutes of the meeting of the Delhi Development Authority held on 22.3.1996 at Raj Niwas, Delhi.

Item No.
35/96

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 19.02.1996 at Raj Niwas, Delhi.

No.F.2(2)/96-MC/DDA.

Resolved that minutes of the Authority meeting held on 19.2.1996 be confirmed with the following additions/modifications in item nos. 10/96 and 30/96 :

- a) Following paragraph shall be added to the resolution on item no.10/96 :

"However, if for reasons of difficulty in determining reserve price or with a view to study the market for disposal of old shops or plots, VC considers it appropriate not to publish any reserve price in the press advertisement for tender, in such cases no reserve price will be given in the advertisement."

- b) Decision on item no. 30/96, regarding auction of SFS/MIG/LIG/Janta flats, be placed before the Authority for reconsideration; till then the system in vogue shall continue.

Item No.
36/96

Change of land use of an area measuring 15.38 ha.(38 acres) from 'industrial' to 'commercial use' (6.07 ha.) and at Jangpura, New Delhi - Hindustan Prefeb Ltd.

No.F.20(8)/88-MP.

Consideration of this item was deferred.

Item No.

37/96

Change of land use of an area measuring about 1.4 ha. from 'rural use' to 'public and semi-public facilities (Hospital)' on Khasra no. 14/21, 22, 15, 6/1, 7, 8, 15/9/1, 15/9/2 in village Pandawala Kalan, Najafgarh, Goomenhera Road for construction of 80 bedded hospital.

No.F.13(2)/95-MP.

Resolved that proposals contained in para 3 of the Agenda item be approved.

Item No.

38/96

Change of land use of an area measuring about 39.3 ha. (97 acres) of land from 'rural use' to 'public and semi-public facilities' in village Bawana, North West Delhi for resiting six CRPF battalion.

No.F.20(2)/96-MP.

Resolved as follows:

- a) The proposals contained in para 5 of the agenda item be approved,
- b) The MCD be apprised of this decision for appropriate action pending formal notification by the Govt. of India in view of the urgency in the matter because of Supreme Court orders.

Item No.

39/96

Formulation of Building Norms for sanction of building plans for petrol filling/petrol filling-cum-service station in Delhi.

No.F.7(7)/95-MP.

Resolved that proposals contained in para 5 of the Agenda item be approved.

Item No.

40/96

Formulation of Development Control Norms for Recreational Club Building in Delhi.

No.F.3(44)/94-MP.

Resolved that proposals contained in para 3 of the Agenda item be approved. In addition, single storey ground coverage, to the maximum extent of 5% of the open area, be permitted for the outdoor sports.

Item No.

41/96

Proposed Development of Integrated Freight Complex, Narela sub-city - Change of land use thereof.

No.F.Dir./NP/94/114/Pt.II

Facilities to be provided in the complex were discussed in detail and it was felt that Fruit & Vegetable market coming up in Kundli (Haryana) should be integrated with this project at an appropriate stage. After detailed discussions, the Authority resolved that proposals contained in para 2.4 of the agenda be approved.

Item No.

42/96

Change of land use of an area measuring about 4.0 ha.(10 acres) from 'Agricultural and Water Body' (use zone A-4) to 'Manufacturing' (use zone M-2) for Flyash Brick Plant only) near Indraprastha Thermal Power Station.

No.20(3)/96-MP.

Resolved that proposals contained in para 3 of the agenda item be approved.

Item No.

43/96

Architectural and Development Controls for Hotel-cum-Resort Plot at Bhalswa Lake Recreational Complex.

No.F.100(47)/95/CL.

The recommended development controls were discussed in detail. It was felt that there was no justification in arbitrarily fixing the FAR at

75 as the Master Plan permits an FAR of 150. After detailed discussions, the Authority resolved as follows :

(i) Proposals contained in para 2 and 3 of the agenda item be approved subject to fixing the FAR at 150.

(ii) Tender documents and architectural controls be modified accordingly and the last date for call of tenders be extended upto 30.4.1996.

Item No.
44/96

Draft Zonal Development Plan for Walled City (part of Zone 'A' and Part of Zone 'C').

No.F.1(28)/92-ZP.

Resolved that the draft Zonal Plan of the walled city area (part Zone-A and part Zone-C), as modified, be approved and sent to the Government for final notification.

Item No.
45/96

Revised Estimates for the year 1995-96 and Budget Estimates for the year 1996-97.

No.F.4(3)/95-96/Budget.

The Authority appreciated the significant improvement in the financial health of the organisation and congratulated the Management. Efforts made in improving the administrative efficiency and introducing innovative customer friendly measures were lauded. Authority desired that efforts in the direction of giving a new image to DDA must be continued vigorously.

It was resolved that Revised Estimates for the year 1995-96 and Budget Estimates for the year 1996-97 be approved and the Chief Accounts Officer be authorised to operate the RE 95-96 and BE 96-97, pending formal confirmation of minutes.

.....contd.

Item No.
46/96

Planning and Development of the area measuring 315 ha. in West of JNU (Vasant Kunj Phase-II) - processing change of land use - Additional hotel sites.

No.F.20(7)/89-MP.

The matter was discussed in detail and it was felt that the topography of the project area was not suitable for residential development and that location of General Pool/Government Guest Houses/ Foreign Missions was not in tune with the spirit of the project. It was, therefore, resolved that proposals contained in para 6 of the agenda item be approved and the Ministry be requested to permit DDA to go ahead with the National Competition pending completion of formalities.

Item No.
47/96

Proposal for denotification of 91 Nos. (63 nos. + 28 nos.) Colonies/Schemes (out of the list of 382) from Development Area of the Authority, where maintenance of Civil Services are handed over to MCD.

No.F.15(8)/96-MP.

Resolved that proposals contained in para 3 of the agenda be approved.

Item No.
48/96

New Scheme for disposal of 7000 Expandable Houses.

No.F.10(15)/95/E.H.S.

Resolved as follows :

- a) The proposals contained in the Agenda item for allotment of 7000 expandable flats be approved in principle,
- b) Details of hire purchase facility to be offered to the public be worked out separately and implemented with the approval of the L.G.,

- c) Proposals be worked out for disposal of left out flats, if any, through reputed Agents/Brokers etc.
- d) For the purpose of allotment of flats to the Public Sector Undertakings/Govt. Organisations, an amendment to the DDA (Management & Disposal of Housing Estate) Regulations, 1968 be approved as follows :
"Notwithstanding anything contained in these regulations, the Authority may dispense with or relax the requirement of any regulation to such extent and subject to such exceptions and conditions as may be specified by it."

Item No.
49/96

Liberalisation of H.B.A. Rules for DDA employees to purchase DDA flats.

No.F.3(77)/96/PB-V.

Resolved as follows :

- a) Proposals contained in para 5 of the agenda be approved,
- b) HBA be released by way of credit advice in favour of the employees.
- c) These decisions be reviewed after the issue of revised orders by the Govt. of India in pursuance of the 5th Pay Commission recommendations.

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

ITEM NO. Sub:
35/96
A-22.03.1996

Confirmation of the minutes of the meeting
of the Delhi Development Authority held on
19.02.1996.
No. F. 2(2)/96-MC/DDA.

P R E C I S

Confirmation of the minutes of the Delhi
Development Authority meeting held on
19.02.1996 at Raj Niwas, Delhi. The
minutes of the said meeting appended at
(Appendix ' A ' Page No. 2-13)

R E S O L U T I O N

Resolved that minutes of the Authority meeting
held on 19.02.1996 be confirmed with the follow-
ing additions/modifications in item nos. 10/96
and 30/96 :-

- a) Following paragraph shall be added to the
the resolution on item no. 10/96 :-

"However, if for reasons of difficulty in
determining reserve price or with a view
to study the market for disposal of old
shops or plots, VC considers it appropriate
not to publish any reserve price in the
press advertisement for tender, in such
cases no reserve price will be given in
the advertisement."

- b) Decision on item no. 30/96, regarding
auction of SFS/MIG/LIG/Janta flats, placed
before the Authority for reconsideration;
till then the system in vogue shall continue.

...

APPENDIX 'A' TO ITEM NO. 35/96

DELHI DEVELOPMENT AUTHORITY
(COMMR.-CUM-SECRETARY'S OFFICE)

Draft minutes of the meeting of the Delhi Development Authority held on 19.02.1996 at 11.00 A.M. at Raj Niwas, Delhi.

The following were present :

CHAIRMAN

1. Shri P.K. Dave,
Lt. Governor, Delhi.

VICE-CHAIRMAN

2. Shri Anil Kumar.

MEMBERS

3. Shri R.K. Singh,
Director (DD),
Min. of Urban Affairs & Employment.
4. Shri K.N. Khandelwal,
Finance Member,
D.D.A.
5. Shri R.L. Hans,
Offtg. Engineer Member,
D.D.A.
6. Shri O.P. Kelkar,
Commissioner, M.C.D.
7. Shri D.S. Meshram,
Chief Planner,
T.C.P.O.

SECRETARY

Shri V.M. Bansal,
Commr.-cum-Secretary,
D.D.A.

SPECIAL INVITEES

1. Shri Jag Parvesh Chandra, MLA
70, Khan Market,
New Delhi.

Contd/.....

2. Shri O.P. Babbar, MLA
BA-323, Tagore Garden,
New Delhi.
3. Shri Jagdish Sagar,
Principal Secretary (UD),
Govt. of Delhi.
4. Smt. Suman Swarup,
Secretary (L&B),
Govt. of Delhi.
5. Shri A.J.S. Sahney,
Secretary to L.G.,
Delhi.

ALSO PRESENT

1. Shri S.K. Sharma,
Principal Commissioner,
D.D.A.
2. Shri Arun Mhaisalkar,
Commissioner (Plg.),
D.D.A.
3. Shri S. Roy,
Commissioner (LD),
D.D.A.
4. Shri V.M. Bansal,
Commissioner (Pers.),
D.D.A.
5. Shri Kewal K. Sharma,
Commissioner (Housing),
D.D.A.
6. Shri S.M. Gupta,
Chief Legal Advisor,
D.D.A.
7. Shri J.K. Puri,
Chief Accounts Officer,
D.D.A.
8. Shri P.R. Deviprasad,
Director (LC), D.D.A.
9. Shri H.K. Babbar,
Asstt. Secretary,
D.D.A.

DELHI DEVELOPMENT AUTHORITY

Sub: Draft minutes of the Delhi Development Authority meeting held on 19.2.1996 at Raj Niwas.

The Lt. Governor, Delhi welcomed the nominees of the Delhi Legislative Assembly as 'Special Invitees' to the meetings of the Authority.

Authority thereafter took up the agenda of the meeting.

Item No.
2/96

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16.10.95 at Raj Niwas, Delhi and 18.12.95 & 29.01.96 through circulation.

No.F.2(2)/96-MC/DDA.

Resolved that minutes of the Authority meeting held on 16.10.95 and minutes on item nos. 130/95 and 1/96, approved through circulation, be confirmed.

Item No.
3/96

Involvement of Private Developers in land development, construction, infrastructure provision and disposal thereof.

No.F.AO(W)III/(40)93-94/Pt.

Resolved that the amendments proposed in the DDA (Disposal of Developed Nazul Land) Rules, 1981 and DDA (Management & Disposal of Housing Estates) Regulations, 1968 be approved.

Item No.
4/96

Fixation of Pre-determined rates for allotment of plots in Plastic Bazar, Tikri Kalan.

No.F.2(33)AO(Proj)DDA/95.

Resolved as follows:

- (a) Rates of land indicated in para 3 of the Agenda item be approved.

.....

- (b) Desirability of providing warehousing facility in the Project be reassessed.

Item No.
5/96

Cost-benefit analysis of Narela and determination of land premium for the year 1995-96.

No. F.2(29)AO(Proj.)/96.

Resolved that Cost Benefit Analysis as per Annexure and land premium rates as indicated in para 8 (ii) of the Agenda item be approved.

Item No.
6/96

Licence fee of Coffee-cum-Restaurant at AGVC (M/s Kwalita Caterers - interpretation of the interest liability clause in the recommendations of the out-of Court Settlement Committee.

No. FE.14(26)/93-AGVC.

Resolved as follows:

- (a) that the calculations as indicated by M/s Kwalita Caterers in para 4(i) of the Agenda item be not agreed to;
- (b) that the calculations of licence fee made by the DDA as indicated in para 4 (ii) of the agenda item be approved;
- (c) that the recommendations of the Out of Court Settlement Committee as indicated in para 5 of the Agenda be accepted;
- (d) that the recommendations made in para 7 of the agenda item be approved.
-

Item No.
7/96

Penalty/Composition fee in respect of Mohan
Cooperative Industrial Estate Ltd.

No.F.6A(71)84/LSB(I)/R-940/Legal.

Resolved that the proposals contained in para 3 of
the Agenda item be approved. Simultaneously, a
survey be conducted to ascertain details of the
properties which have changed hands unauthorisedly.

Item NO.
8/96

Constitution & Powers of Sports Management Board.

No.F.1(14)SFSC/89.

Resolved that the proposals contained in paras 8 and
9 of the Agenda item be approved.

Item No.
9/96

Disposal of Commercial Plots through tenders -
extension of time for depositing the balance premium.

No.F.48(03)/94-CL.

Resolved that the proposals contained in para 8 of
the Agenda item be approved.

Item No.
10/96

Allotment of residential/commercial/industrial (other
than housing) properties by way of auction or tender.

No.F.1(1)/95/AO(CL).

Resolved that proposals contained in paras 3 and 4
of the Agenda item be approved.

Item No.
11/96

Allotment of alternative plots to the squatters of Dargah Pir Ratannath, Jhandewalan to be rehabilitated under Gadgil Assurance Scheme and as per general policy.

No.F.S/4(12)/55-OSB.

Resolved as follows:

- (i) proposals contained in paras 7(a) and 7(c) of the Agenda item be approved;
- (ii) Further information on squatters mentioned in para 7(b) of the agenda item including their relationship, if any, with the allottees covered under the Gadgil Assurance Scheme should be collected; consideration of proposals given in para 7(b) of the agenda would be taken up in the light of this information.

Item No.
12/96

Allotment of additional space to the shopkeepers of Kingsway Camp Scheme - fixation of rates for the additional area in the cases where original lessees sold out their shop plots:

No.F.15(10)/88/CL/Pt.

Resolved that proposals given in para 3 of the Agenda item be approved.

Item No.
13/96

Construction of 320 MIG/176 MIG Houses at Jahangirpuri. Demolition of 56 MIG DUs write off of the infructuous expenditure on the construction of already demolished 72 DUs and now to be demolished 56 DUs.

No.EM.2(1)/83/Conf./656/MIG/Pt.

Resolved as follows:

- (a) that proposals contained in para 18 of the agenda item be approved without prejudice to DDA's rights of recovering the damages from the Contractor through whatever means;
- (b) steps indicated in para 17 of the agenda item be taken with the view to preserve authentic evidence which could be of vital importance for protection of DDA's interests.

Item No.
14/96

Modification in Development Control Norms for School for Handicapped.

No.F.9(03)/95-MP.

Resolved that proposals contained in para 5 of the Agenda item be approved.

Item No.
15/96

Change of land use of an area measuring 15.38 ha. (38 acres) from 'industrial' to 'commercial' use (6.07 ha.) and residential use (5.54 ha.) at Jangpura, New Delhi - Hindustan Prefab Ltd.

No.F.20(08)/88-MP.

Consideration of this item was deferred on the request of Member Secretary, NCR, Planning Board.

.....

Item No.
16/96

Change of land use of an area measuring 3.45 ha. (8.52 acres) from 'public and semi-public facilities' to 'residential' (Nurses Hostel) at Srinivaspuri, New Delhi.

No.F.20(03)/93-MP

Resolved that proposals contained in para 4 of the agenda item be approved.

Item No.
17/96

Change of land use of an area measuring 0.40 ha.(1.0 acre) from 'Recreational' to 'Transportation' (Bus Terminal) at Malviya Nagar Opposite Aurobindo College New Delhi.

No.F.20(09)/95-MP

Resolved that proposals contained in para 4 of the agenda item be approved.

Item No.
18/96

Change of land use of an area measuring 37.5 ha. from 'Rural Use' to 'Utilities' (400/220 KV grid sub-station) at Revenue Estate of village Mundka, West Delhi.

No. F.6(01)/95-MP.

Resolved that proposals contained in para 4 of the agenda item be approved.

