

276

276

MINUTES BOOK No.

Minutes of The MEETING held on.
23rd July, 2008

814- 52 TO 61 Jan

276

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held
on 23rd July, 2008 at 11.00 AM at Raj Niwas.

CHAIRMAN

1. Shri Tejendra Khanna
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Ashok Kumar

MEMBERS

3. Shri Nand Lal
Finance Member
4. Shri B.K. Chugh
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Rajesh Gahlot
Councillor, MCD
9. Shri Sudesh Kumar Bhasin
Councillor, MCD
10. Shri M.M. Kutty
Joint Secretary (D&L)
11. Shri J.B. Kshirsagar
Chief Planner (T.C.P.O.)
12. Member Secretary (NCR)

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri V.K. Sadhu
Principal Commissioner, DDA
2. Shri U.N. Behera
Chief Vigilance Officer, DDA

3. **Smt. Veena Ish**
Principal Commissioner (CWG), DDA
4. **Shri A.K. Jain**
Commissioner (Design Planning), DDA
5. **Shri Vijay Risbud**
Commissioner (Policy Planning), DDA
6. **Shri V.D. Dewan**
Chief Architect, DDA
7. **Smt. Asma Manzar**
Commissioner (Housing)/(LD), DDA
8. **Smt. Pramila H. Bhargava**
Commissioner (Personnel), DDA
9. **Shri H. Rajesh Prasad**
Commissioner (LM), DDA
10. **Shri C.K. Chaturvedi**
Chief Legal Adviser, DDA
11. **Shri V.K. Bugga**
Chief Town Planner, MCD
12. **Shri Rajiv Pandey**
Chief Accounts Officer, DDA
13. **Shri N.L. Singh**
Chief Engineer (NZ), DDA
14. **Shri Ashok Kumar**
Addl. Commissioner (Planning)-I
15. **Shri S.P. Bansal**
Addl. Commissioner (Planning)-III
16. **Shri B.K. Jain**
Addl. Commissioner (Planning)-II
17. **Shri Pawan Kumar**
Financial Adviser (Housing), DDA
18. **Smt. Neemo Dhar**
Director (PR), DDA
19. **Shri Prahlad Singh**
Director (LC)
20. **Shri D. Sarkar**
Director (Sports)

Minutes of the Delhi Development Authority meeting held on 23.7.2008 at 11.00 a.m. at Raj Niwas, Delhi.

The Hon'ble Lt. Governor introduced the new Engineer Member, Shri B.K. Chugh, and expressed the hope that DDA will deliver its projects on time and maintain highest standards of quality under his leadership. All the non-official members also welcomed Shri Chugh and hoped that the Common Wealth Games related projects would be completed well in time.

The Engineer Member thanked the Lt. Governor and the members for reposing confidence in him and assured them of his total dedication and commitment.

II. The Lt. Governor directed that status of Common Wealth Games related projects should be reported to the Authority regularly and a videographic presentation should be made on quarterly basis.

ITEM NO. 52/2008

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 18.6.2008.
F.No. F.2 (2)2008/MC/DDA.

I. Minutes under para-VII at page 14 were modified to read as follows:

"Shri Mahabal Mishra pointed out that the ACP has been given to work-charged Class-IV employees after reducing their length of service by 3 years for which there is no justification. He requested that the entire service period should be counted for fixing the date of the ACP for all the Class-IV/work-charged employees."

II. Minutes of the Authority meeting held on 18.6.2008 were confirmed with the above modification.

ITEM NO. 53/2008

Sub: Property Development Control Norms of DMRC - Amendment in Master Plan- 2021.
F.3(62)07/MP.

Proposals made by the DMRC and the recommendations given by the Technical Committee were discussed in detail.

a) The Jt. Secretary (D&L), Ministry of Urban Development, Dr. M.M. Kutty, requested that prior approval of the Technical Committee of DDA should be dispensed with for DMRC OFF-site property development projects on land area less than 3 hectares.

b) All the non-official members advised that Property Development Proposals of the DMRC should be examined by the Technical Committee and blanket exemption from examination by the Technical Committee should not be granted to any organisation.

I. After detailed discussions, it was decided that examination by the Technical Committee cannot be dispensed as DMRC's property development will lead to various infrastructural and land-use implications.

b) The Lt. Governor felt that off-site development by the DMRC is necessary to improve financial viability and sufficient flexibility should be accorded to them. He directed that all the proposals given by the DMRC should be examined on priority in a time bound manner and the Technical Committee should give its final recommendations within six weeks. If there be any difference of opinion between DMRC and the Technical Committee, the Vice Chairman should take a meeting at his level within two weeks. Thereafter, if necessary, the matter should be placed before the Authority for expeditious decision.

The Authority agreed accordingly.

II The Authority decided to accept the proposal that the words - "Property Development of DMRC" - as mentioned in para 3.3.1.1 A (vii) at page 15 of the MPD 2021 should be deleted from the Master Plan.