Item No.
19/96

Change of land use of an area measuring 47 ha. (116 acres) from 'rural use' to 'public and semi-public facilities' (Sport Training Centre) near Ghevera Mour on Rohtak Road in West Delhi.

No. F.20(06)/95-MP.

Resolved that proposals contained in para 3 of the agenda item be approved.

.....

Item No.
20/96

Change of land use of an area measuring 8.74 ha. from 'Recreational' (regional Park) to 'Residential at village Pulpahladpur, New Delhi.

No. F.20(06)/86-MP/Pt.I

Resolved that action on proposals contained in para 4 of the agenda item be taken after obtaining exemption for the area from the provisions of the Forest Act from the Forest Settlement Officer.

Item No.
21/96

Change of land use of an area measuring 27.25 ha. (67.30 acres) from 'rural use; to (i) residential 4.69 ha. (ii) transportation (airport) 18.16 ha. (iii) transportation (45 mt. wide road) 3.40 ha. (iv) recreational (for heritage scheme around Sultan Garhi monument) 1.0 ha. in South of Mehrauli Mahipalpur Road, New Delhi.

No. F.3(61)/90-MP.

Resolved that proposals contained in para 5 of the agenda item be approved.

Item No.
22/96

Change of land use of an area measuring 26 ha. and 4.40 ha. from 'agricultural & water body' (Use Zone A-4) to 'manufacturing' (Use Zone M-2)-Fly ash brick Plan only) at Badarpur and Rajghat Power House.

No. F.3(56)/89/Pt.I

Resolved that proposals contained in para 5 of the agenda item be approved. Before implementation of the Scheme it may be ensured that the proposed Fly Ash Brick Plants are not violative of the industrial policy of the Delhi Govt. and the directions of the Supreme Court regarding setting up of heavy/medium industries in Delhi.

Item No.
23/96

Standard Cross-section for 20m, 40m & 80m R/W roads in Urban Extension.

No.F.5(06)95-MP.

Resolved that proposals contained in para 7 of the agenda item be approved.

Item No.
24/96

Request from CPWD for relaxation in gross density from 250 PPH to 300 PPH for construction of general pool housigg type AV & VI quarters near Vasant Vihar.

No.F.3(38)95-MP.

Resolved that proposals contained in paras 3 & 4 of the agenda item be approved as a one time exception.

Item No.
25/96

Proposal of Kabristan/Burial Ground on the West of Marginal Bund Road near Laxmi Nagar, Trans Yamuna Area.

No.F.20(04)91-MP.

Resolved that proposals contained in paras 3 & 4 of the agenda item be approved.

Item No.
26/96

Building Plans for additions/alterations at 16, Pandit Pant Marg, New Delhi.

No.F.16(18)95-MP.

Resolved that proposals contained in paras 3 & 5 of the agenda item be approved.

Item No.
27/96

Construction of electric sub-station for the Supreme Court Lawyers Chamber at Bhagwan Dass Road, New Delhi.

No.F.20(06)84-MP.

Resolved that proposals contained in para 5 of the agenda item be approved.

Item No.
28/96

Allotment of land measuring 7.697 acres in Chanakayapuri to Civil Services Society for Senior Secondary School.

No.F.9(01)95-MP.

Resolved that proposals contained in para 4 of the agenda item be approved.

Item No.
29/96

Policy regarding residential telephones.

No.F.8(13)94-Telephone.

Resolved that proposals contained in paras 4 & 5 of the agenda item be approved w.e.f. 1.4.1995.

Item No.
30/96

Revision of the procedure for disposal of DDA flats constructed to South Delhi/Modifications in the pricing formula.

No.F.2(11)96-Coordn.(H).

Resolved that proposals contained in paras 2, 3, 4 & 5 of the agenda item be approved subject to the following:

- i) Open auction of SFS flats in South Delhi be taken up after satisfying the requirements of existing SFS registrants, if any;
- ii) Auction of Janta, LIG and MIG flats located in South Delhi be restricted to the wait listed registrants only;
- iii) Other usual conditions regarding non-owning of residential property in Delhi etc., shall continue to govern these allotments/auctions.

Item No.
31/96

Floating of a New Housing Scheme for offering 300 SFS Cat.II Flats to single working women.

No.F.1(Misc)SFS/95.

Consideration of this item was deferred with the following observations on the broad framework of the Scheme:

- i) The term 'working woman' be elaborated;
- ii) Justification for restricting the scheme to the applicants above the age of 35 years be examined;
- iii) Conditionality of residing/working in Delhi for a fixed number of years be explored.

Item No.
32/96

Fixation of rates for Rohini Ph.I and Ph.II for the year 1995-96 in respect of re-allotment cases of LIG, MIG and EWS Category plot registrants.

No.F.2(39)AO(P)/DDA/95.

Resolved that proposals contained in paras 3 & 4 of the agenda item be approved.

Item No.
33/96

Revision of rates of FCA/FTA payable to various categories of officials/officers in D.D.A.

F.8(04)87/PB.II/Pt.III

Resolved that recommendations of the FCA/FTA Committee dated 14.2.96 be approved.

Item No.
34/96

Report on the follow up action on the resolutions passed by the Authority in its meetings held during the quarter 1st Oct., 95 to 31st Dec., 95.

No.F.2(06)95-MC/DDA.

Noted.

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

(OM PAGE 14 - 18)

TTA

36

Change of land use of an area measuring 15.38 ha. (7.07 acres) from 'industrial' to 'commercial use' (7.07 ha.) and at Jangpura, New Delhi - Hindustan Steel Ltd.

F.20(8)/88-MP.

Consideration of this item was deferred.

ITEM NO. Sub : Change of land use for an area measuring about 1.4ha.
37/96 from 'rural use' to 'public and semi-public facilities
2-22.03.96 (Hospital)' on Khasra nos.14/21,22,15,6/1,7,8,15/9/1,
15/9/2 in village Pandawala Kalan, Najafgarh, Goomenhera
Road for construction of 80 bedded hospital.

F.13(2)95-MP

PRECIS

A proposal has been received from Sh.Hans Nagar Ashram Trust referred by Additional Town Planner, MCD for land use clearance, vide their letter dt.1.1.96 for construction of 80 bedded hospital at village Pandawala Kalan, Najafgarh Goomenhera Road, West Delhi on land measuring about 1.4ha.

2. According to MPD-2001, the site under reference falls outside the proposed urban limits-2001 and falls in the rural use zone, where public and semi-public facilities are permissible, provided they are within 0.5 km. of the settlement. In this case, however, the proposed site is 1.0km. from the village abadi area.

3. The matter was discussed in the Technical Committee meeting held on 20.2.96 under item no,28/96. The Technical Committee recommended to process the change of land use of about 1.4ha. land from 'rural use' to 'public and semi-public facilities (Hospital)' with the following conditions:

- a)The Trust shall leave atleast 15mtr. space in front from the middle of the road for future expansion of the road.
- b)It would be the responsibility of the Trust to arrange water supply, power and waste disposal arrangements until such time these are extended by the MCD.
- c)The development would be as per the norms and provisions of Master Plan -2001.

4. The matter is placed before the Authority for consideration of the proposal contained in para '3' above for further processing under section 11-A of D.D.Act,1957.

RESOLUTION

Resolved that proposals contained in para 3 of the agenda item be approved.

ITEM NO. Sub : Change of land use of an area measuring about 39.3ha.
38/96 (97 acres) of land from 'rural use' to 'public and
A-22.03.96 semi-public facilities' in village Bawana, North
West Delhi for resiting six CRPF battalion.
F.20(2)96-MP

PRECIS

Reference is invited to the discussion in the meeting held in the Chamber of Special Secretary, Home Affairs on 18.1.96 & 2.2.96, when it was decided that about 41.2ha. (101.8 acres) of land at village Bawana (earlier notified for acquisition for shifting PVC market) be acquired by Delhi Admn. urgently and handed over to CRPF for locating six battalions presently in Central & Southern Ridge area. This has become necessary in view of the directions of the Hon'ble Supreme Court of India in CWP No.4677/85-M.C.Mehta Vs Union of India to shift the existing CRPF campus from ridge area to some other suitable location. It was also decided that tentative layout plan may be prepared by CPWD and the processing of change of land use will be done by DDA immediately as per the time schedule fixed by Supreme Court to complete the shifting by 15.5.95.

2. CRPF has informed about acquisition of approximately 41.2 ha. (101.8 acres) of land in the Revenue Estate of village Bawana located towards North West of Delhi on Alipur Bawana Road. Land is presently accessible through 25 mtr. wide Narela Road. The land is at present under agricultural cultivation and stands divided equally by 4 mtr. wide road providing access to Ghoga Helicopter Base. In the site, there are 2 brick kilns, one farm house and a small iron factory.

3. CRPF proposes to develop self-contained campus to station six battalion, with number of common facilities, single storey barracks for Jawans and also few type I to type VI residential quarters. The area after road widening works out to about 39.3 ha. (97 acres). Most of the buildings will be single storeyed structure besides few residential blocks with 2 storey construction. The CRPF initially proposes to develop as a temporary camping site but gradually will convert into a permanent camping site to be developed in a phased manner.

4. According to MPD-2001 this land forms part of rural use and the proposal will be required to be processed for

Contd.....2/-

change of land use to 'public and semi-public facilities' (PS-4 Police Distt. Battalion) for 39.3 ha. land. The Bawana Alipur road as per Urban Extn. Plan is to be widened to 80 mtr. and has been duly incorporated in the CPWD plan submitted for this area.

5. The proposal was considered by the Technical Committee in its meeting held on 20.2.96 under item no.29/96. The Technical Committee recommended the change of land use of about 39.3 ha. from 'rural use' to 'public and semi-public facilities (PS-4 Police Distt. Battalion) for further processing. The development control norms shall be as applicable in case of Large Educational Campus (more than 8 ha.) as per MPD-2001 with increase of 20% maximum ground coverage to 33.3% without increasing maximum permissible FAR of 80 in the part (a) of the regulations with a view to accommodate single storey barracks for Jawans. Maximum height approved by the Technical Committee is 15mtr.

6. The matter is submitted for consideration of the Authority as per the proposal contained in para '5' above.

RESOLUTION

Resolved as follows:-

- a) The proposals contained in para 5 of the agenda item be approved;
- b) The MCD be apprised of this decision for appropriate action pending formal notification by the Govt. of India in view of the urgency in the matter because of Supreme Court orders.

**

ITEM NO. Sub : Formulation of Building Norms for sanction
39/96 of building plans for petrol filling/petrol
filling-cum-service station in Delhi.
A-22.03.96 E.7(7)95-MR

P R E C I S

Reference is invited to the letter no.2012/DDR/95 dt.3.8.95 from Under Secretary, Ministry of Urban Affairs & Employment, forwarding the representation of Bharat Petroleum Corpn. Ltd. regarding the relaxation in the size of canopy of petrol pumps to make them at par with International standards.

2. Authority vide resolution no.28 dt.20.4.76 decided the norms for permitting buildings on petrol pump sites as under:-

- i) In case of filling-cum-service station of size 120'x100' the covered area could be permitted to the extent of 2700 sq.ft. (22.5%) (excluding canopy area) instead of 1500 sq.ft.
- ii) In case of filling-cum-service station of size 120' 150' ground coverage to the extent of 5000sq.ft. (27.7%) (excluding canopy area) instead of 3500sq.ft. could be permitted subject to the condition that under ground fuel tanks are provided below the pump in land in both the cases.
- iii) To increase the built up space further the mezanine floor to the extent of 25% of ground coverage achieved could be allowed for the use of office and storage.
- iv) The total built up space could be utilised for repairing, servicing, storage, showrooms and office premises.
- v) Standard plans to be adopted may be prepared.
- vi) Basement be permitted as per bye-laws.

3. As per MPD-2001, the petrol pump sites are classified in two different groups:

- a) Petrol pump with filling-cum-service station (size 30 mtr.x36 mtr and 33 mtr.x45 mtr.)
- b) Petrol pump filling station (size 30mtr. x 17mtr. and 18 mtr. x 15 mtr.)

4. However, the Authority resolution dt.20.4.76 and the MPD-2001 are silent on the issue of size of canopy, to be provided.

5. The matter was discussed in the Technical Committee meeting held on 22.11.94 under item no.113/94 and on 23.1.96

contd.....2/-

under item no.15/96. The following building norms were approved:-

a) Filling-cum-service station (size 30m x 36m and 33m x 45m)

- i) Ground coverage 20%
- ii) FAR 20
- iii) Max. height 6 mtr.
- iv) Canopy equivalent to permissible ground coverage within setback line.
- v) Front Setback Min. 6 mtr.

b) Filling Station (size 30mtr. x 17 mtr. and 18mtr.x15m)

- i) Ground coverage 10%
- ii) FAR 10
- iii) Max. height 6 mtr.
- iv) Canopy Equivalent to permissible coverage with in set back line.
- v) Front set back Min. 3 mtr.

c) Other regulations :

- i) Shall be acceptable to explosive/fire deptt.
- ii) Ground coverage will exclude canopy area.
- iii) Mezzanine, if provided will be counted in FAR.
- iv) Wherever the plot is more than 33m x 45m development norms shall be restricted to as applicable to the size i.e. 33m. x 45m both in Urban & Rural areas.

6. The proposal contained in para '5' above is placed for consideration and approval of the Authority.

R E S O L U T I O N

Resolved that proposals contained in para 5 of the Agenda item be approved.

ITEM Sub : Formulation of Development Control Norms for
NO Recreational Club Buildings in Delhi.
40/96 F.3(44)94-MP
A-22.03.1996

P_R_E_C_I_S

In MPD-2001 under Social & Cultural Facilities Iha. (10,000 sqm.) area has been prescribed for one recreational club for one lac population. Social & Cultural Facilities for such use premises, no specific development regulations have been prescribed, are to be governed by controls applicable to public and semi-public facilities i.e. max. ground coverage of 25%, FAR of 100 and height of 26 mtr. MCD has been sanctioning building bye-laws accordingly.

2. As per MPD-2001, recreational clubs are permitted in use zones of residential (RD), Commercial (C-1 and C.2), Industrial (M-1 and M-2), Foreign Mission (RDF), Distt.Park (P-3), Hospital (PS-1), education & research (PS-2), Social and Cultural (PS-3), Police Headquarters/Police Line (PS-4) & Fire Station/Headquarter (PS-5). The residential component permitted is only 20 sqm. for 'watch & ward', and does not provide for other residential requirements such as Guest Rooms, quarters for maintenance staff etc.

3. The recommendations of sub-committee constituted for this purpose were discussed in the Technical Committee meeting held on 11.7.95 and 6.2.96 under item no.46/95 and 19/96 respectively. The Technical Committee recommendations are as under:

a) Categories :

- i) Category 'A' above 10,000 sqm. size (1.0ha.)
- ii) Category 'B' 5000 to 10,000sqm. size (0.5 to 1.0 ha.)
- iii) Category 'C' Upto 5000 sqm. size (0.5 ha.)

b) Development Controls:

- i) Max. Ground Coverage 20%
- ii) Max. FAR 20
- iii) Max. height 12.5 mtr.
- iv) Basement Equal to ground coverage and, if used, services will not be counted in FAR.
- v) Parking (Surface) 2.0 ECS per 100 sqm. floor area.
- vi) Residential component 15% of the total flo area for guest rooms and staff quarters for maintenance.

Contd.../-

As per MPD-2001
(Min. 6 mtr.)

vii) Set back

c) For category 'A' (above 10000 sqm. (1.0Ha.) these controls should be restricted to the areas as applicable in case of 10,000 sqm. (1ha.) plot only. Surplus area over 1 ha. should be used for open air activities, landscaping and parking only.

4. The proposal contained in para '3' above is submitted for consideration and approval of the Authority.

R E S O L U T I O N

Resolved that proposals contained in para 3 of the agenda item be approved. In addition, single storey ground coverage, to the maximum extent of 5% of the open area, be permitted for the outdoor sports.

ITEM NO. 41/96 SUB: PROPOSED DEVELOPMENT OF INTEGRATED FREIGHT COMPLEX, NARELA SUB-CITY - CHANGE OF LANDUSE THEREOF.

A-22.03.1996 F.No. Dir./NP/94/114/Pt.II.

P R E C I S

1.0 BACKGROUND:

1.1 To effectively deal with the wholesale trade by 2001 in the Delhi Metropolitan Area, MPD-2001 has suggested development of four wholesale markets in various parts of the city. The concept of integrated 'Freight Complex' has been envisaged which provides for better operational and environmental conditions. The integrated freight complex will provide for regional and intra urban freight movement and will also provide the transit as well as inter change of mode. Facilities for warehousing storage and business will be provided alongwith servicing, lodging, idle parking, boarding/facilities. The integrated freight complex in the Northern part of Delhi has been suggested in Narela Sub-city.

1.2 An overall plan for the development of Narela sub-city is under finalisation for about 7,500 hacts. of land. This plan has been prepared within the overall parameters and the guidelines of MPD-2001 and Urban Extension Plan. However, development of about 515 hact. of acquired land has already been commenced by DDA. Besides, land for two Sewerage Treatment Plants and Water Treatment Plant (Ph-I) has also been acquired.

1.3 The Integrated Freight Complex in the General Development Plan (Draft) is located between 80 mtr. wide proposed road, GT Road (express way as per NCR Plan), 100 mtr. wide road (express way as per Urban Extension Plan) and Railway Line to Karnal. This area is contiguous to DSIDC Industrial Area. Thus, the proposed Integrated Freight Complex will provide for a major economic activity centre for the entire sub-city. The proposed Freight Terminal on about 125 hact. of land is also part of this complex. The area proposed for the Integrated Freight Complex thus has very efficient service transport linkages both by road and rail.

2.0 LAYOUT PLAN FOR IFC:

2.1 MPD-2001 has suggested 164 hact of land for the development of freight complex for the commodities like

Contd../-

Textile & textile products, Auto, Motor Parts & Machinery, Fruit & Vegetable, Hardware & Building Material, Iron & Steel, Foodgrain, Timber, Plastic, Leather & PVC Products, and Truck Terminal. The timber market (37 hacts. is proposed to be located in Shyamapur which falls outside Narela Sub-City area and as such, not included in the Freight Complex. The development of the freight complex for various commodities will help in decongestion of walled city and shifting of various wholesale activities from that area.

2.2 The layout plan indicating various commodities, area for common facilities, circulation has been prepared and discussed by the Technical Committee in its meeting held on 6-2-96. The Technical Committee approved the layout plan and the details of the sub-plan for the area for foodgrain, fruit & vegetable market. (Plans laid on Table.) The Technical Committee also recommended the following:

- i) The land under litigation (already notified) & left out land alongwith additional land upto the extent of about 15 hact. be acquired immediately.
- ii) Possibility of utilising the land falling under 66/220/400 KV HT Lines for nursery/floriculture on Licence Basis be explored in consultation with DAMB & DESU.
- iii) Notification be issued for acquisition of the remaining land for integrated freight complex, district centre and 100 mtr. express way invoking emergency clause.
- iv) Processing for change of land use for an area measuring about 360 ha. be initiated.
- v) Appointment of Transportation Planning Advisor for the IFC Narela be processed and finalised early.
- vi) Detailed scheme as may be required for submission to DUAC for the entire IFC Narela be prepared immediately within a time frame.

2.3 About 140 acres (57 hact.) of land indicated for food, fruit, vegetable Market & circulation etc has already been acquired and possession taken by DDA. Out of this, about 35 hact. of land is being allotted to Delhi Agriculture Marketing Board. Necessary action on other issues as recommended by the Technical Committee has already been initiated.

Contd.../:-

2.4 The proposal to process the change of landuse of 360 hact. of area as per the following break-up under Section 11 A-(2) of Delhi Development Act is placed before the Authority for its consideration & approval.

i) From 'Rural Use' Zone to 'Commercial' - 190 Hact.

(C-1 District Centre-45 hact., C-2 Wholesale and Warehousing - 145 Hact.)

ii) From 'Rural Use' Zone to 'Transportation'-170 Hact.

(Truck Terminal -45 Hact. and Freight Terminal-125 Ha.)

R E S O L U T I O N

Facilities to be provided in the complex were discussed in detail and it was felt that Fruit & Vegetable market coming up in Kundli (Haryana) should be integrated with this project at an appropriate stage. After detailed discussions, the Authority resolved that proposals contained in para 2.4 of the agenda be approved.

ITEM NO. SUB: CHANGE OF LAND USE OF AN AREA MEASURING ABOUT
42/96 HECTARE (10.0 ACRES) FROM "AGRICULTURAL AND WA
A-22.03.96 BODY" (USE ZONE A-4) TO "MANUFACTURING" (USE Z
M-2: FOR FLYASH BRICK PLANT ONLY) NEAR INDRAPRASH
THERMAL POWER STATION.

(F.20(3)/96-MP)

P R E C I S

The proposal for setting up of a fly-ash brick manufacturing plant on a plot of land measuring about 4.0 hectare (10.0 acres) near Indraprastha Thermal Power Station is under active consideration. The notice inviting tenders for technical and financial bids has already been prepared and the Empowered Committee met on 14.02.1996 with a view to finalise the scheme. The proposal when implemented would reduce requirement of land for dumping of fly-ash, alongwith arresting environmental pollution and land degradation. During the discussion, it was observed that this would necessitate change of land use for the proposed utilisation of land.

2. As per Master Plan for Delhi Perspective 2001, the land under reference falls in the "Agricultural and water body" (use Zone A-4). Earlier also, the proposals for change of land use of an area measuring about 26 hect. and 4.04 hect. near Badarpur Thermal Power Station and Rajghat Power Station respectively are under process and the Authority vide Resolution under Item No. 22/96 dated 19.02.1996 approved for issue a final notification by Ministry of Urban Affairs and Employment, and resolved that before implementation of the scheme, it may be ensured that the proposed flyash brick plants are not violative of the industrial policy of the Delhi Government and the direction of the supreme Court regarding setting up of heavy/medium industries in Delhi. In the present case, determination of a specific location of the site for proposed change of land use would require detailed study and consultation with other concerned agencies. The proposal will also need clearance/approval from the Yamuna Action Committee of the Central Water Commission (CWC) and other clearances with regard to Air and Water Pollution.

Contd..../-

3. The proposal for change of land use of an area measuring about 4.0 hect. (10.0 acres) from 'Agricultural and Water Body' (Use Zone A-4) to 'Manufacturing' (Use Zone M-2 : for fly-ash brick plant only) near Indraprastha Thermal Power Station is placed before the Authority for consideration.

R E S O L U T I O N

Resolved that proposals contained in para 3 of the agenda item be approved.

ITEM SUB: ARCHITECTURAL & DEVELOPMENT CONTROLS FOR HOTEL-CUM-RESORT
PLOT AT BHALSWA LAKE RECREATIONAL COMPLEX.

NO.
43/96 FILE NO. F.100(47)/95/CL ± F.20(2)94/MP
22.03.96 1.0. BACKGROUND : P R E C I S

1.1. The Authority vide resolution No.87/95 dated 11.9.95 recommended change of land use of 92 ha. from 'rural use' to i) 'recreational use (lake & golf course 84 ha.); and ii) to commercial (hotel-cum-convention centre - 8 ha.) 'for the development of Bhalswa Lake tourist complex. The land located on the west of the lake measuring about 12 ha. will be developed and managed as 'amusement park' by DTTDC. The Ministry of Urban Affairs & Employment has been requested to issue final notification under section 11 of Delhi Development Act, 1957 vide letter dated 25.9.95 for the proposed change in the land use. Reminders have been sent to the Ministry on 12.12.95, 18.12.95, 8.2.96 requesting the Ministry to expedite the requisite action.

1.2. The scheme earlier was approved in the Screening Committee meeting held on 20.4.95. According to this, the proposed 8 ha. hotel-cum-resort plot was to be used in 2 parts i.e. 5 ha. plot for hotel and 3 ha. plot for picnic hut. The development controls were recommended in accordance with MPD-2001 described below:

- a). Hotel Plot 5 (ha.)
 - i) Max. ground coverage 30%
 - ii) Max. FAR 150
 - iii) Max. height 15mtr.
- a). 5% of the FAR can be used for commercial space related to hotel functions.
- b). Basement below ground floor & to max. extent of 5m shall be allowed and, if used, for parking & service should not be counted in FAR..pa

Contd..../-

- b) Picnic Hut (3 ha.)
- i) Max. permissible ground coverage 10%
 - ii) FAR 10
 - iii) Max. height Single storey (Preferably slopping roof)

1.3 A reference was made to the Director General Tourism, Govt. of India on 9.8.95 apprising them about the DDA's proposal for their advice. Dy. Director General, DOT vide his letter dated 28.8.95 sent their comments, relevant extract of the same is reproduced below :

- i) Filling up land in this area may not be desirable due to the fact that it will have an adverse affect on the water table.
- ii) Clearance/cutting of trees may not be desirable from environmental point of view.
- iii) As the land is marshy, it may not be possible to go for high-rise construction without pile foundation. Cottage type construction spread over part of the land may be desirable.
- iv) Considering the location and approach, a 5 star hotel project may not be viable in near future. This may be, therefore, 3 star hotel to begin with and may add enclaves of 4 & 5 star accomodation later.
- v) Construction height should not exceed at the maximum of three floors.

2.0 EXAMINATION

2.1 These comments from DOT have been considered and also the fact that a broucher has been printed, advertisement floated and tenders invited for the composite 8 ha. hotel-cum-resort plot, it was decided to reduce the maximum FAR from 150 to 75 to be applied to the total hotel-cum-resort plot. The hotel plot is proposed to be developed and sold by DDA as part of Hotel-cum-Golf Course in an area of about 58 ha.

Contd..../-

2.2 The proposed development control norms and other conditions are given below :

- i) Area of plot (Hotel-cum-Resort - 8 ha.)
- ii) Max. ground coverage 30%
- iii) Max. FAR 75
- iv) Max. height 50mtr.
- v) Other Controls :
 - a) Basement : Basement(s) upto building envelope line to the extent of 50% of the plot area shall be allowed and if used, for parking & services shall not be counted in FAR.
 - b) Commercial: 5% of permissible floor area.
 - c) Land scape: Minimum 30% of the plot area shall be utilised for landscaping.
 - d) Service floor: Provision of the service floor can, however, be made only for feeding & distribution of the service in the building. The height of the service floor shall not exceed 2.4m clear from soffit of slab/beam. Service floor will not be counted in the total floor area shall not be put to any other use.
 - e) Necessary approval of the proposal may be obtained from all concerned local bodies/authorities such as DDA, DDC, Delhi Fire Services, DESU, Deptt. of Tourism etc.
 - f) Other controls: As per MPD-2001 & B.B.L.

Contd....

3.0 RECOMMENDATION FOR CONSIDERATION

3.1 While the architectural & development control conditions generally comply with the provision of Master Plan and Building Bye-Laws, Maximum FAR in this case has been reduced from 150 to 75 for this location for the following reasons :

- i) To keep the development with low profile by reducing the area.
- ii) The total floor area available with 75 FAR should be sufficient for provision of about 350-400 rooms along with single storey picnic hut.
- iii) To retain the environmental quality of the area by giving scope for merging with structure with the landscape, therefore, maximum FAR is recommended at 75 keeping the other controls unchanged.

4.0 The proposal contained in para '2' & '3' above is placed before the Authority for consideration and approval.

R E S O L U T I O N

The recommended development controls were discussed in detail. It was felt that there was no justification in arbitrarily fixing the FAR at 75 as the Master Plan permits an FAR of 150. After detailed discussions, the Authority resolved as follows:-

- i) Proposals contained in para 2 and 3 of the agenda item be approved subject to fixing the FAR at 150.
- ii) Tender documents and architectural controls be modified accordingly and the last date for call of tenders be extended upto 30.4.1996.

ITEM Sub : Draft Zonal Development Plan for Walled City (Part of
Zone 'A' and Part of Zone 'C').

NO.
44/96

File No. F.1(28)92/ZP

-22.03.1996

P R E C I S

1.0 BACKGROUND

- 1.1 The draft zonal plan of walled city (Part Zone 'A' and Part Zone 'C') was approved by the Authority vide resolution no.2/93 dt.2.2.93 under section 10 of D.D.Act for inviting objections/suggestions (Appendix 'D' P.No. 37-40).
- 1.2 The Zonal Plan as approved by the Authority was published for inviting objections/suggestions vide notification dt.22.1.94 (Appendix 'E' P.No. 41).
- 1.3 In response to publication in all 19 nos of objection/suggestions from private individuals as well as Govt. Organisations were received, out of which 9 were from the Govt. organisations and remaining 9 were from the Private individuals and one from private association.
- 1.4 These were considered by the Screening Board, constituted by the Authority on 9th and 10th feb.,1995. The representatives of Govt. organisations and private individuals who have filed objections/suggestions were invited to present their cases in person.

2.0 EXAMINATION/ACTION TAKEN

- 2.1 The summary of objections/suggestions received, recommendations of the Screening Board thereupon and the action required/taken report are given at (Appendix 'F' P.No. 42-47).
- 2.2 Based on the recommendations of the Screening Board the draft Zonal Plan published for inviting objections/suggestions has been modified (modified report. 7)). The salient features are given as under:
 - 2.1.1 All factual errors have been corrected.
 - 2.1.2 The text/plan have been modified accordingly.
 - 2.1.3 A new chapter (6.0) on 'Guidelines/mechanism for preparation of urban renewal scheme' has been added.

Contd.../-

- 2.1.4 A new annexure 'Annexure-IV' containing the 'List of protected monuments by Archaeological Survey of India' has been added in the modified report (Appendix 'G' as Book-let containing pages 1- 36).
- 2.1.5 A new para (8.2) on conversion charges and other penalties have been added under the chapter Mixed Use.
- 2.1.6 A plan identifying mixed use streets has been added.
- 2.1.7 Several other minor modifications as detailed out in action taken report have also been carried out (Appendix 'H' as Book-let containing pages 1-34).
- 2.3 No change of land use has been envisaged.
- 2.4 It may be stated that the policy of mixed land use is being reviewed and shall be processed separately. The proposals of Draft Zonal Plan in respect of mixed land use are within the existing framework of MPD-2001. However, any modifications in Master Plan for Delhi-2001 shall be applicable, mutatis mutandis in the Zonal Plan and such modifications shall automatically stand deemed to have been included as part of the zonal plan.
- 3.0 The draft zonal plan of Walled City area (Part Zone 'A' and part zone 'C') modified on the basis of recommendations of the Screening Board is placed before the Authority for its consideration.

RESOLUTION

Resolved that the draft Zonal Plan of the walled city area (Part Zone-A and part Zone-C) , as modified, be approved and sent to the Government for final notification.

APPENDIX 'D' TO ITEM NO. 44/96

ITEM Sub : Zonal Development Plan for Walled City (Part of Zone
NO. A & Part of Zone C) Old City Area.

2/98

File No. F.1(28)/92-ZP.

A-02.02.93

P R E C I S

The preparation of Zonal Development Plan is statutory responsibility of the DDA under the Delhi Development Act, 1957. Section B of the Act provides that simultaneously with the preparation of the Master Plan as soon as may be the Authority shall prepare the Zonal Development Plan for each zone in which Delhi may be divided.

2. Under the MPD-2001 Union Territory of Delhi is divided into 15 zones (Divisions) Zone A (Old City) covers an area of about 1159.0 hect. which is sub-divided into 28 sub-zones (earlier known as zones).

3. Walled City has a special character and is different from other areas of the city due to its historical character and organic growth and comprises of part of zone A (15 Nos) and part of zone-C (Zone C-1).

4. Keeping in view the character of the area and the recommendations of MPD-2001 draft zonal plan with a text for Walled City (part of Zone A and part of Zone-C) has been prepared at (App. B Booklet) While formulating the Zonal Development Plan approved zonal plans, layout plans and other policy decisions of Technical Committee/Authority have been taken into consideration to the required extent.

5. From the studies conducted in the zone, it is revealed that the zone in general lacks organised parking places and recreational facilities-like parks and open spaces etc. Though the public & semi-public facilities are by and large sufficient in number but lack in space standards.

6. Authority vide its resolution no.206 dt.28.12.78 resolved as under:-

Resolved that the Technical Committee's recommendation in para 2 of the agenda note be approved and action be taken accordingly under section 11-A of Delhi Development Act for change of land use from 'residential' to 'commercial' of plot no.63, Darya Ganj, Delhi".

Accordingly, plot no.63, Block No'L', Darya Ganj, New Delhi which is an existing building, is proposed for consideration as part of the Zonal Plan exercise.