III The Authority also agreed with the proposal that the following uses/structures should be considered as 'Operational' under para 3 of "Development Controls for Metro Stations" at page 82 of the MPD-2021:

i) Police Stations and residences for Metro Security Personnel;

- ii) Recreational and Training Centres for operational and Maintenance staff including office buildings for them;
- iii) Housing for operational staff;
- iv) Rehabilitation work to be undertaken construction work.

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

ITEM NO. 54/2008

Sub: Amendment in Recruitment Regulations.
F.7(80)93/PB-I.

Proposals contained in the agenda item were approved with the modification that the ratio for promotion between Junior Hindi Translator and Technical Assistant (Hindi) shall be fixed as 6:1 w.e.f. 2008 instead of 9:1, as proposed in the agenda item.

ITEM NO. 55/2008

Sub: Widening & Strengthening of Bund Road between NH-24 & Railway Line near Akshar-Dham-Temple.
F.2(481)FO/C.E./SEZ/DDA/08-09/Part.

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

ITEM NO. 56/2008

Sub: Change of land use of site measuring 3923.0 sq.meters from "Recreational" (Distt. Park) to "Public and semi-Public" facilities (Burial Ground) at Badar Pur.
F.20(13)08/MP.

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

II Shri Mahabal Mishra pointed out that existing procedures of change of land use are too lengthy and causing lot of delays in provision of essential public facilities.

b) The Lt. Governor directed that change of land use proposals should be regularly monitored and a consolidated picture of all the pending cases should be put up in the next meeting of the Authority.

ITEM NO. 57/2008

*Sub: Proposed change of land use of plot measuring 0.9666 Ha. at Chankyapuri from 'Residential (Foreign Mission)' to 'Public & Semi public (Socio-Cultural)'.
File No. F.3(88)2007/MP.*

The Authority accepted the proposals given by the Ministry of Overseas Indian Affairs and agreed to allow FAR of 120 and Ground Coverage of 35%, subject to restricting the height of the building to 15 mtrs.

The Authority however advised that ground coverage can be increased beyond 35% if the FAR of 120 is not fully achieved within the 15 mt. height ceiling.

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

ITEM NO. 58/2008

*Sub: Change of land use of an area measuring 2.58 acres (1.04 Ha.) at 24, Tilak Marg, New Delhi in Planning Zone-D from 'Public & Semi Public Facilities' to 'Government Office'.
F.3(2)2005/MP.*

I. Commissioner (Planning) suggested that development control norms on this building should be different from other office plots due to its strategic location. He pointed out that FAR of the proposed building should be restricted to 120 with ground coverage of 35% and height of 15 mt. as the plot falls in the Lutyen's Bungalow Zone.

b) The Joint Secretary (D&L), Dr. M.M. Kutty, pointed out that new restrictions should not be imposed at this stage.

II. The Lt. Governor directed that the proposals contained in the agenda item should be approved but the Technical Committee should study the building Plans and ensure that sanctity of the Lutyen's Bungalow Zone is fully maintained and character of the area is not disturbed. He directed that the requirements of the Archeological Survey of India should be catered to as far as possible.

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

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

ITEM NO. 59/2008 (Laid on the Table)

Sub: Proposed modification to the MPD-2021.
F.3(33)2008/MP/Pt.

After detailed discussions, the proposed modification to the MPD-2021, as detailed in five public notices and in paras 1.3 and 1.4 of the agenda item, were approved by the Authority with the following modifications against the relevant public notices/paras:

- a) Public Notice dated 30.4.2008

Sub para 15.6.3

"Small shops of maximum 20 sq.m. area restricted to one, trading in or dealing with specified items/activities allowed on ground floor only in a residential plot, including in A & B category of colonies. However, small shops of maximum 20 sq.m. area each restricted to maximum permissible number of dwelling units in the plot or four in number, whichever is less, trading in or dealing with specified items/activities existing as on 07.02.2007 may continue on ground floor only in a residential plot, including in A & B category of colonies."

- b) Public Notice dated 16.5.2008

Sub para 15.4 (ii)

"Entire ground floor of DDA flats on mixed use/commercial use area/stretches/roads/is allowed for mixed use/commercial use existing as on 07.02.2007. No amalgamation of two or more DDA flats shall be allowed."

- c) Public Notice dated 8.6.2008

Sub para 15.7.1 Clause (e).

The non-official members pointed out that MCD has given permission in some cases after 7.2.2007 because there was no limitation of date in the Master Plan.

Other issues raised by the Members.

1. S/Shri Mahabal Mishra, Jile Singh Chauhan, Mange Ram Garg, Rajesh Gahlot and Sudesh Kumar Bhasin requested that land should be allotted to schools and hospitals at Zonal Variant rates because the present policy of allotment by auction has resulted in unaffordable cost of education and health facilities.

The Lt. Governor agreed that auction policy should be re-visited. He desired that fresh policy proposals be brought for discussion in the next meeting of the Authority.

2. Shri Mahabal Mishra and Shri Rajesh Gahlot requested for early allotment of land to Singh Sabha Gurudwara in Dwarka.

The Commissioner (LD), Smt. Asma Manzar, informed that eleven cases of this nature are pending and all of them will be put-up to the Lt. Governor before the next meeting of the Authority.