7. Zonal Development Plan is to be processed under section 10 of the Delhi Development Act 1957 by publishing a public notice. The Master Plan changes are to be processed under section 11 of Delhi Development Act, 1957. As for the Delhi Development (Master Plan and Zonal Development Plan Rules 1958 as amended vide rules of 1966 under Rule 5, the Zonal Development Plan is to be published in the form of a public notice inviting objections/suggestions, for which 30 days time is to be given. Thereafter, the objections/suggestions received in response to the public notice will be considered and the zonal development plan will be finalised.

8. The proposals were explained by Dir.(AP&B) & Jt.Dir.(SA). After detailed discussion, the Technical Committee made the following observations/recommendations:-

- i) a) Chief Town Planner, TCPO observed that the proposals have been worked out on the land use of 1981, whereas it should have been based on the existing land use survey of 1991. On this issue, the Technical Committee opined that conducting the existing survey for this type of area is a time consuming exercise and, therefore, the proposals as formulated based on 1981 land use survey, the area being shown as 'special area' without specifying the land uses in MPD-2001 may be considered for further processing.
- b) Chief Town Planner, TCPO also suggested that the proposed land use should be formulated on a plan at the scale of 1:4000 and the copies be made available.
- c) He also observed that to give comments on an exercise of such a magnitude will take time and without study, he will not be in a position to offer comments.
- d) It was also opined that prior to 1.8.90, there are number of decisions taken by various Authorities while implementing Master Plan 1962. Therefore, all such decisions may be incorporated in the draft proposals.

ii) The representative of DESU suggested that two 33 KV sub-station locations each measuring 45mt. x 75mt. should be provided to augment electric supply. The locations may be in the vicinity of Hauz Qazi & Darya Ganj area.

iii) Two new sites for location of fire station are proposed in the proposals. It was felt that instead of fire stations only fire posts at suitable locations maybe provided.

iv) It was also opined that some of the roads/streets may be identified as uni-directional to remove congestion. It was observed that whole area of shahjahanbad (Walled City), under consideration is declared as 'Slum' under the Slum (Improvement & Clearance) Act, 1976. Therefore, MCD/Slum Deptt. may formulate ~~under~~ Urban Renewal Schemes on priority. Keeping in view that there is a floating population consisting of workers & visitors in the Walled City, required amenities should be provided and properly identified while formulating Urban Renewal Schemes.

(v) Number of policy decisions have been taken such as re-location of ware-houses/go-downs, shifting/closure of hazardous and noxious industries/trades, these decisions should be incorporated in the proposals.

(vi) Chief Town Plananer, TCPO & Town Planner, MCD were asked to go through the proposals and if they have any specific comments they may send the same by 15th Dec. 92 (evening) to the Commr. (Plg.) so that while submitting the proposals before the Authority the same may also be incorporated.

7. The Technical Committee with the above observations/recommendations desired that matter be submitted before the Authority for its consideration.

10. Observations/Comments from MCD through Town Planner/Engineer in-chief have been received. These are at Appendix 'C' P.No. 11.

11. The proposals as per recommendations/observations by the Technical Committee alongwith the comments of MCD are placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that the Zonal Development Plan for the Walled City (Part of Zone A& C) be approved for publication for inviting objections/suggestions subject to the followings:-

- i) Para 5.2 be suitably modified keeping in view that the hazardous trades are to be closed and no licence is to be renewed/granted for such trades.
- ii) Para 5.3 be suitably modified and wherever the words 'shifting or shifted' have been used be replaced as 'closing/closed not permitted'.
- iii) Para 5.6 and 5.8 be redrafted taking into account the urban design schemes intended to be formulated. MCD should obtain clearance of DUAC before sanction renovation/development of listed buildings.
- iv) In para 5.7 (i) the word "and to be utilized as per redevelopment scheme" be added.
- v) In para 5.7 (iii), the Maharashtra Housing Development Act be read as "Maharashtra Housing and Area Development Act" (MHADA). Bombay Building Control Regulations for Development of such properties be made parts of the Zonal Plan.
- vi) Para 9.0 (Change of Land Use) be deleted.
- vii) Temporary structure in the Town Hall Area including Office of Assessor and Collector opp. the Railway Station be shown as 'green area'.
- viii) "Phoolmandi" may be earmarked for conversion into a park.
- ix) Buildings of historical or architectural importance should be listed, and their conservation provided for by the Delhi Administration Archaeological Department. Such a plan for conservation should be carefully observed by the MCD and any other authorities sanctioning building plans.

-41-
APPENDIX 'E' TO ITEM NO. 44/96

PUBLIC NOTICE TO BE PUBLISHED IN THE GAZETTE OF INDIA
AND NEWSPAPER ON 22.1.94

File No. F.1(28)92-MP

PUBLIC NOTICE

Notice under section 10(1) of the Delhi Development Act, 1957 (No. 61 of 1957 read with rule 5 of the Delhi Development (Master Plan and Zonal Development Plan) Rules 1959, of the preparation and publication of the draft of the Zonal Development Plan for the National Capital Territory of Delhi.

Notice is hereby given that;

a. A draft of a Zonal Development Plan for Zone Walled City (Part of Zone 'A' and part of zone 'C') in the National Capital Territory of Delhi has been prepared.

b. A copy thereof will be available for inspection of the office of the Delhi Development Authority, on Ground Floor, Vikas Minar between hours of 11 A.M. to 5 P.M. on all working days till the date mentioned in para 3 hereinafter.

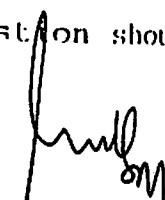
2. Objection and suggestions are hereby invited with respect to this draft plan.

3. The objection or suggestion may be sent in writing to the Commissioner cum Secretary, Delhi Development Authority, Vikas Sadan, New Delhi-23 before the 20th day of February, 1994.

Any person making the objection or suggestion should also give his name and address.

NEW DELHI

DATED 22.1.94


(V.M. BANSAL)
COMMISSIONER CUM SECRETARY
DELHI DEVELOPMENT AUTHORITY

APPENDIX 'F' TO ITEM NO. 44/96.

DELHI DEVELOPMENT AUTHORITY
VIKAS MINAR
INDERPRASTHA ESTATE

No.F.1(3)92/ZP/150

Sept: 21st, 1995

AMIT DAS
Member Secy, Screening Board

1. Chief Planner, TCPO
2. Commr.(Plg.)
3. Chief Architect, NDMC
4. Town Planner, MCD
5. Addl. Commr.(DCB)

Sub: Minutes of the meeting of the Screening Board
held on 14.8.95 at 3 pm in the Conference Hall
of Vikas Minar, New Delhi.

.....

Sir,

I am to forward a copy of the minutes of the meeting
of the Screening Board held on 14.8.95. The recommendations
of the Screening Board pertain to draft ZDP of zone B
(City Extension) and Zone A (Part-Walled City).

This issues with the approval of Commr.(Plg.).

Thanking you,

Yours faithfully,

Sd/-
(AMIT DAS)
For Member Secy. Screening Board

Copy also forwarded for further necessary action to ;

1. Addl. Commr.(AP)
2. Director(TP)

**RECOMMENDATIONS OF SCREENING BOARD ON THE DRAFT
ZONAL DEVELOPMENT PLAN OF WALLED CITY.**

1. Objection/suggestion No. 1, 2, 11 & 14:- Banarsi Krishna Committee
- 1 3 2 No ^{piece meal} provision decision to be taken in the absence of urban renewal schemes. The preparation of urban renewal scheme to be expedited.
3. The final report will be in proper form.
4. The streets identified for mixed landuse at page 25 and 26 of the report be also shown on the plan.

2. Objections/suggestion No.3 :- Sh. R^m G. Gupta

1. The ZDP has been prepared and published under D.D.ACT 1957.
2. The Zonal Plan is a policy document based on MPD-2001 on the basis of which detailed urban renewal schemes are to be prepared.
3. i) The Zonal Plan has already recommended to utilise the pockets to be vacated by hazardous industries/trades for other compatible uses. No recommendation is required.
- ii) Shifting of different wholesale bulk trade would improve the traffic and transportation.
- iii) Policy for redevelopment of Katras and scheme has already been laid down in the Zonal Plan. No further recommendation is required.
- iv to ix) It is a policy matter, not required to be re-elected at this stage.

Specific comments:-

- 1) Trading activities can continue but hazardous/noxious industries/trades to be closed down.
- 2 1) Zonal Plan is based on MPD-2001 which is based on existing land use survey of 1981/reconnaissance surveys done during its preparation.
- ii) It is existing density. No recommendation required.
- iii) ZDP is a policy document based on MPD-2001 on the basis of which detailed urban renewal schemes are to be prepared.
- iv) No recommendation is required.
4. No recommendation required.
5. To avoid any confusion in para 5.3(vii) the word "new commercial uses" be substituted by "Compatible uses".
6. No basement to be allowed in Rajpat Bazar Market.
7. The names of chowks as shown in the plan be added in para 5.6.1.
8. No action required.
9. Not required at Zonal Plan level. The study to be conducted at the time of preparation of urban renewal scheme.
10. No recommendation required.
11. To be examined at the time of preparing of urban renewal scheme.

Approved by Chairman Vol. 4(2)5118.
Date 7.7.77

Sharma
SECRETARY

- 44-
12. Not required at zonal plan level.
 13. Matter be examined further in consultation with Archaeological Survey of India/as per T.C. decision in the matter.
 14. No recommendation required.
 15. No recommendation is required.
 16. To be considered during preparation of detailed plan.
 17. No recommendation required.

183. Objection/suggestion No. 4 and 10 : D.U.A.C.

1,2,3,7 The Screening Board considered the general suggestion of DUAC. However no specific recommendations are required as the objection and suggestion pertain to all the zonal plans.

4. The facility for working population & non population such as public toilets, eating facilities etc. be provided in the detailed plan.

5. The socio-economic aspect may be taken into consideration while preparing urban renewal scheme.

6. This is being studied separately.

4. Objection/suggestion No.5: D.P.Kambo:

1 & 2 The present situation be taken into account while finalising the detailed urban renewal scheme.

3(i) The renewal scheme will be prepared for specific areas. No recommendation is required.

(ii) The possibility to increase the parks and open spaces may be examined while preparing urban renewal scheme for which the evacuee properties could be used.

iii) This is a general recommendation which has already been taken care of.

iv) 15 mtr. height is maximum limit is given in the Zonal Plan. However matter of flexibility in height can be considered on the merit of specific case.

v to vii) These suggestions pertain to local body to whom these may be forwarded for consideration/necessary action.

4. This is a policy matter which needs consideration at M.P. level. No recommendation is reqd. at Zonal Plan level.

5. Objection/suggestion No.6 : T.C.P.O.

1. Due to peculiar characteristic of Walbi City its heritage, importance and special conditions the preparation of area wise urban renewal scheme is more relevant rather than generalised land use plan. As a part of Zonal Plan proposal a proper mechanism may be worked out for preparation of urban renewal scheme.

2. Reasons for declining trend of population in the Walled City are stated in para 5.1.

3. The provision of adequate public services and utilities for the estimated work force (four lacs) by the year 2001 may be indicated in the Zonal Development Plan. This aspect

Approved by Chairman vide 11(3) 7/10
Date 19.7.95

2001 7/10/95

may be considered while preparing urban renewal scheme.

- 4. A time bound programme may be prepared for closure of the hazardous and noxious trades/industries.
- 5. Regarding notification of regulated/prohibited zone under protected monument the screening Board recommended that the matter may be examined further in consultation with Archaeological Survey of India /and T.S. decision in the matter.
- 6. Specific location of all the Zonal level community facilities (mentioned in chapter VI of the text) be given in the urban renewal scheme.
- 7. The suggestion to pedestramise 9 mtr. wide roads may be kept in view while preparing urban renewal scheme.
- 8. The proposed underground parking area may be reviewed keeping in view the overall circulation pattern and the proposal of MRTS/HST etc. The underground parking at Farida Bagh and near Red Fort may be deleted from the parking plan. In Farida Bagh area the parking space may be provided by the widening of the road.
- 9. The MRTS proposal second Rly entry to Railway station, parking facilities etc. may be shown on urban renewal plans.
- 10. The Zonal Plan proposals are based on the existing land-use plan of 1981/and windshield surveys. No further recommendation is required.
- 11. No recommendation is required.
- 12.a) The policy for closure of abnoxious trades/industries and utilisation of land thus available is being framed separately. No recommendation is required.
- b) The closing of wholesale bulk trade would improve the condition of traffic and transportation.
- c) The policy of redevelopment of Katras has already been laid down in the Zonal Plan on the basis of which redevelopment plan to be prepared.
- d) No recommendation is required.
- e) No recommendation required.
- f) As in 12(a)
- 13. As in para 3
- 14. As in para 5.1
- 15. As in para 3 and 13
- 16. As in para 1.
- 17.

In view of the concentration of commercial and wholesale activities additional fire stations mentioned in the Zonal Plan may be retained.

Approved by Chairman vide f(1) 52/81
Date 19.9.75

Chakraborty

Chakraborty
SECRETARY

17. In view of heavily built up area, it is not possible to provide addl. site of PPs.

6. Objection/suggestion No.7 : Inder Sultan Bldg. complex:

1. Matter may be considered while preparing urban renewal scheme of the area.

7. Objection/suggestion No.8: Mittles Pvt. Ltd.

1. The Screening Board observed that MPD-2001 and Draft Zonal Plan recognised the commercial character of Walled City. It also provides for mixed landuse. However, preparation of urban renewal scheme be expedited.

8. Objection/suggestion No.9 : N.C.R.

1. No recommendation is required.

9. Objection /suggestion No.12 : South End Ansari Road

1. The Screening Board observed that existing landuse pattern and road width do not justify declaring the whole Ansari Road apud. sub zonal plan (A-20) as commercial.

10. Objection/suggestion No.13 M.T.N.L. :

1. MTNL may submit its perspective plan for telephone for the year 2005 which could be considered by DDA while preparing zonal development plan. It was further recommended that the provision of RIJ/CNE space could be considered as mandatory provision in the large area development/public buildings etc. The space for one telephone exchange to be provided on the land to be vacated by the Rly. yard near Ajmeri Gate/Striptate.

2 & 3 Not required at zonal plan level.

4. It is desirable to provide concealed cable network in multi storeyed buildings from MTNL Feeder Box. However this is not required to be mentioned in the Zonal Plan.

11. Objection/suggestion No.15 : M.C.D.

1. The licences for new units/hazardous industries may not be issued on adhoc basis.

2. Existing underground parking at Gandhi Ground may be included in the Zonal Plan, however adj. site near Red Fort be dropped.

3. As per MPD-2001 the local body is to prepare urban renewal scheme/plans.

12. Objection/suggestion No.16: Prakash Narain:

1. Name of the agency responsible for the preparation of urban renewal scheme is menticed in the Zonal Plan.

2. In para 5.3(vii) the word 'commercial' to be substituted by the word 'compatible'.

3. The land made available be considered to be used for low intensity uses while preparing the urban renewal plan.

4. This may be shown while preparing urban renewal scheme.

Approved by Chairman (3) & /4.
24/7/95

[Signature]
J.P. ...

[Signature]

- 5. MCD may sanction building plan in consultation with Archaeological Survey of India.
- 6. Matter may be examined further in consultation with the Archaeological Survey of India/T.C. decision in the matter.
- 7. This is to be examined separately on the basis of detailed plan.
- 8. This suggestion may be examined while preparing MPD-2001.
- 9. The charges as prescribed by the DDA/Master Plan are to be levied.
- 10-16 The suggestions be kept in view while preparing urban renewal scheme.

13. Objection/suggestion No.17 : Syed S.Shafi

- 1. The fish market around Jama Masjid has been shifted to Gazipur. For the slaughter House is in Nabi Karim and no specific recommendation is required.
- 2. The Zonal Plan recommendation have taken due care of checking the growing commercial, noxious industries and trades. No recommendation is required.
- 3. The matter of existing guest houses may be looked into at the time of preparing urban renewal scheme/plan.
- 4. The suggestion deserves acceptance subject to feasibility as per site situation.

14. Objection/suggestion No.18 : S.E.(Traffic & Transportation)

- 1. No recommendation required.
- 2. It is in conformity with the city area policy being followed by MCD for sanction of building plans.
- 3. The minimum width of 6 mtr. for emergency movement is based on the detailed studies. No recommendation is required.
- 4. Zonal Plan has already taken care. No recommendation is required.
- 5. No recommendation required.
- 6. Proposal already sent to ACP(Traffic).
- 7. No action to be taken at Zonal Plan level.
- 8. Care has already been taken in the transportation proposals.
- 9. These are based on Master plan recommendation.
- 10. No: required at zonal plan level.

15. Objection/suggestion No.19 : M/s. Soan & Sons:

The site native site suggested at Parla Park is not feasible. The existing petrol pump be allowed to continue till redevelopment/urban renewal scheme are prepared after leaving necessary space for road widening and inter sections.

Ali

Approved by Chairman VI(1)5216
Date 19.9.75

Ali
MCD Engineer

ITEM NO. 45/96
SUB:- Revised Estimate for the year 1995-96 and Budget Estimates for the year 1996-97.
A-22.03.96 File No.F.4(3)95-96/Budget.

PRECIS

The presentation of DDA budget is divided into the following three parts:-

- a) Nazul Account-I
- b) Nazul Account-II
- c) General Development Account

(Appendix 'I')

2. The budget sheet representing "Budget at a Glance" for all the three accounts is placed at Annexure-I. (This gives the summary of Actuals for 1994-95, Budget Estimates for 1995-96, Revised Estimates 1995-96 and Budget Estimates 1996-97 for both Receipts and Payments.

3. A combined abstract for the above three accounts is placed at Annexure-II. (Appendix 'I').

4. The Revised Estimates for 95-96 contain a provision of Rs.180 crore for payment to Delhi Administration for land acquisition and enhanced compensation out of which Rs.86.00 crores has already been paid to-date during this year. Similarly, a sum of Rs.150.00 crores has been provided in BE - 96-97 for this purpose, against actual payment of Rs.73.00 crores during 93-94 and Rs.78.00 crores during 1994-95.

(Appendix 'I')

5. Out of the total provision of Rs.871.14 crore in the payment budget for 96-97, a sum of Rs.86.23 crore has been provided for new schemes of development of land in Rohini, Dwarka and Vasant Kunj etc. and construction of new houses in Dwarka, Rohini, Narela and other areas as per Annexure-III. A sum of Rs.10.00 crore in RE - 95-96 and Rs.40 crore in BE - 96-97 has been provided for taking up construction of 10,000 EWS houses in different Zones of Delhi.

Contd...../-

6. A lump sum provision of Rs.6.28 crore and Rs.12.55 crore has been kept in RE - 95-96 and BE - 96-97 respectively for payment of arbitration awards. Similarly, a provision of Rs.15.11 crore and Rs.9.77 crore has been made in RE - 95-96 and BE - 96-97 respectively for payment of deficiency charges in respect of the schemes to be handed over to MCD. These amounts will be used to meet the requirement as and when occasion arises.

(APP. 'J')

7. DDA has compiled the Zone-wise "Performance Budget" indicating the physical and financial progress of various works/schemes which is placed at Annexure-IV. It is planned to co-relate the release of funds for various schemes/projects with reference to the physical progress and the requirement of funds as reflected by the concerned Chief Engineers by linking up with the data/information supplied by them. This would facilitate effective monitoring of various projects/schemes and to further improve the cash flow management.

8. DDA had launched a new housing scheme namely SFS-VIII scheme during the current year. A new registration scheme for EWS houses has also been launched as the backlog under NPRS-1979 scheme for EWS houses already stands cleared.

9. In order to help allottees who had to pay huge amount of arrears of hire purchase instalments to DDA, a "Penalty Relief Scheme - 1995" was announced in 1995 upto 31.1.96 providing relief in penalty upto 66% to all those who pay the arrears of all outstanding instalments and interest during the currency of the scheme. Another penalty relief scheme known as "Penalty Relief Scheme-1996" has been launched in Feb., 1996 and is valid upto 31.7.96 providing another opportunity to all those higher purchase Allottees of the Authority who could not take advantage of our "Penalty Relief Scheme - 1995". The current scheme provides for relief in penalty upto 50%. Wide publicity is being given to this scheme so that maximum number of allottees can take advantage of this scheme.

contd...

Sizeable arrears and penalty have been collected (Rs.60 crores apprx. till Jan., 96 against Rs.38 crores in 1944-95).

10. As per the existing policy, a provision of about Rs.30crore in RE - 95-96 and about Rs.40 crore in BE - 96-97 has been made under Nazul Account-11 for maintenance of greens of Delhi.

11. The budget proposals contain a provision of Rs.4.38 crore and Rs.4.21 crore in RE - 95-96 and BE - 96-97 respectively for execution of mega-projects like integrated freight complex at Gazipur, D/o Yamuna River Bed and facility centre near C.B.D. Shahadra and at Geeta Colony. While some mega-projects like IFC - Ghazipur and Sur Bathing Ghats have been approved by the Project Approval Committee of UDF for initial financing from the UDF, other mega-projects like C.B.D. Shahadra are being taken up on self financing basis. Even projects where initial finance is coming from UDF, the entire amount is treated as loan from UDF which is to be paid back to UDF, with 10% p.a. interest, as per the existing guidelines issued by the Ministry of Urban Affairs and Employment.

(APP. 'K')

12. Annexure-V of Budget proposals comprises schemewise detailed budget proposals both receipts and payments in the three items as at para-1 above. Salient features of the Budget are given in part-1 of the Budget Booklet.

13. The matter is placed before the Authority for consideration and approval of Budget Estimates 1996-97 and Revised Budget Estimates 1995-96 as contained in the Annexures. Approval may also be given for utilisation of RE - 95-96 pending confirmation of minutes of the meeting by the Authority. On approval, funds will be released to the Divisions by the CAO, DDA, on demand, both for RE - 95-96 and BE - 96-97.

R E S O L U T I O N

The Authority appreciated the significant improvement in the financial health of the organisation and congratulated the Management. Efforts made in improving the administrative efficiency and introducing innovative customer friendly measures were lauded. Authority desired that efforts in the direction of giving a new image to DDA must be continued vigorously.

It was resolved that Revised Estimates for the year 1995-96 and Budget Estimates for the year 1996-97 be approved and the Chief Accounts Officer be authorised to operate the RE 95-96 and BE 96-97, pending formal confirmation of minutes.

ITEM Sub : Planning & Development of the area measuring
NO. 315 ha. in the West of JNU (Vasant Kunj Phase-
46/96 II) - Processing change of land use - Additional
A-22.03.96 hotel sites.
F.20(7)89-MP

P R E C I S

Reference is invited to DDA's letter no.F.20(7)89-MP/786-89 dt. 26.09.95 forwarding Authority's resolution No.91/95 dt.11.9.95 (Appendix 'L' page No. 55 - 57)with a request that final notification for change of land use be issued under Section 11 of D.D.Act, 1957 as per the break up land use approved by the Authority and also the proposal for holding international competition.

2. The matter was further discussed in a meeting held on 11.1.96 under the chairmanship of Secretary, MOUA&E where DDA made a presentation on this scheme. After detailed discussion on the presentation, the following conclusions emerged:-

- i) The area proposed for residential use i.e. 37ha. be changed to public and semi-public facilities. However, in order to explore full potential of the land, particularly in view of the constraints due to Air funnels and commitments of areas already made, some flexibility in land use-adjustment would need to be granted in view of proper spatial distribution of land uses.
- ii) Based on the above concept, DDA should hold international competition to ensure best possible development of this area; steps in this behalf should be taken in parallel with completion of procedural formalities.
- iii) Final notification for land use may be issued after the competition award is finalised.

And accordingly, vide letter dt.5.2.96, MOUA&E was requested for an early decision in the matter so that DDA is able to take further necessary action to organise the competition.

3. The Ministry vide letter dt. 14.3.96(App. 'M' P.no.58-59) have sent their detailed observations and requested DDA to re-organise the whole matter in the Authority. The clarification

Contd/...

has been sought mainly on three issues.

- 1) Reduction in the extent of residential land
- 2) Reduction in the land use for transportation purpose.
- 3) Provision of access road.

4. The issues raised by the Ministry in para '3' above have been examined and the comments are submitted as under:

1) Reduction in residential land.

1.1) The vary nature & topography of land with deep drenches, trenches & reavines is not suitable for residential development.

1.2) Already there is large concentration of residential areas around the site i.e. Vasant Kunj, Vasant Vihar etc.

1.3) Conversion of residential land into public & semi-public facilities would enable to accommodate some land requirement for foreign missions.

The already existing residential land i.e. Hill view apartments & Kusumpur village is proposed to be maintained as residential (15.00 ha. approx.) & remaining area is proposed to be utilised for public & semi-public facilities & enhancing the transport requirement.

2) Reduction in the land use for transportation.

The area mentioned under transportation covers roads 30m wide & above. The parking requirements are to be provided within individual plot. However to cater for more commercial & public and semi-public use the area under transportation is proposed to be increased to 6% i.e. about 18.00 ha.

3) Provision of access Roads.

When the areas earmarked for commercial and public & semi-public facilities are detailed out for conversion into individual plots access roads will be provided & therefore proper transport system of access roads will be available connecting the roads 30m & above mentioned at (2).

5. Holding of international competition has been further discussed as approved by the Authority in its meeting held on 11.9.95. However, the issue was further examined in detail with reference to the terms & conditions stated by the International Union of Architects (UIA) with profess-

Contd..../-

ional advisors for the competition. A detailed note on this issue is at (App. 'N' P.No. 60-61.) The following conclusions emerged out of the discussion/report.

- a) To follow the rules and regulations given by the UIA will be time consuming and will delay the whole process and development of this project.
- b) The expenditure on fees, prize money and other financial requirements will shoot up.
- c) It is worthwhile to call for a National competition under these circumstances to avoid lengthy procedure.

6. Proposals

- 1) The residential land use be restricted to only existing residential areas & rest of residential use earlier approved be utilised for public and semi-public facilities.

The land use distribution is as under (APP: 'O' P.No. 62) :-

<u>Use</u>	<u>Area</u>	<u>P.C. (Approx.)</u>
Residential	15 ha.	5
Commercial	65 ha.	21
Public & Semi-public	70 ha.	22
Transportation	18 Ha.	6
Recreational	147 ha.	46
Total	315 ha.	100

- 2) It is essential that the areas already allotted (App. 'P' P.No. 63) such as Hotel, Shopping Mall institutional etc. is to be retained without any change in its location. However to evolve an overall urban farm integration of these areas is required. These areas which are to be retained will be shown as 'constraint' areas for purpose of competition.
- 3) The location of different land uses except 'constraint' are be at the discretion of competitors, so as to achieve optimum land utilisation.
- 4) Final distribution of land uses, areas be notified only after the final award of the competition.
- 5) Competition be held as National Competition.

- 6) Ministry of Urban Affairs and Employment may be requested to allow to go ahead with the project pending completion of various formalities under the rules.
7. The proposal as contained in para '6' above is submitted for consideration of the Authority.

R E S O L U T I O N

The matter was discussed in detail and it was felt that the topography of the project area was not suitable for residential development and that location of General Pool/Government Guest Houses/Foreign Missions was not in tune with the spirit of the project. It was, therefore, resolved that proposals contained in para 6 of the agenda item be approved and the Ministry be requested to permit DDA to go ahead with the National Competition pending completion of formalities.

APPENDIX 'L' TO ITEM NO. 46/96

ITEM NO. Sub: Planning and development of the area measuring
91/95 315 ha. in the West of JNU (Vasant Kunj, Phase-II)-
processing change of land use - (Additional Hotel
A-11.09.1995 Sites).

File No. F.20(7)89/M.P.

P R E C I S

Reference is invited to the Au-thority Resolution No. 49/95 dated 29.05.95 approving the change of land use of an area measuring 315 ha. in the West of JNU (Appendix 'II' P.NO. 127 - 130).

2. The Government of India, Ministry of Urban Affairs and Employment conveyed the approval of the Central Govern-ment under Section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public vide their letter no. K-13011/E/95-DDIB dated 12.06.1995 (Appendix 'JJ' P.NO. 131). Accordingly, a public notice was issued on 19.06.1995 (Appen-dix 'KK' P.NO. 132).

3. In response to the public notice, three objections/suggestions were received, namely:-

- i) M/S Unison Hotels Limited.
- ii) Shri S.C. Gupta, Urban Development Consultant.
- iii) Deputy Director(Planning), DDA.

The observations of the planning department on the objections/suggestions are given in (Appendix 'LL' P.NO. 133 - 136).

4. The Technical Committee in its meeting held on 08.08.95 considered these objections/suggestions and it was observed that since there were no substantial objections in response to the public notice, no change was required with respect to the published land use, however, some of the suggestions received were noted for consideration at the time of detailed planning of the area.

5. Subsequent to the meeting of the Technical Committee, the matter was again discussed at a meeting taken by the VC, DDA on 16.08.1995 where Engineer Member, Finance Member, Commissioner(Planning), Commissioner(LM), Additional Commr.(AF) and Director(Building) were present. On reconsideration it

Contd.../-

was felt that since large residential complex is already developed in adjoining area in Vasant Kunj - Phase-I, (there are about 16,000 dwelling units), it would be more appropriate to utilise the available residential area in Vasant Kunj, Phase-II for socio-cultural, educational and other facilities of National and Inter National level. This will also enhance the use value of the area. It was, therefore, suggested that area, measuring 49 ha. for residential use should be changed to public and semi-public facilities use.

6. Subsequently, two more objections/suggestions have been received after the Technical Committee, namely:

a) Chief Planner, TCPO vide letter No. F-3-12/94/TCPO/UT dated 28.07.1995 (Appendix 'NN' P.No. 137). His comments are as follows:-

i) Chief Planner, TCPO has observed that the proposal contains centralisation of Hotel activity at one place which is in contravention to the Master Plan, which envisaged decentralisation of activities. It will be appropriate to locate hotels in different parts of the city, otherwise, it may be required to make changes in the basic concept of Master Plan.

ii) It is further, stated that with large scale commercial development as envisaged, the volume of traffic generated will be extremely high. This needs to be carefully studied.

b) Junior Town Planner, MCD vide letter No. TP/G/2815 dated 17.08.1995 (Appendix 'NN' P.No. 138) His observations are as follows:-

"MCD has 'No Objection' to the proposed change in land use subject to DDA makes adequate provisions for laying of adequate services for the commercial area, which have increased considerably, so that in future MCD may not face difficulties in the maintenance due to excess load of density."

7. It may be pointed out that the main idea of modifying this scheme was to develop a hotel complex with adequate facilities for tourist accommodation which was finalised in consultation with the Ministry of Tourism and which in no way is in contravention of MPD -2001. The road system and services are being designed and would be implemented in accordance with the requirements of the complex.

Contd.../-

8. In the light of the position explained above, the modified and revised proposals of change of land use are as follows:-

S.No.	Land use	As per MPD 2001.	As per public notice issued on 19.06.1995.	Proposed land use
1.	Residential	100.00 Ha.	49.00 Ha.	---
2.	Commercial	8.00 Ha.	65.00 Ha.	65.00 Ha.
3.	Public and Semi-Public Facilities.	41.50 Ha.	39.00 Ha.	88.00 Ha.
4.	Recreational	147.00 Ha.	147.00 Ha.	147.00 Ha.
5.	Transportation	18.50 Ha.	15.00 Ha.	15.00 Ha.
	TOTAL	315.00 Ha.	315.00 Ha.	315.00 Ha.

9. It is also proposed that an International competition be organised, as urban design competition for area of west of JNU, Vasant Kunj, Phase-II. The competition would be to suggest (i) desirable urban form, (ii) sector plan and sub division plan, (iii) landscape development concepts, (iv) infrastructure planning, (v) environmental impacts analysis, (vi) transportation network and (vii) cost benefit analysis.

10. The matter is placed before the Authority for consideration and approval of proposals in para 8 and 9 above and for recommendation to the Government of India to issue final notification for change of land use as mentioned in para '8' above.

R E S O L U T I O N

Resolved that change of land use from residential to public and semi-public facilities be allowed in respect of those land pockets only which are situated in the middle of the scheme; land use of remaining pockets of land be retained as residential. Areas under different land-uses in this scheme shall thus be as under:-

Residential	:	37 ha.
Commercial	:	65 ha.
Public and Semi-Public	:	51 ha.
Recreational	:	147 ha.
Transportation	:	15 ha.

II. Further resolved that the proposals regarding international competition (contained in para 9 of the agenda item) be approved and that steps in this direction be initiated simultaneously with seeking Govt.'s approvals. However, lands already marked for "Shopping Mall" and institutional purposes or already allotted hotel would not form part of the competition.