3. Shri Mahabal Mishra drew the attention of the Authority to severe stagnation in several cadres of DDA, including Research cadres. He suggested that Tikku Committee recommendations should be implemented immediately and new designations should be given to the stagnating employees as it does not involve any financial implication.

The Vice-Chairman pointed out that Authority should have full power to create new posts and manage its cadres and postings. He informed that the existing Regulations are very old and have lost their relevance and new Regulations will be brought before the Authority for its consideration.

4. Shri Mahabal Mishra and all the non-official members requested that the lands which have been allotted under the 20-Point programme should be de notified from the scope and coverage of the Development Areas.

The Vice Chairman assured that the matter is being resolved.

5. All the non-official members requested that a policy paper should be brought before the Authority for giving ownership rights to the occupants of old Nazul Estates like Multani Dhanda, Paharganj etc.

d) Public Notice dated 9.6.2008

The Principal Commissioner, Shri V.K. Sadhu, suggested that "the proposed amendments should cover both the stand alone hotel plots as well as the hotels which form part of commercial areas." This was agreed to.

ITEM NO. 60/2008

Sub: Constitution of Board of Enquiry and hearing under Rule 9 of the Delhi Development (Master Plan and Zonal Plan) Rules, 1959-Special Invitees.
F.1(1)06/ZP/Pt.

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

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

ITEM NO. 61/2008

Sub: Regarding allotment of land to Rahul Dhaka Vikas Society (Regd.).
F.18(17)2000/IL.

Shri Mahabal Mishra and all the non-official members suggested that the matter should be forwarded to the Ministry of Urban Development for their consideration.

b) The Principal Commissioner, Shri V.K. Sadhu, however pointed out that there is no provision in any policy to allot land on proportionate basis and moreover entire premium deposited by the Society had been refunded one year back. The applicant had lost the case even in the High Court and the matter stands finally closed.

ii) The Vice-Chairman pointed out that there is no basis for making a reference to the Ministry of Urban Development in view of the present policy of allotment by way of auction. However, in view of the recommendations of some of the non-official members, it was decided to send the proposal to the MOUD for decision

Other issues raised by the Members.

1. S/Shri Mahabal Mishra, Jile Singh Chauhan, Mange Ram Garg, Rajesh Gahlot and Sudesh Kumar Bhasin requested that land should be allotted to schools and hospitals at Zonal Variant rates because the present policy of allotment by auction has resulted in unaffordable cost of education and health facilities.

The Lt. Governor agreed that auction policy should be re-visited. He desired that fresh policy proposals be brought for discussion in the next meeting of the Authority.

2. Shri Mahabal Mishra and Shri Rajesh Gahlot requested for early allotment of land to Singh Sabha Gurudwara in Dwarka.

The Commissioner (LD), Smt. Asma Manzar, informed that eleven cases of this nature are pending and all of them will be put-up to the Lt. Governor before the next meeting of the Authority.

3. Shri Mahabal Mishra drew the attention of the Authority to severe stagnation in several cadres of DDA, including Research cadres. He suggested that Tikku Committee recommendations should be implemented immediately and new designations should be given to the stagnating employees as it does not involve any financial implication.

The Vice-Chairman pointed out that Authority should have full power to create new posts and manage its cadres and postings. He informed that the existing Regulations are very old and have lost their relevance and new Regulations will be brought before the Authority for its consideration.

4. Shri Mahabal Mishra and all the non-official members requested that the lands which have been allotted under the 20-Point programme should be de notified from the scope and coverage of the Development Areas.

The Vice Chairman assured that the matter is being resolved.

5. All the non-official members requested that a policy paper should be brought before the Authority for giving ownership rights to the occupants of old Nazul Estates like Multani Dhandra, Paharganj etc.

They pointed out that the field staff is sending recovery notices and visiting the residents which should be immediately stopped.

The Lt. Governor directed that policy paper on the subject should be immediately brought before the Authority and till then no notices should be sent to the residents.

6. All the non-official members pointed out that DDA should not carry out any demolitions on the lands which are comprised in Lal Dora, extended Lal Dora or have been de-notified by the DDA.

The Lt. Governor directed that DDA does not have jurisdiction in these areas from the date of the Authority's decision and therefore, further enforcement action, if any, has only to be taken by the MCD.

7. Shri Mahabal Mishra requested that Local Area Plans should be finalized by DDA on the basis of draft Zonal Plans and the matter should not be left to the MCD.

b) The Lt. Governor observed that 'land uses' in the Zonal Plans should be flexible enough to accommodate the practical requirements of the local communities which may come up at the time of finalization of the Local Area Plans. He directed that a provision to this effect should be introduced in all the Zonal Plans as a standing arrangement so that genuine public requirements can be accommodated whenever necessary.

8. Shri Mange Ram Garg requested that 5000 sq.mt. land in the Jailorwala Bagh should be earmarked for Old Age Home and appropriate provision to this effect should be made in the Zonal Plan.

9. Shri Mahabal Mishra and Shri Rajesh Gahlot requested for early allotment of alternate plots to erstwhile land owners in Dwarka.