-58-

APPENDIX 'M' TO ITEM NO. 46/96 MOST IMMEDIATE

N.P. SINGH
Additional Secretary
(Tele: 301 1787)

भारत सरकार
राष्ट्रीय कार्य और रोजगार विभाग
राष्ट्रीय विकास विभाग
GOVT. OF INDIA
MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT
DEPARTMENT OF URBAN DEVELOPMENT
D.O.No.K-13011/8/95-DDIB

No. K-13011, 8/95
Date: New Delhi-13011, 8/95

199
199

March 14, 1996

My dear Anil,

Kindly refer to the correspondence resting with your DO letter No.PJTM/VK-II/95/E dated 5.2.96 regarding the modification of MPD-2001 to change the land use pattern in Vasant Kunj, Phase-II. However, we find that the proposal submitted by DDA need to be further examined and clarified in view of the following:-

1) **Reduction in the extent of Residential land**

It is seen from the proposals received from the DDA from time to time that the extent of the land earmarked for residential use, which is 100 ha. as per MPD-2001, has been successively sought to be reduced first to 82 ha. (vide Joint Director (MP)'s letter of 27.3.95, then to 49 ha. (as per the public notice issued by the DDA on 17.6.95), then to 37 ha. (vide Joint Director (MP)'s letter dated 27.11.95), and finally to nil as per your DO letter cited above, with a view to increasing the areas under commercial, public and semi-public uses, while at the same time reducing the area under transportation also. The reasons for suggested progressive reduction in the extent of area to be kept for residential use do not appear to be very convincing. There have been demands for land for construction of the staff quarters for the Central Govt. employees in the General Pool in this area, because of the acute shortage of Govt. housing accommodation in Delhi. Vasant Kunj Phase-II would appear to be a reasonably convenient area for this purpose, since sufficiently large chunks of vacant land for housing of Central Govt. officers and staff in Delhi do not seem to be available in more convenient locations. Various State/UT Govts. have also been approaching this Ministry for allotment of land for construction of new guest houses for accommodating their touring officers who have to visit Delhi and also for construction of staff quarters for the State Govt. employees posted in Delhi.

In view of the above, DDA may kindly re-examine the whole matter with a view to promoting balanced land use

and, in particular, consider the possibility of retaining about 25-50 ha. out of 100 ha. earmarked for residential use in the above sector as per Master Plan.

ii) Reduction in land use for Transportation purpose.

As per MPD-2001, 18.50 ha. of land will be needed whereas DDA has recommended only 15 ha. for this purpose. Since a substantial part of the land is proposed to be converted to commercial use from residential use, there is bound to be further augmentation in the flow of traffic creating a need for additional land for transportation and parking of public transport vehicles. This point has also been highlighted in the objections/suggestions of TCPO and needs elucidation. Hence, the need for increasing the extent of land under Transportation use may be further examined.

iii) Provision of access roads

Apart from the traffic within the project area, access roads to the project area will also face more congested traffic. The main access to the project area will possibly be from Nelson Mandela road. Hence, there is a need to provide for additional roads as well as roads/expansion of existing roads may also be examined.

2. I shall be grateful if you could kindly get the above points examined urgently and favour us with the considered views of the Authority on the above at an early date.

With regards,

Yours sincerely,

J.P. Singh
(N.P. SINGH)

Shri Anil Kumar
Vice-Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi

-60-
APPENDIX 'N' TO ITEM NO. 46/96

**SCRUTINY OF CLAUSES OF THE TERMS AND CONDITIONS LAID DOWN
BY INTERNATIONAL UNION OF ARCHITECTS BY
PROFESSIONAL ADVISORS OF COMPETITION**

1. As per the instructions in article No. 2 any national competition which invites foreigners shall be referred to UIA at the earliest possible opportunity to permit adequate consultation between UIA and the promoter
2. Article No. 3 states that the two phase competition are advised which required high degree of precision such as large scale town-planning projects.
3. Article No. 5 requires appointment of professional and technical advisors with the approval of UIA. The honorarium to the Technical advisors and subsistence allowance has to be met by the promoter.
4. Article No. 6 requires draft conditions of the competition must be submitted to the UIA for approval before these are published.

It also requires that members of the Jury should also be consulted on the preparation of regulations and their formal approval needs to be taken.
5. Article No. 7 requires appointment of the Technical Committee to check the entries to fulfill the mandatory requirement for the competition.
6. Article No. 8 states about the number of Jury members. The number of juries should not exceed seven and should also be uneven number. It also requires that majority of the jurors must be foreign who live and practice outside the promoting country. One member of the jury will be nominated by the UIA.

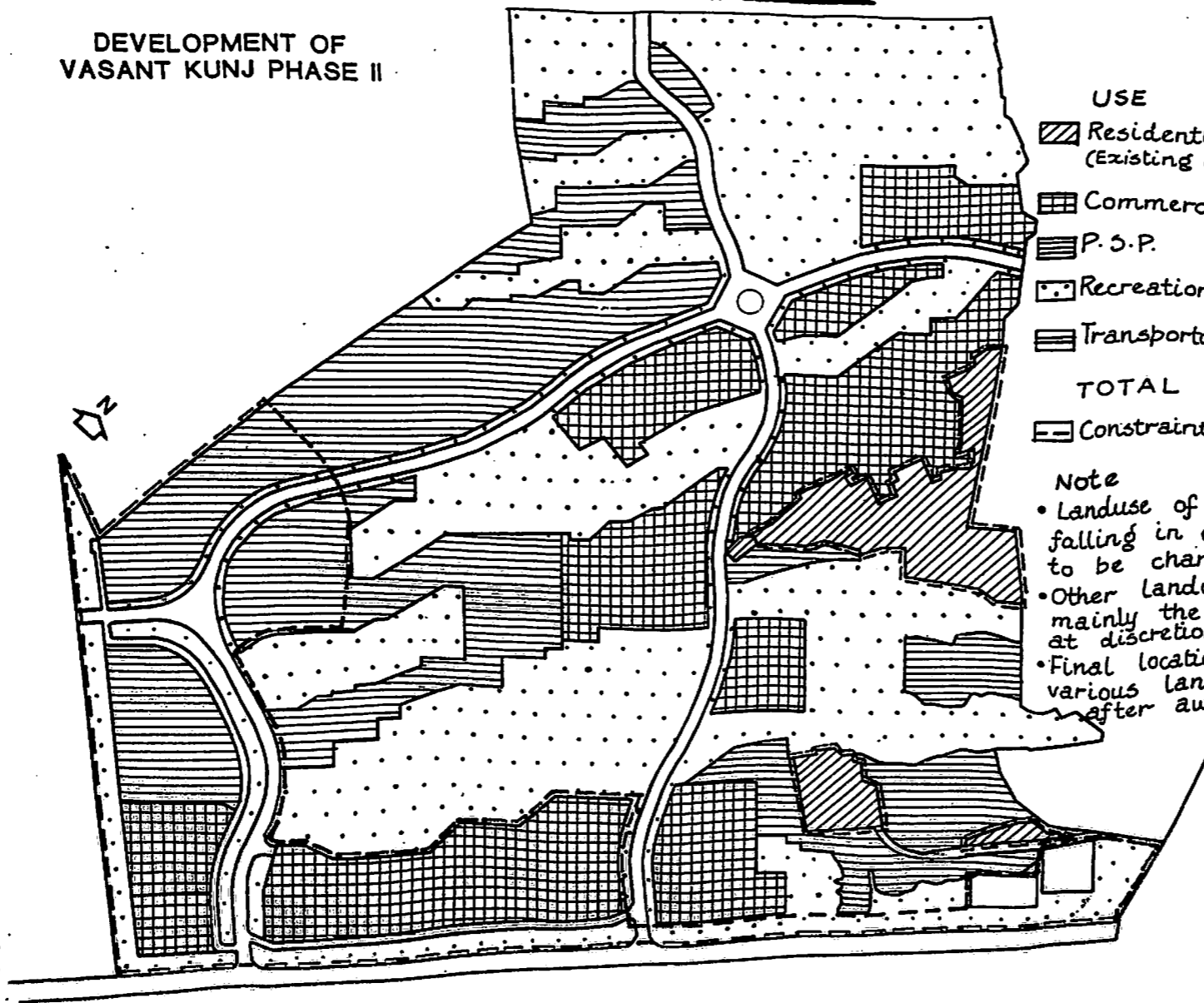
The UIA also requires that one Deputy jury member needs to be appointed in the proportion of one Deputy Jury to even four members of the jury that means if there are seven jury members two more jury member to be appointed as Deputy juries.

In the first meeting, the jury will elect a Chairman from amongst the members.
7. Article No. 10 requires that competition time table shall be discussed with the UIA and under no circumstances time table be shortened.
8. Article No. 11 states that promoting agency should make prior arrangements with the Custom Authorities for speedy clearance of the projects submitted.
9. Article No. 13 states about the prize money which should be published as a part of competition dossier. It further states that promoter should also set aside global sum for special mentions in addition to prizes. If any tax is to be deducted on the prize money, it should be mentioned in the competition regulations so that participants are aware that the prize money is subject to deductions.
10. Article No. 14 requires provide secretariat at the disposal of the jury and simultaneous translation and interpretation arrangements if required.

11. Article No. 17 states that the settlement of dispute related to adjudication process or awarding of the prizes, the matter will be settled by Arbitration process approved by the UIA and without recourse to the legal authorities of the promoting country.
12. Article No. 18 states about the cost of organising a International competition. Its states that prize money should range in the range of 1.5% to 3% of the estimated cost. It also stipulates that every foreign member of the jury should receive between US \$ 500 to 700 per day. In addition to that travel and subsistence expense will also be met by the promoters.

UIA fees are 26,500 FF which is to be deposited on the day of launching of the competition. The total fees amount to about 1,00,000 FF for the UIA for the various services which will be rendered by them.

DEVELOPMENT OF VASANT KUNJ PHASE II

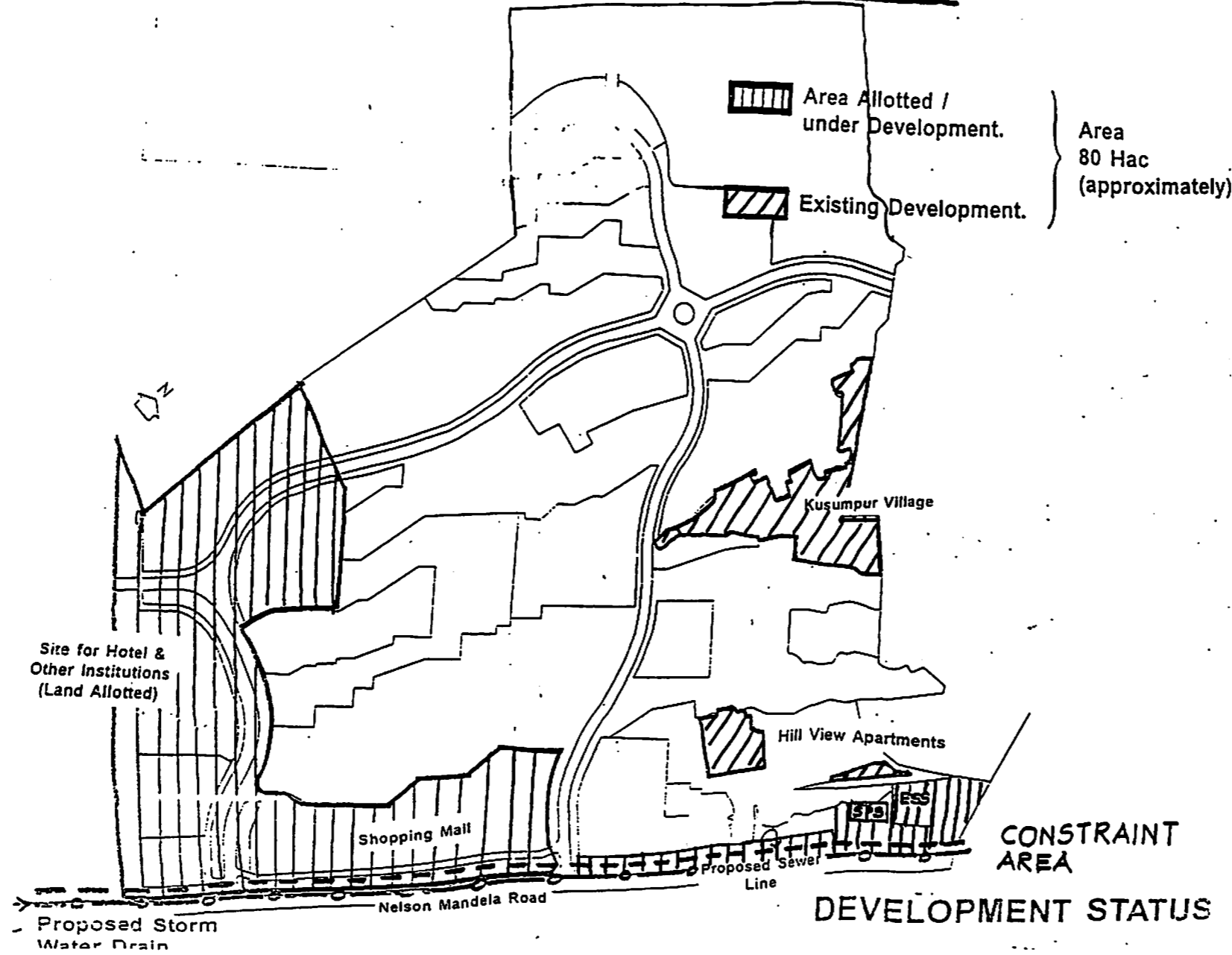


USE	AREA (ha.)	% age (approx.)
Residential (Existing only)	15.00	5
Commercial	65.00	21
P.S.P.	70.00	22
Recreational	147.00	46
Transportation	18.00	6
TOTAL	315.00	100
Constraint area:		

Note

- Landuse of location of areas falling in constraint area not to be changed.
- Other landuses are notional and mainly the areas location is at discretion of competitors.
- Final location and area of various landuses to be notified after award of competition.

APPENDIX 'P' TO ITEM NO. 46/96



DEVELOPMENT STATUS

ITEM NO.

47/96

A-22.03.96

- 64 -

Sub : Proposal for denotification of 91 Nos. (63 nos. + 28 Nos) colonies/schemes (out of the list of 382) from Development Area of the Authority, where maintenance of civil services are handed over to MCD.

F.15(8)96-MP

P R E C I S

Reference has been received from Engg./Lands Deptt. for processing of denotification of 2 sets of colonies/schemes, numbering 382 + 282 respectively, from Development Area of Authority (Notified u/s 12-A of D.D.Act,1957) with a view to hand over the maintenance of civil services to MCD. In the first instance, it has also been desired that out of 382 colonies, 91 Nos. may be taken up for denotification on priority, comprising of 63 Nos. and 28 Nos. list respectively (Appendix 'Q & R' Page No. 65-75&76-80).

2. Authority vide its resolution no.10 dt.20.10.86 has approved the procedure and modalities to transfer maintenance of civic services u/s 36 of D.D.Act,1957 to MCD as provided/development of Authority in its development areas and as a follow up action has been denotifying colonies Schemes from time to time.

3. The proposal was considered by the Technical Committee in its meeting held on 12.3.96 under item no.39/96. The Technical Committee recommended the denotification of 91 Nos. colonies/schemes from development area of DDA under section 12-A of D.D.Act,1957 for approval of Authority.

4. The proposal as contained in para '3' above is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that proposals contained in para 3 of the agenda be approved.

APPENDIX 'Q' TO ITEM NO. 47/96
 DENOTIFICATION OF 382 COLONIES FROM THE DA AREA OF DDA

(63 COLONIES - LIST 'A')

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA)	BOUNDARIES	REMARKS
1	2	3	4	5	6	
1	93	F - 3	C/o EWS houses at Shahpur Jat.	0.53	East: Village Shahpur Jat. West : Road 13.5 M R/W North : Children Park South : Govt. P.S.	
2.	35	F - 9	Res. Flats at A-8 Kalkaji Extn. alongwith CSC.	41.37	East: Road 13.5M R/W Pkt.9.3 West : Road 100R/W to Okhla Ph.I North : Road 18M R/W South : Road 100 ft. R/W	
3.	35	F-9	Peripheral Sewerage at Kalkaji Extn.	1075.mt	Not Applicable.	
4.	66	F-9	156, SFS houses at Kalkaji Pkt.'B' (South Park Apartment)	1.8	East : B Block Kalkaji West : 9 M R/W North : Park South : Road 24M R/W	
5.	66	F - 9	CS at Alaknanda Pkt.D	0.0954	East: Road 24 M R/W West : SFS flats. North: Central School South: Dust Bin	
6.	Already denotified.	F - 9	Dev. of plots at Chitranjan Park EPDP Colony Pkt.K-1 to 40.	2.581	East: DDA Group Housing. West: Double Storey flats. North: B Block, Kalkaji South : Road 80ft. R/W	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/ DESCRIPTION	REMARKS
1	2	3	4	5	6	
7.	54	F-10	LSC at Sheikh Sarai Ph.II	0.223	East: Earthen Mound Shahi Dehat West : Flats North : 45 M Road South : LIG/Janta houses	
8.	176	F-12	LIG Houses in Vasant Kunj Masod Pur Dairy Farm.	1.89	East :Masod Pur Village West :Mehrauli Mahipalpur Road North :Cattle Shed South :Masod Pur Village	
9.	176	F-12	SFS houses in Vasant Kunj Sec.'B' Pkt.4	11.93	East : JNU Road West : B-2 North : Sewage Treatment Plant South : Bawa Pottery	
10.	176	F-12	SFS houses in Vasant Kunj Sec. 'B', Pkt.5 & 6	11.18	East : 13 M Road West : Plot 849 Sec.B North :JNU South : 30 M road	
11.	176	F-12	Housing in Vasant Kunj Sec.'B' Pkt.15 (Pkt.7 earlier)	2.56 ha	East: U/G Tank West: 30 M Road North: Harijan Basti South: Site of C.C.	
12.	176	F-12	Housing in Vasant Kunj, Sec.'B' Pkt.11	3.48	East: C.H. West : Road 45 M R/W North: Road 30M R/W Sec.B, Pkt.6 South: Masodpur Dairy Farm	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/ DESCRIPTION	REMARKS
1	2	3	4	5	6	
13.	176	F-12	SFS housing in Vasant Kunj Sec.'B' Pkt.7 (Pkt.10 Earlier) CSC & LSC.	9.30	East: Pkt.'B'-9 West: LSC North: JNU South : Road 30M R/W Pkt.B-11	
14.	176	F-12	Housing in Vasant Kunj Sec.'B', Pkt.1 i/c 3 CSC	20.48	East: Road 75 M R/W West : Road 24M R/W North : Road 24 M R/W South: Road 75 M R/W	
15.	176	F-12	Housing in Vasant Kunj, Sec.'B', Pkt.'G' (Pkt. 8 & 9 earlier)	7.29	East : Deep Nallah West : Green Area North: JNU South: Sec.'B'	
16.	176	F-13	SFS & CSP houses in Vasant Kunj, Sec.'C', 1,2,3 CSC	20.38	East : Nelson Mandela Road Sec.'B' West : Mehrauli Mahipalpur road. North: Road 30M R/W South: Masodpur village.	
17.	176	F-13	SFS houses in Vasant Kunj Sec.'C', Pkt.8 & 9	14.60	East: 30M R/W West : 45 M Road North : Distt. Park South: Mehrauli Mahipalpur road	
18.	176	F-13	SFS houses in Vasant Kunj, Sec.'D', Pkt. 7 & 8	8.77	East : 45 M Road West : 13 M Road North : 75 M Road South: 18 M Road	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/DESCRIPTION	REMARKS
1	2	3	4	5	6	
19.	176	F-13	124, SFS houses in Vasant Kunj Sec. 'C' Pkt.4.	327	East : DDA green belt West : Green Belt North : Nallah/Green Belt South : 30 M Road	
20.	79	F-13	Community Centre at Vasant Lok	4.45	East: District Park West : 24 M road North : District Park South : District Park	
21.	176	F-14	SFS houses in Vasant Kunj, Sec. 'B', Pkt. 2 & 3	13	East: 24 M Road West : 30 M Road North : 30 M Road South : 30 M Road	
22.	176	F-15	2 CSC in Vasant Kunj, Sec.'A'	0.0768	East : path West : 13.5M Road North : Houses South : 18 M Road	
23.	Outside Dev- elopment area	F-16	544 EWS Houses at Lado Sarai alongwith CSC	2.32	East : Village Lado Sarai West : park North: Golf Course. South: Village Lado Sarai	
24.	177	F-19	CSC in Pkt.'A', Sarita Vihar	0.17	East : G.H. West: Road 13.5 M R/W North: G.H. South: Road 45 M R/W	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/ DESCRIPTION	REMARKS
1	2	3	4	5	6	
25.	50	G-10	SFS houses C.G. & CSC at Madipur Pkt.3	3.30	East: School West: Janta Flats North : Road No.29S South: Janta flats Madipur	
26.	77	G-13	232/240 SFS flats Cat.II at GH-12, Paschimpuri.	1.73	East : Outer Ring Road West : Nangloi drain North : PVC Market South: Park	
27.	28,56	G-13	LSC at block A-3, Janakpuri	72676 s.ft.	East : Plots West: Park North : Road South: Flats	
28.	56	G-13	LSC at Jail Road near Shiv Nagar.	6.251	East : Flats West: Park North : Road South: Flats	
29.	28	G-13	LSC at Block A-1, Janakpuri	0.63	East: Road 24M R/W West : Road 45 ft. R/W North : Road 18M R/W South : Pankha Road	
30.	28	G-13	CSC at Block A-2, Jankapuri	0.159	East: Service Lane, Park West: park North: Road 18M R/W South : Road	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/ DESCRIPTION	REMARKS
1	2	3	4	5	6	
31.	49	G-17	CSC at GH.8' at Paschimpuri	0.08	East: Village Nangloi Syed Road West : Dist. Park North : 24 M Road Society Land ESS South: Distt. Park	
32.	157	G-17	SFS 200/208 housing at Rohtak Road Madipur village	2.82	East : Arihant Enclave. West : LIG flats North : Rohtak Road South : Janta flats Madipur	
33.	157	G-17	468/212 LIH houses at Madipur, Blk.3	2.27	East: Slum Wing West : Janta Flats North : Janta Flats South : Road 9 M R/W	
34.	49	G-17	410 Janta Houses for Harijan & landless persons at Peeragarhi.	1.75	East : Village Peeragarhi West: Society flats North : Rohtak Road South : G-17	
35.	77	G-17	LSC at Blk.A-1, paschimpuri	0.259	East : Road 30 ft. R/W West : Road 60ft. R/W North: Road 14M R/W	
36.	44	H-2	64 MIG at Lawrence Road, Pkt.C-3	40.0	East: MCD Stadium West: Road North : Against Society South: Hort. Land	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/ DESCRIPTION	REMARKS
1	2	3	4	5	6	
37.	44	H-2	24 MIG at Lawrence Road.	0.16	East: H.S. School West : Park North : LIG houses C-8 South : LIG Houses C-8	
38.	43,.82	H-5	Dev. of land in H-4, H-5 Pitampura.	1564 Acs	East : Road No.11, 45M R/W West : Road No.40, Outer Ring Road North : Road No.26, 11.5M R/W South: Rohtak Road	
39.	82	H-5	396, LIG at Pkt.G, J(u) Pitampura.	1.82	East : Western Yamuna Canal Road 18M West : Park Play North : Distt. Park South : Park/Janta Houses.	
40.	42	H-5	H-5 (Pt) Pitampura	339.84	East : Road 24M R/W West : Road 200 ft. R/W North : Western Yamuna Canal South : Road 150ft. R/W	
41.	43	H-5	LSC at Smart Enclave in H-4, H-5 Pitampura.	0.63	East : Res. CHBS West : 24 M Road North : 8.5M Road South : Drain	
42.	82	H-5	CSC at A(P) Pitampura	0.12	East : N.S. West : 24 M Road North : 13.5 M Road South : 5M Road	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/ DESCRIPTION	REMARKS
1	2	3	4	5	6	
43.	82	H-5	CSC at B(D) Pitampura	0.12	East : Resdl. Area West : ESS + GH North : 24 M Road South : N.S.	
44.	82	H-5	CSC at Gh-8 Pitampura.	0.07	East : 3.5 M Road West : Parking, MIG Houses Pkt.ED North : N.S. South : 45M Road	
45.	148	H-7 & 8	Sec.I & Pkt., Sec.2(P&I)	5.20	East: Sec.3 West : Block-D, Sec.1 North: Vijay Vihar South : Block 'B', Sec.1	
46.	148	H-7 & 8	Sec.2 (P&I) plotted pkts. 3, GH, Pkt.3,4,5,6-I,6-II,7	14.18	East : Outer Ring Road West : Sec.I, Avantika North : Sec.3, 30M Road South : Village Mangolpuri	
47.	148	H-7 & 8	Sec.3 Rohini & Pkt.D-17 (380 EWS) & D-9 (464) Sec.3 Rohini (P&I) plotted (P&I) 2,3,5 to 8,11 to 16,18 to 22,2,4, 26 to 30,32,34 (G.H.) Peripheral 1,10,12,23,25,33	100.0	East : Road 30M R/W West : Sec.IV, 30M Road North : 30 M Road South : 24M R/W	
48.	148	H-8	112 MIG DUs Pkt.A, Sec.3 Rohini.	0.75	East: Pkt.F-22 West: Sec.I 30M Road North : Pkt.F-24 South : Sec.2	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/ DESCRIPTION	REMARKS
1	2	3	4	5	6	
49.	148	H-8	112 MIG DUs' Pkt.F-23 Sec.3, Rohini	0.75	East : Pkt.F-22 West : Sec.I 30M Road North: Pkt.F-24 South : Sec.2	
50.	148	H-8	160 MIG DUs Pkt.F-25, Sec.3	1.0	East: Pkt.G-26 West : Sec .4 30M Road North : Pkt.G-27 South: Pkt.F-24	
51.	148	H-8	Sec.9,13,14 Society Area(R) i3c semi public facilities.	232.9	East: Prashant Vihar West: Distt. Park North: Sector-15 South: Sector 7 & 8	
52.	148	F-8	Prashant Vihar, Rohini	45.23	East: Outer Ring Road West : Sector9,13,14 North: Western Yamuna Canal, Hyderpur Plant South: Sport Complex	
53.	70 A	E-3	Dev. of land at Zafrabad	23.0	East: Babarpur Zone West : Park North : Old Zafrabad Colony South: Gorakhpur Park Colony	
54.	38	E-6	CSC at pkt. J & K Dilshad Garden.	0.40	East : Open S.W.Drain West : MIG houses at Pkt.J & K North : MIG houses at pkt.J & K South : Existing Road	
55.	13	E-7	64, MIG houses in Pkt.8 Vivek Vihar, Jhilmil Ph.II	0.52	East: Road 9M R/W West: Road 18M R/W North : Existing Cremation Ground South : Existing Road	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/ DESCRIPTION	REMARKS
1	2	3	4	5	6	
56.	13	E-7	CSC at Jhilmil	0.02	East : Road 7 M R/W West : Road 60M R/W North : LIG flats, 9M Road South : 30M Road to Mahila Colony	
57.	111 B	E-12	40,CSP houses at Chitra Vihar	0.14	East: J.J.Colony/Day School West : Road North: Nallah South: Gujrat Vihar CHBS	
58.	36	E-12	Preet Vihar Community Centre.	3.25	East: Preet Nagar CHBS West: Vikas Marg North: Road 24M R/W South: Service Lane.	
59.	143	E-13	LSC at West of Trilok puri Pkt.1	0.52	East: Mayur Vihar Pkt.4 Park West: patparganj Colony North: Mayur Vihar Pkt.2 road South: patpar Ganj colony road.	
60.	143	E-21	CSC I & II Kondli Gharoli Sector 'A'.	0.27	East : Res. Gharoli Village Extn. West: Existing road 45M R/W park North : Road 30M R/W South: Road 30M R/W	

S.No.	DEV. AREA NO.	ZONE/SUB-ZONE NO.	NAME OF COLONY/SCHEME	TOTAL AREA (HA.)	BOUNDARIES/DESCRIPTION	REMARKS
1	2	3	4	5	6	
61.	143	E-21	CSC III, Sec.'B' Kondli Gharoli	0.099	East: Res.(Gharoli Village Extn.) West: Road 45M R/W North : Road 30M R/W South: Road 30M R/W	
62.	176	J	3 CSC in Vasant Kunj, Sec.D Pkt.1 to 4	D-1 0.16 D-2 0.47 D-1Y 0.21	East: 18 M Road West: 3 M Path North : 11 M Road South : 3 M Path	
63.	Outside dev. elopment area	J	128 LIG & 632 EWS houses at Pulpahladpur	9.9	East: 16 M road West: Regional Park North: Regional Park South: PS/Regional Park.	

IDENTIFICATION OF 28 COLONIES (OUT OF 382 No.) FROM DDA
DEVELOPMENT AREA (LIST 'B')

S.No.	Development Area No.	Sub-Zone	Name of the Colony	Area in Hac.	Description	Remarks.
1.	143	E-20	CSC at Pkt. IV Mayur Vihar Phase I	0.184	East - Resd. T(P) West - Central School North - Park South - Res. 2 (P)	
2.	143	E-20	CSC at Pkt. 'E', Mayur Vihar Phase II	0.135	East - Res. West - Sanjay Lake Complex North - NH 24 South - Res.	
3.	10	F-2	CSC at Sarvo Hitkari Colony	0.095	East - Plot No. 18 West - Road North - Road South - Kalkaji ESS	
4.	NA	F-7	CSC at Sarai Jullana	0.22	East - Res. plot West - Road North - Res. Plot South - Road	
5.	35	F-9	CSC at Alaknanda Pkt. 'D'	0.1127	East - SFS Flats West - Green Belt North - Road South - SFS Flats	
6.	64	F-10	CC at Sheikh Saei Phase I	2.70	East - Chirag Delhi Drain West - M. Nagar Police Stn. North - Road/SFS houses South - Satpula Lake	

S.No.	Development Area No.	Sub. - Zone	Name of the Colony	Area in Hac.	Description	Remarks.
7.	176	F-12	Rising Main from Sewerage Sumpwell in V. Kunj C-1 to treatment plant Sec. 'B'	length 3895 M		Boundaries not required.
8.	176	F-12,13 and J	Peripheral sewerage in Vasant Kunj	length 8520 M		-do-
9.	177	F-19	LIG Houses at Baderpur i/c CSC and Pheripheral drain --	0.44	East - Thermal Power Station West - Road North- HSS site South- Pump House CH	
10.	28	G-13	120 SFS at CGHS Phase I Bodella	2.12 acres	East - Road West - Road North- Road South- Road	
11.	outside Dev. area	G-14	134 plots of G-14 area Chaukhandi	4.51	East - Road West - Nallah North- Road South- Hospital site	
12.	51	G-16	112 SFS at CGHS Phase I Bodella	2.12 acres	East- Primary School West -DAV School North-Evershine Society South-LSC	

S.No.	Development Area No.	Sub-Zone	Name of the Colony	Area (In hac.)	Description	Remarks
13.	51	G-17	74 Incremental houses and 11 shops at Jaula Hari	0.43	East- Park Road West -B-3 Block/Road North-Road South-Pandir/Park/Pol.Stn./Road	
14.	49	G-17	CSC for 1200 MIG houses at Site 1	0.087	East-MIG Flats West-Park/N.S. North-ESS/M.Dairy Booth/Res. South-Resdl.	
15.	49	G-17	CSC at Mianwali CHUS at site No.1, Paschim Vihar	0.185	East - Road West - Road North - Park South-Road/plots	
16.	44	H-2	CSC at 'B-4' Lawrence Rd.	0.17	East - Resdl. West - Road North - Road South -Taxi Stand	
17.	44	H-2	96 MIG in Pkt. 'A-2' Lawrence Road	0.67	East - Park West - Resdl. North- Mata Shiv Devi Sch. South -Central School	
18.	82	H-5	CSC at 4 (D) Pitampura	0.109	East- Open land West - 4(D) Resdl. North- S(P) Plot South -G(B) Resdl.	

....4...