Commissioner (LD), Smt. Asma Manzar informed that needful is being done.

10. Shri Rajesh Gahlot pointed out that no development work has been taken up in Dwarka in the last one year. He sought construction of community halls in sectors 4,5,6 and 10 of Dwarka.

The Engineer Member assured that early action will be taken in the matter.

11. Shri Mahabal Mishra and Shri Rajesh Gahlot reminded that Rs.100 cr. had been earmarked for carrying out development around the villages. Plans for five model villages had also been finalized about one year back but there has been no progress.

The Lt. Governor sought action taken report on this matter in the next meeting of the Authority.

12. Shri Rajesh Gahlot and Shri Mahabal Mishra requested that notification of unauthorized colonies on DDA lands should be expedited alongwith khasra numbers.

b) All the non-official members requested that land acquisition proceedings should be closed on the lands which fall under unauthorized colonies and are under regularization.

13. Shri Sudesh Kumar Bhasin suggested that allotments of auctioned shops should be cancelled if they do not start activity within the given time.

14. Shri Bhasin and all the non-official members requested that a statute of Netaji should be installed at the Netaji Subhash Chandra Bose District Centre.

15. Shri Sudesh Kumar Bhasin requested that DDA should take possession of the acquired land in village Aaligaon since its compensation has been paid.

He was informed that unauthorized colonies existing on this land are under regularization.

16. All the non-official members requested that allotment to the left-out registrants of 1981 Rohini Residential Scheme should be expedited.

17. Shri Jile Singh Chauhan requested that the site for 1857 War Memorial should be finalized.

18. *Shri Chauhan requested that auction of commercial shops near Metro Apartments, Jahangirpuri should be expedited.*

The Lt. Governor directed that complete picture on disposal of vacant built up units should be brought in the next meeting of the Authority.

The meeting ended with a vote of thanks to the Chair. The next meeting of the Authority shall be held on 29th August, 2008 at 11.00 a.m. at Raj Niwas.

LIST OF AGENDA TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT AUTHORITY
TO BE HELD ON-23.7.2008 AT 11.00 A.M. AT RAJ NIWAS, DELHI.

INDEX

Serial No.	Item No.	Subject	Page
1.	52/2008	Confirmation of the minutes of the meeting of Delhi Development Authority held on 18.6.2008. F-2(2)08/MC/DDA	1-16
2.	53/2008	Property Development Control Norms of DMRC-Amendment in Master Plan-2021. F- 3(62)07/MP	17-27
3.	54/2008	Amendment in Recruitment Regulations. F-7(80)93/PB-I	28-29
4.	55/2008	Widening & Strengthening of Bund Road between NH-24 & Railway Line near Akshar-Dham -Temple. F-2(481)FO/C.E./SEZ/DDA/08-09/Part	30
5.	56/2008	Change of land use of site measuring 3923.0 sq. meters from "Recreational" (Distt. Park) to "Public and semi Public" facilities (Burial Ground) at Badar Pur. F20(13)08/MP	31-32

**LIST OF SUPPLIMENTARY AGENDA TO BE DISCUSSED IN THE MEETING OF DELHI
DEVELOPMENT AUTHORITY TO BE HELD ON 23.7.2008 AT 11.00 A.M. AT RAJ NIWAS,
DELHI.**

INDEX

Serial No.	Item No.	Subject	Page No.
1.	57/2008	Proposed change of land use of plot measuring 0.9666 Ha. at Chankyapuri from 'Residential (Foreign Mission)' to 'Public & Semi public (Socio-Cultural)'. File No. F. 3(88)2007/MP	33-36
2.	58/2008	Change of land use of an area measuring 2.58 acres (1.04Ha.) at 24, Tilak Marg, New Delhi in Planning Zone-D from 'Public & Semi Public Facilities' to 'Government Office.' F. 3 (2)2005/MP	37-40

**LIST OF 2nd SUPPLIMENTARY AGENDA TO BE DISCUSSED IN THE MEETING OF DELHI
DEVELOPMENT AUTHORITY TO BE HELD ON 23.7.2008 AT 11.00 A.M. AT RAJ NIWAS,
DELHI.**

INDEX

Serial No.	Item No.	Subject	Page No.
3.	59/2008	Proposed modification to the MPD-2021 F.3 (33)2008/MP/Pt.	41-57
4.	60/2008	Constitution of Board of Enquiry and hearing under Rule 9 of the Delhi Development (Master Plan and Zonal Plan) Rules, 1959-Special Invitees. F.1(1)06/ZP/Pt.	58-63
5.	61/2008	Regarding allotment of land to Rahul Dhaka Vikas Society (Regd.). F. 18 (17)2000/IL	64-65

Item No. 52/2008
23.07.2008

Sub: Confirmation of the Minutes of the Meeting of the Delhi Development Authority held on 18.06.2007.

File No. F.2 (2)2008/MC/DDA

Minutes of the Meeting of the Delhi Development Authority held on 18.06.2008 are submitted for confirmation of the Authority.

(Appendix 'A' Page No. 2 to 16)

RESOLUTION

I. Minutes under para-VII at page 14 were modified to read as follows:

"Shri Mahabal Mishra pointed out that the ACP has been given to work-charged Class-IV employees after reducing their length of service by 3 years for which there is no justification. He requested that the entire service period should be counted for fixing the date of the ACP for all the Class-IV/work-charged employees."

II. Minutes of the Authority meeting held on 18.6.2008 were confirmed with the above modification.

XXXXXXXXXXXXXXXXXXXX

Appendix 'A' of Item No. 52/2008.
Minutes of the meeting of the Delhi Development Authority held on
18th June, 2008 at 11.00 AM at Raj Niwas.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Ashok Kumar

MEMBERS

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

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. Prof. K.T. Ravindran
Chairman, DUAC
2. Shri Parimal Rai
Chairman, NDMC
3. Shri V.K. Sadhu
Principal Commissioner, DDA
4. Smt. Veena Ish
Principal Commissioner (CWG), DDA

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

Minutes of the Delhi Development Authority meeting held on 18.6.2008 at 11.00 a.m. at Raj Niwas, New Delhi.

The Hon'ble Lt. Governor welcomed the Chairman, Delhi Urban Arts Commission, Prof. K.T. Ravindran for sparing his valuable time to advise on issues relating to city development and draft Zonal Plans for Zones 'D' and 'O'. The Lt. Governor also welcomed the Chairman, NDMC, Shri Parimal Rai and all the members and invitees.

ITEM NO. 32/2008

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 10.4.2008.
File No. F.2 (2)2008/MC/DDA.

Minutes of the Authority meeting held on 10.4.2008 were confirmed as circulated.

ITEM NO. 33/2008

Sub: Permission of the Authority for utilizing additional land measuring 69556.07 sq.mt. near Thyagraj Stadium Shri Gangnath Marg for Sports Complex and amendment in MPD-2021 with respect to sports activities.
F.3(43)2007/MP.

I. Proposals contained in para 3.1 of the agenda item were approved by the Authority.

II. Proposals given in para 3.2 of the agenda item were withdrawn.

ITEM NO. 34/2008

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

The Additional Commissioner (Planning), Shri B.K. Jain presented the draft Zonal Development Plan for Zone 'O'.

I. Prof. K.T. Ravindran, Chairman DUAC, made the following observations:

- (i) NEERI had been entrusted the work of studying the flood pattern. They had not been asked to propose any land-uses.
- (ii) Flood patterns of the area should be evaluated using historical and current data.
- (iii) Water recharge is a serious concern for Delhi. Potential of the River Bed for water recharge should be carefully assessed.
- (iv) River Zone is a vulnerable area. PSP facilities of any kind should therefore not be permitted in the Zone.
- (v) Geological micro-zonation studies should be taken up for all the Zones and these studies should act as guide for city's future development plans.
- (vi) No further construction should be permitted in the 'O' Zone without completion of scientific studies.

II. a) The Lt. Governor stressed upon the necessity of extensive micro zonation for the whole of NCT Delhi and directed that 'Building Controls' and 'Building Bye-laws' should be guided by the results of the micro-zonation studies.

b) He advised all agencies to pool in their resources so that there are no further unauthorized encroachments in the river bed.

The Lt. Governor directed that proposed categorization of land-use as "Recreational" should be replaced as "Green" and only green stretches and bio-diversity stretches should be allowed in the 'green' use. No pucca construction should be permitted in this use zone.

Joint Secretary (MOUD) Dr.M.M. Kutty suggested that permissible activities for the Green use Zone should be elaborated and clarified such as bio-diversity parks, forests etc.

III. The Vice Chairman was authorized to forward the Zonal Plan to the Govt. of India after incorporating the above amendments and suggestions.

ITEM NO. 35/2008

Sub: Modification in Master Plan for Delhi 2021.
F.3(33)2008/MP.

Shri Mahabal Mishra pointed out that he had moved the following amendment to sub-para 15.8(iv) vide his letter dated 14th May, 2008 in response to the public notice on the subject but the same had not been placed before the Authority. He pointed out that his suggestion had earlier been discussed and accepted in the Authority meetings held on 9th August, 2007, 6th September, 2007 and 10th April, 2008 and should have been included in the proposed modification. He handed over a copy of his objection/suggestion to the Lt. Governor with the request that it should be kept on record (Annexure-A).

"that libraries and computer centres should be permitted in the basements of institutional plots allotted for educational purposes in order to ensure optimum utilization of space for educational purposes. This should not be counted towards FAR so that educational institutes are encouraged to provide bigger and better libraries and computer centres. In case the use of basements for these activities leads to exceeding the permissible FAR on the plot, such excess FAR should be allowed to be used subject to payment of appropriate charges prescribed by the Government."

II The Lt. Governor and the members endorsed the suggestion made by Shri Mahabal Mishra and decided to forward it to the Ministry of Urban Development for addition to sub-para 15.8 (iv) of the proposed modification.

III Proposals contained in the agenda item were approved by the Authority alongwith the above amendment.