S.No.	Development Area No.	Sub-Zone	Name of the Colony	Area (in hac.)	Description	Remarks.
19.	82	H-5	CSC at T (P) Pitampura	0.10	East - T(P) Resdl. West - Central School North - Park South - Resdl. Z. (P)	
20.	82	H-5	CSC at V (P) Pitampura	0.16	East - Resdl. V (P) West - Distt. Park North - Resdl. V (P) South - Resdl. L (P)	
21.	82	H-5	CSC at M(D) Pitampura	0.16	East - Resdl. M(D) West - Vaishali North - Resdl. B (P) South - Nursery School	
22.	82	H-5	192 MIG in B(P) Pitampura	0.85	East - Resdl. D(P) West - Resdl. North - Resdl. C(P) South - Resdl. M(P)	
23.	83	H-6	688 MIG at Shalimar Bagh, Block U&V 1/c	5.05 (Houses) 0.16 (CSC)	East - Police stn./Road West - Road North - Haryana Canal Deptt. South - Road.	(CSC) East - Road West - Park/MIG houses North - Park/MIG houses South - Road

.....5/-

S.No.	Development Area No.	Sub-Zone	Name of the Colony	Area (In hac.)	Description	Remarks.
24.	148	H-7	264/296 MIG houses Pkt. D-1 to 5, Sec. 15 Rohini	1.91	East-Readl. H-7 West-Readl. Plotted North-Western Yamuna Canal South-Readl. Plotted	
25	148	H-7	C/o 288 MIG houses Pkt. D-2, Sec. 15	2.02	Same as above	
26.	148	H-7	M/o 288 EWS houses Pkt 6 to 8 Block 'C', Sec. 15 Rohini	0.92	East - CSC Block C Sec.15 West - Readl. Pkt. C-10 Sec.15 North - Readl. Pkt. C-9 Sec. 15 South -MCD School Block C	
27.	148	H-7	M/o 832 EWS houses Pkt. 'C-1' & 'B-5' Sec.11 Rohini	1.32	East - Plotted area C-2 West - Road North- Sec. 11 Extn. South- Road	
				1.32		
				<u>1.64</u>		
28.	148	H-7	252+480+732 LIG houses Block 'G' Pkt. 2 to 7 Sec. 15	3.01	East - Block G Sec. 15 West - Pkt. 1 North- Block F Sec.15 South- Pkt. 18	

ITEM Sub, New Scheme for disposal of 7000 Expandable Houses.

NO.
48/96

F.No. F.10(15)/95/E.H.S.

A-22.03.96

P R E C I S

INTRODUCTION

DDA has constructed about 8000 incremental/expandable type house under a new concept. Part of the houses has been constructed and scope has been provided for specified expansion in future by the allottee. These flats/houses are of two types, viz. :-

- 1) Type-A (One room, a Kitchnet/ kitchen and a toilet-cum-bathroom.).
- ii) Type-B (Two or more room, a toilet/bathroom, a kitchnett/kitchen).

2. In the year 1973-74, these flats were offered to the LIG/MIG registrants. They agitated the matter in the Court on the plea that as against registration for regular flats, they were being offered incremental/expandable flats. Their plea was upheld by the Court. Almost 100% flats became, thus, available for re-allotment.

3. To dispose off these flats, a new scheme, Expandable Housing Scheme - 75, was announced. About 6800 flats only could be allotted under this scheme. Many successful applicants have however again surrendered their flats. The number of those who have accepted allotments comes to about 1000. There are about 7000 flats available again for allotment. The reasons for non-acceptance of these flats are found to be as under:

- i) The flats are in localities not vet popular;

Contd..../-

ii) Entire amount for the flat was payable in about 1 year and 7 months under the scheme that was announced.

iii) Facility of Hire-Purchase was not provided under the scheme ; and

iv) Services are not available to the full extent in different localities.

4. It is estimated that about 200 crores of rupees of DDA are blocked in these flats. There is urgent need of devising a new scheme to dispose off these flats. For this a two-pronged strategy is being proposed. Its details are:-

- a) In the recent past, some public sector undertakings (PSUs) have been showing interest to buy DDA flats as staff quarters. It is however felt that if an opportunity is given to a large spectrum of PGUs in Delhi, some of them may want to purchase these flats. Considering that the expandable houses have already been offered to registrants and then to general public as well, we may now earmark half of the available flats for offering to the PGUs etc. in Delhi. Written communication will be addressed to these organisations. Offers will be sent also to the Resident Commissioners of different states, Government of Delhi, MCD, DEGU and Contonment Board. Allotments shall be made to the different organisations with the approval of Vice - Chairman.
- b) For the remaining about 3500 flats, it is proposed to announce another housing scheme more attractive as compared to the Expandable Housing Scheme-1995. For this, it is proposed that all the houses may be allotted on hire purchase basis. With this, rate of acceptance

Contd.../-

is expected to go up. DDA Housing Estates Regulations provide for allotment of flats on hire-purchase basis.

5. The aforesaid proposals shall be implemented simultaneously. In the eventuality, where the public response to the new scheme requires allotting them more than 3500 flats, the number of flats to be offered to the PSU's shall be reduced. And in case public response is less and it is possible to sell the remaining flats to the PGUs, the number of flats to be given to the PSUs shall be augmented with the approval of the Vice-Chairman.

6. At this stage, it is also submitted that an agenda item for disposal of 576 incremental/expandable flats was brought before the Authority by item No. 127/75 along with the disposal of 3700 Janta Category flats. Authority considered the item and made the following resolution:

"After detailed discussions, the Janta Housing Scheme-1975 was approved, in principal. It was resolved that :-

(a) 576 flats constructed under the incremental housing pattern be offered to the retiring Govt. employees;

(b) Janta flats be offered to the general public as per criteria laid down in the Agenda item;

(c), (d) & (e) (not reproduced)...."

7. The aforesaid 576 flats have been constructed on the incremental housing pattern. Public response to accept the allotment of incremental/expandable houses has not been satisfactory. Considering the allotment of 576 houses, above referred, only to a

Contd..../-

restricted target group may not fetch desired response. It is, therefore, proposed that these houses may also be offered along with other type 'A' expandable houses as per proposals in Para 4 (a) & (b). To meet the requirements of public servants, it is suggested that 400 type 'A' and 100 type 'D' houses may be reserved for such public servants who have retired/ shall be retiring by 31.12.1997. Definition of the Public Servant shall be the same as adopted under EIG 75. In this manner there will be no need of announcing a separate housing scheme to dispose off these few hundred flats.

8. Main features of the Scheme to be announced to the general public will be as under:-

**SCHEME TO
BE OPENED
TO PUBLIC**

**DETAILS OF
FLATS**

8.1 Type A 3,500 flats.

- i) constructed Area: From about 15 to 41.12 Sqm.
- ii) Ultimate area: From about 37.03 to 02.5 Sqm.
- iii) Cost range : Rs. 1.80 to 3.80 lac (approx.)

Type-B 500 flats.

- i) constructed area 40.00 to 66.00 Sqm.
- ii) Ultimate area: 51.00 to 02.00 Sqm.
- iii) Cost range : Rs. 4.50 lacs to Rs. 5.5 lacs

ELIGIBILITY

8.2 1) **GENERAL**

- a) The applicant must be a Citizen of India. He/ She should have completed 10 years of age as on 1.4.1996. Usual conditions of non owning of properties in Delhi shall be imposed.

Contd.../-

0.3 2) **INCOME CRITERIA:**

Keeping in view that these houses are not being readily accepted by the public, it is felt that we may not prescribe any income limit under the scheme.

RESERVATIONS

8.4

Details of reservations under the scheme shall be as under :-

- i) 25% for persons belonging to Scheduled Caste/ Scheduled Tribes.
- ii) 1% for war widows.
- iii) 1% for physically handicapped persons and
- iv) 1% for Ex-servicemen.

In addition 400 type 'A' and 100 type 'B' flats will be offered to public servants who have retired/shall be retiring upto 31.12.77.

If the requisite number of applications are not received from the aforesaid categories, the flats will be offered to persons in the general category.

**LOCALITY CHOICE
AND TYPE OF FLAT
CHOICE**

8.5 Applicants shall be given the facility of deciding their ^{order} preference for flats types and localities on offer as was done under EHS-1995.

**INITIAL
DEPOSIT**

8.6 All persons desirous of allotment under this scheme will have to deposit Rs.7,500/- for Type-A flats and Rs.15,000/- for Type-B flats. In case, an applicant opts for both the category of flats, he will have to pay Rs.15,000/- as initial deposit.

Contd..../-

deposit.

**LOCATION OF
FLATS**

8.7 These flats are located in Dwarka Sub-city, Rohini (Phase-III), Narula & Kondli Gharoli.

HOW TO APPLY

8.8 Applicants will be required to fill up a prescribed form, which will be available in the brochure to be issued from prescribed Bank Branches.

MODE OF PAYMENT

8.9 These allotments will be made on hire purchase basis. The initial deposit will be adjusted in the initial amount, which will be around 45% of the cost of the flat. Rest of the amount will be paid in 120 equated monthly instalments. The methodology of recovery of defaulted equated instalments, shall be same as presently applicable to allotments under NPRS 1977.

**REFUND TO
UNSUCCESSFUL
APPLICANTS**

9.0 Unsuccessful applicants will be refunded the initial deposit on the same lines as done under EHS - 1995. The scheme will provide for levy of cancellation charges due to surrender/ non-payments. These charges shall be finalised with the approval of Vice-Chairman.

Matter is submitted before the Authority for consideration and approval.

R E S O L U T I O N

Resolved as follows:-

- a) The proposals contained in the Agenda item for allotment of 7000 expandable flats be approved in principle;
- b) Details of hire purchase facility to be offered to the public be worked out separately and implemented with the approval of the L.G.;

Contd..../- 86-A/-

- c) Proposals be worked out for disposal of left out flats, if any, through reputed Agents/Brokers etc.
- d) For the purpose of allotment of flats to the Public Sector Undertakings/Govt. Organisations, an amendment to the DDA(Management & Disposal of Housing Estate) Regulations, 1968 be approved as follows:-

"Notwithstanding anything contained in these regulations, the Authority may dispense with or relax the requirement of any regulation to such extent and subject to such exceptions and conditions as may be specified by it."

ITEM NO. Sub: Liberalisation of H.B.A. Rules for DDA employees to purchase
49/96 DDA flats.
A-22.03.96 No. F. 3(77)/96/PB-V.

P R E C I S

It is proposed that as a welfare measure, the House Bldg. Advance norms should be liberalised so that interested eligible employees of DDA may be able to purchase the flats according to their requirements keeping in view their financial position/economic status.

2. DDA is following more or less H.B.A. rules as applicable to the Central Govt. Employees. The existing HBA rules relevant/applicable for DDA employees for purchase of ready built houses/flats/plots from DDA are summarised as under :-

A) ELIGIBILITY

- i) All permanent employees.
- ii) Official within 7 years continuous service.

B) PURPOSE

The advance of new ready built house/flat is admissible for out-right purchases only. The purchase can be made from Govt./Semi Govt. Bodies, Housing Boards, Development Authorities etc.

c) COST CEILING

The cost of the house to be built/purchased (excluding the cost of the plot) should not exceed 150 times of the basic pay + N.P.A. + Stagnation increment of the D.D.A. servant subject to a minimum of Rs. 3 lacs and a maximum of Rs. 8 lacs.

In individual cases, if, the Vice-Chairman, D.D.A. is satisfied on the merits of the case, the cost ceiling may be relaxed maximum by 25%.

d) AMOUNT OF ADVANCE

- i) Only one advance shall be sanctioned to a D.D.A. servant during his/her entire service.
- ii) Applicant can be granted an advance not exceeding an amount equal to 50 times the monthly basic pay subject to a maximum of Rs. 2.50 lacs in case of purchase of Ready built houses/flats from Development Authorities.

Contd/.....

E) DISBURSEMENT

In case of purchase of a ready built house/flats from Development Authorities the amount may be sanctioned and disbursed in one instalment.

3. From careful study of the above rules, it is clear that DDA employees can get a maximum of Rs. 2.50 lacs. As such a DDA employee desiring to purchase a flat under any of the Schemes launched by DDA, is required to arrange about rupees one lac to five lacs out of his own sources which appears difficult to arrange for the employees living in Delhi. It is, therefore considered desirable to liberalise HBA rules for DDA's employees to enable them to purchase DDA flats. It may be worth mentioning that "Steel Authority of India" has already raised the HBA limit for its employees from April, 95 (Appendix ' S ' Page No. ' 90 ')

4. It may also not be out of place to mention that presently the rates of Dearness Allowance have gone up to 148% of the Basic Pay of the employees and this factor is to be considered while prescribing liberalised limits for grant of HBA to the employees of DDA.

5. In view of the above mentioned facts the HBA Rules applicable to the DDA employees for outright purchase of DDA's flats under any scheme may be relaxed in the following manner:

(A) Eligibility

(i) The eligibility criteria prescribed by the Govt. in HBA Rules may be followed in DDA with modification that persons with 7 years of regular service should also be considered eligible. The relaxed rules should be made applicable to DDA's regular employees only.

(ii) The W/C regular DDA's employees may also be made eligible for grant of HBA on the pattern of relaxed rules. While sanctioning the HBA to the W/C (Regular employees) it should be ensured that their amount of advance should not exceed the pensionary benefits admissible to them on the day of application (w.r.t. number of years of service rendered by them in DDA). In case, they are subsequently transferred to MCD as a matter of policy/administrative decision, the balance amount of HBA should be recovered from their one time pensionary benefits being paid to MCD.

(B) Amount of Advance

The amount of HBA payable to the DDA employees may be regulated as under :

Contd/.....

- i) 120 months basic pay at the time of application; or
- ii) 80% of the purchase price of DDA flats; or
- iii) Rs. 8 lacs, whichever is least.

(C) Repaying capacity

- a) In the case of official retiring after 20 years Upto 70% of basic pay.
- b) In case of official retiring after 10 years but not latter than 20 years. Upto 80% of basic Pay and 60% of D.C.R.G.
- c) In case of official retiring within 10 years. Upto 90% of basic pay and 70% of D.C.R.G.

(D) Rate of interest

The current rate of interest/relaxations/rebate as applicable in the Central Govt. for H.B.A. should be charged/allowed for DDA employees as well. The amount may be sanctioned and disbursed at one time on receipt of allotment letter. Other terms and conditions of HBA Rules should remain the same.

(E) Review of the Liberalised Rules.

The liberalised HBA Rules will be reviewed on issue of orders by Govt. of India in pursuance of the recommendations of Fifth Pay Commission.

6. Proposals contained in para 5 are submitted for consideration and approval by the Authority.

RESOLUTION

Resolved as follows:-

- a) Proposals contained in para 5 of the agenda be approved;
- b) HBA be released by way of credit advice in favour of the employees.
- c) These decisions be reviewed after the issue of revised orders by the Govt. of India in pursuance of the 5th Pay Commission recommendations.

APPENDIX 'S' TO ITEM NO. 49/96
STEEL AUTHORITY OF INDIA LIMITED
NEW DELHI

No. PER/PR/4010	ISSUED BY; Manager (Pers.)	Date of Issue; 9..6.95
	APPROVED BY; Board of Directors	Date of Effect; 1.4.95
Sub; House Building Advance Rules - Amendment.		

The Board of Directors in its 209th Meeting held on 29th May, 1995 has approved enhancement in the amount of House Building Advance (HBA) and rationalisation of rate of interest on the same.

2. Accordingly, Clauses 4.5 (a) and 4.6 stand amended as under:-

Clause 4.5: Amount of Advance ;

(a) I. The amount of HBA shall be as indicated below:-

- 1) 60 months basic pay plus Dearness Allowance at the time of application ; or
 - ii) 80% of the total value of purchase/acquisition of the land and house to be constructed or 80% of the purchase price of a ready-built house; or
 - iii) Rs. 5 lakhs;
- whichever is least.

Clause 4.6: Interest;

The advance granted under these rules will carry the following rates of interest:-

- i) Upto Rs. 1 lakh @4% p.a.
- ii) From Rs. 1 lakh to Rs. 3 lakhs @10% p.a.
- iii) From Rs. 3 lakhs to Rs. 5 lakhs @12% p.a.

3. The rate of interest for employees who have availed of HBA at higher rates would stand modified as per above rates. However, the revised rate in such cases will be applicable on the outstanding principal amount as on 1.4.1995.


4. The other terms and conditions of the HBA Rules shall remain unaltered.

Distribution: HOPs of SAIL Plants/Units.
Copy to: SM(P-ESS).

Sd/-
(Kamakshi Raman)
Manager(Personnel)

17.06.96

Chairman,
Delhi Development Authority


Secretary
Delhi Development Authority