ITEM NO. 36/2008

Sub: Amendment in Recruitment Regulations for the post of Senior Hindi Translators.
F.7(80)/93/PB-I.

This item was withdrawn from the consideration of the Authority.

ITEM NO. 37/2008

Sub: Modification in MPD-2021 with regard to Conversion Charges.
F.3(33)2008/MP/Pt.

a) Shri Mahabal Mishra pointed out that in the last meeting of the Authority it had been agreed at page 12 of the minutes that "conversion charges" should not be charged for constructing PSP facilities at Village and Community Level and there should be moratorium on payment of 'conversion charges' if the land owners put up PSP facilities in and around the villages in a defined time frame.

b) Shri Rajesh Gahlot and other non-official members endorsed this amendment and recommended that the agenda item be approved with the modification that "Zero Conversion Charges" shall be levied for developing Village and Community level PSP facilities around the villages so that land owners are encouraged to provide the deficient PSP infrastructure around the Villages on priority.

II. The Lt. Governor supported the recommendation and directed that the amendment moved by all the non-official members should be recommended to the Ministry of Urban Development for inclusion in the proposed modification in order to ensure fast track development around the villages.

III. The Authority approved the proposals contained in the agenda item alongwith the above recommendations.

ITEM NO. 38/2008

8

Sub: Revision Petition against penalty order by Shri K.K. Saxena,
Junior Engineer.
F.27(78)86/Vig./D.

Revision petition filed by Shri K.K. Saxena was discussed at length by the Authority and it was decided that sufficient leniency had already been shown to him and there was no justification for granting any further relief in the matter.

ITEM NO. 39/2008

Sub: Draft Zonal Development Plan of Zone P-II (North Delhi).
F.4(5)2004/MP.

a) Shri Jile Singh Chauhan pointed out that some of the proposed roads pass through thickly populated areas in unauthorized colonies and suggested that these roads should be re-aligned.

b) The Lt. Governor advised that the results of all planning exercises should be least disruptive. Hence, the difficulty pointed out by Shri Chauhan should be resolved.

II. After detailed discussions, the agenda item was approved by the Authority. Suggestions given by the NCR Planning Board were duly considered before approving the Zonal Plan.

ITEM NO. 40/2008

Sub: Allotment of land for South Asian University.
F.15(1)2007/IL.

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

ITEM NO. 41/2008

Sub: Guidelines for processing of Layout Plans & Bldg. Plans vis-à-vis amendments in MPD-2021.
F.7(4)2003/Bldg.

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

ii) Shri Mahabal Mishra and Shri Rajesh Gahlot suggested that the RWA's/Group Housing Societies should be permitted to use a small portion of their common land for religious/spiritual functions, ceremonies/gatherings etc. and such a user should not be construed as land-use violation.

ii) The Chairman Delhi Urban Arts Commission, Prof. K.T. Ravindran, endorsed the suggestion and pointed out that such usages constitute an essential part of our socio-cultural heritage.

b) The Lt. Governor appreciated and agreed with the suggestion and directed that ground realities should always be accommodated.

ITEM NO. 42/2008

Sub: Proposed change of land use of three plots measuring 0.9666 Ha. (2882.99 sq.m. + 2971.27 sq.m. + 2812.4 sq.m.) in the Planning Zone 'D' (Chanakyapuri) from 'Residential (Foreign Mission)' to Public & Semi public (Socio-Cultural) for construction of building of Pravasi Bhartiya Kendra and special permission of the Authority for incorporation of Residential/Guest room component in this building.
F.3(88)2007/MP.

The Authority approved the proposals contained in the agenda item. It also agreed with the suggestion given by the Chairman NDMC that 'Development Control' norms applicable to 'Foreign Missions' should be applicable to this plot as well in order to maintain a harmonious skyline and address security requirements for the adjoining Missions.

ITEM NO. 43/2008

Sub: Up-gradation of Pay Scale of Research Assistants and Field Investigators.
F.7(8)2002/P&C(P)/Part.

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

ITEM NO. 44/2008

Sub: Change of land use of 100 acre of land for South Asian University near Village Maidan Garhi, Zone-J (South Delhi-II).
F.3(37)2008/MP.

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

ii) Shri Mahabal Mishra advised that the proposed 100 mt. wide road which is shown in the North of the land should be re-aligned so that it does not dislocate the existing village abadis.

ITEM NO. 45/2008

Sub: Permission at use premise level to use a PSP plot (6500 sq.m.) for Government office Utility in Sector-23, Dwarka as per provisions of MPD-2021.
F.4(23)2008/Plg./DWK/Pt.V.

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

ITEM NO. 46/2008

Sub: Property Development Control norms of DMRC-Amendment in Master Plan-2021.
F.3(62)07/MP.

This agenda item could not be taken up for discussion.

ITEM NO. 47/2008

Sub: Adoption of boarding, lodging and intercity conveyance charges for the DDA officers on the pattern of public sector enterprises.
F.2(2)2007/MC/DDA.

Proposals contained in the agenda item were approved by the Authority. Appropriate transport facility shall also be compensated.

ITEM NO. 48/2008

11

Sub: Relaxation in the length of service criteria for promotion to the post of Superintending Engineers (Civil) in Delhi Development Authority.
F.7(102)97/PB-I.

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

ITEM NO. 49/2008

Sub: Tikku Committee Report on the Cadre Review of the Ministerial and others.
F.7(66)2004/PB-I/Part-V.

I.a) Proposals contained in the agenda item were appreciated and approved by the Authority.

b) Shri Mahabal Mishra pointed out that the recommendations should be immediately implemented and there should be no requirement of referring them to the Ministry of Urban Development.

c) The Lt. Governor assured that implementation of the recommendations shall be reviewed after two months.

d) The Vice-Chairman informed that serious imbalances have occurred amongst officers of the same level in various cadres and there is extreme stagnation. He pointed out that human resource development should be given high priority to raise the morale of the employees and the Authority should have powers to take final decisions in all such matters.

ITEM NO. 50/2008

Sub: Draft Zonal Development Plan for Zone-D (New Delhi) as per MPD-2021.
F.4(4)2007/MP/Pt.

Detailed presentation on the Zonal Plan 'D' was made by the Additional Commissioner (Planning), Shri B.K. Jain.

II. Chairman, Delhi Urban Arts Commission, Professor, K.T. Ravindran, pointed out that no comprehensive study of the area had been conducted all these years as had been advised in the previous plans. He sought time to discuss the proposals with the other members of the Commission.

III. The Joint Secretary (D&L), Ministry of Urban Development, Shri M.M. Kutty, pointed out that he does not have any instructions in the matter and the Government will consider the recommendations of the Authority on merit for decision at appropriate stage.

IV. The Lt. Governor advised that whereas, it is necessary to retain the original character of the Luteyn's Bungalow Zone, its boundaries and the 'building control norms' should be carefully worked out while keeping in view the re-development requirements of old and dilapidated buildings.

V. After detailed discussions, it was decided that the proposals should be brought before the Authority after three months so that all the concerned agencies get sufficient time to finalise their recommendations.

ITEM NO. 51/2008

Sub: Action taken notes on the minutes of the last meeting of the Delhi Development Authority held on 10.4.2008.
F.2(3)2008/MC/DDA.

Noted.

Other Points:

I Shri Mange Ram Garg advised that all the planning exercises should focus on the welfare of the common man and long term requirements and ground realities should always be kept in view.

II Shri Mahabal Mishra pointed out that all the non-official members should be associated with the 'Boards of Enquiry & Hearing'.

13
ii) The Lieutenant Governor directed that Shri Rajesh Gehlot and Shri Sudesh Kumar Bhasin should be associated as 'special invitees' in addition to Shri Mahabal Mishra, Shri Jile Singh Chauhan and Shri Mange Ram Garg who have already been notified as members.

III Shri Mahabal Mishra and Shri Rajesh Gehlot pointed out that DDA should stop sealings/demolitions in the areas/colonies which have been de-notified since the DDA does not have jurisdiction in these areas. They pointed out that the DDA's field staff is continuing to seal/demolish properties in these areas inspite of instructions to the contrary.

ii) The Vice Chairman informed that DDA does not exercise jurisdiction in the de-notified areas/colonies and assured that he will issue strict instructions in the matter.

IV Shri Mahabal Mishra and all the non-official members sought immediate withdrawal of acquisition proceedings continuing in different courts with respect to the lands falling under the unauthorized colonies which are under regularization in order to save unnecessary expenditure on litigation.

They pointed out that since the Govt. has already notified regularization of unauthorized colonies even if existing on the developed/undeveloped Govt./Public Lands, no purpose would therefore be served by continuing with the acquisition proceedings with respect to those lands which fall in the colonies under regularization.

The Lieutenant Governor directed that this matter should be examined urgently and brought before the Authority.

V Shri Mahabal Mishra and Shri Rajesh Gehlot requested that old cinema halls which are running for more than 30 years should be regularized on payment of necessary conversion charges as already discussed in the meetings of the Authority. Shri Mishra sought regularisation of 'Hans Cinema' for which Shri Sajjan

14

Kumar, MP had earlier written to the DDA. This cinema hall is awaiting regularization for the last 32 years.

The Vice Chairman informed that the entire matter is under his examination and will be shortly resolved.

VI Shri Mahabal Mishra, Shri Rajesh Gehlot and all the non-official members pointed out that the policy paper regarding regularization of old allotments in areas like Paharganj etc. should be brought before the Authority without further delay. They requested that no coercive action should be taken against the concerned allottees/occupants till the Authority finalises its policy in the matter.

The Lieutenant Governor directed that the policy paper should be brought before the Authority without any further delay.

VII Shri Mahabal Mishra pointed out that the ACP has been given to work-charged Malis after reducing their length of service by 3 years for which there is no justification. He requested that the entire service period should be counted for fixing the date of the ACP.

VIII Shri Mahabal Mishra pointed out that there is severe stagnation in the Research cadres and requested that higher pay scales and designations should be given to them.

IX Shri Mahabal Mishra and all the non-official members pointed out that the FAR and Ground coverage norms of MPD-2021 cannot be achieved on the school plots unless construction is permitted on the lands allotted to the schools for play-fields. They suggested that DDA should permit construction on the play-field areas by charging nominal conversion charges.

b) The Vice Chairman informed that the play-field area is meant to be kept as 'green' and no construction activity can be permitted on this land under the provisions of the Master Plan.

c) The Lieutenant Governor directed that for implementing the provisions of MPD-2021 in respect of Primary/Middle schools

having 0.8 hect. of land or more, the school plot shall be treated as one unit as applicable to Sr. Secondary schools. Such plots shall be allowed overall 35% ground coverage, 150 FAR and 18 meters height. For additional FAR the schools shall pay at the rate that was applicable when the plot was allotted with 10% up to date annual increase. The lease deed shall be amended to Sr. Secondary School for Societies applying under the above provisions.

- X Shri Mahabal Mishra and all the members appreciated the work done by the Planning Department in preparing 17 Zonal Development Plans.

All the non-official members sought early finalisation of the Local Area Plans/Sub-City Plans simultaneously with the finalization of the Zonal Plans. They pointed out that haphazard growth is taking place around thickly populated villages like Najafgarh, Mundka, Tikri and it is therefore necessary to finalise their Local Area/Sub-City Plans on priority basis.

- b) The Lieutenant Governor agreed with the suggestion and directed that Local Area Plans of the villages should be prepared on top priority alongwith the finalisation of the Zonal Plans in a time bound manner and incentive should be given to the officers for early finalization of these Plans.

- XI Shri Rajesh Gehlot and Shri Mahabal Mishra requested for early allotment of land to Singh Sabha Gurdwara in Dwarka where all required formalities have been completed.

- b) Both the members also requested for early allotment of alternative residential plots in Dwarka and Rohini.

The Principal Commissioner, Shri V.K. Sadnu, informed that additional plots are being carved out and allotments will be made soon.

- XII Shri Rajesh Gehlot pointed out that there is no connectivity to the JJ colony developed by DDA in Sector 15 of Dwarka and there is no outlet for the rain water.

ii) Shri Rajesh Gehlot pointed out that no Community hall has come up in Dwarka during the last one year and requested for early action in the matter.

The Engineer Member informed that the needful is being done on both these issues.

XIII Shri Rajesh Gehlot requested that building plans are not being sanctioned on the residential plots allotted to the evictees of village 'Nangal Dewat'. He pointed out that composition charges cannot be levied on the allottees for non construction as the delay is entirely on the part of the DDA.

The Lieutenant Governor directed that this matter should be resolved without any further delay and the allottees should not be penalized if there is no delay on their part.

**

The Lieutenant Governor thanked the Chairman DUAC and all Members and Invitees. The meeting ended with a vote of thanks to the Chair.

It was decided to hold the next meeting of the Authority on 21st July at 11.am.

Item No-53/02

17

23.7.2008

Sub: Property Development Control Norms of DMRC – Amendment in Master Plan 2021.
F. 3(62)2007-MP

1.0 Background:

1.1 Development Control Norms for DMRC property development and proposed amendments in MPD 2021 were considered by the Technical Committee in its meeting held on 28.11.07 vide Item No. 111/2007 as under:

- i) Restrictions imposed on Property Development on plots and proposed amendment in MPD-2021.

On Page 82 in sub-para 1 and on Page 127 in point (iii) of Notes, the following words to be deleted.

'subject to approval of Technical Committee of DDA'

- ii) Restrictive Development Control Norms along metro corridors and proposed amendment in MPD-2021.

On Page 15 in sub para vii) following words to be deleted.

'Property development of DMRC'

- iii) On Page 82, under Development Controls for Metro Stations, Para-3, in and after sub-para v) the following words to be added.

- v) **Police Stations and residences for Metro Security Personnel;**
- vi) **Recreational and Training Centres for operational and Maintenance staff including office buildings for them;**
- vii) **Housing for operational staff;**
- viii) **Rehabilitation work to be undertaken construction work.**

The decision of the Technical Committee as per the minutes dated 06.12.07 is reproduced as under:

'Minutes will be put up later.'

- 1.2 Subsequently, as per the Corrigendum of the minutes of the Technical Committee meeting conveyed vide note dated 15.02.08, the decision is as under:

'The proposal was presented by AC (Plg.-I). After detailed deliberation it was decided that the implications of this proposal be studied and brought again before the Technical Committee.'

1.5 The proposal accordingly was re-examined which was considered by the Technical Committee in the meeting held on 17.03.08 vide Item No. 26/2008 (Annexure I. \angle The Technical Committee as per the minutes dated 31.03.08 decided as under:

\angle at page No. 20 to 26).

- i) Deletion of "Subject to approval of Technical Committee of DDA" (Page 82 and 127 of MPD-2021):
 Technical Committee is of the view that this provision enables the local bodies to examine and sanction the building plans or properties disposed of by the DMRC, as the approval of the layout plan by the Technical Committee of DDA facilitates clarify with respect to Development Controls, land use and infrastructure services, etc. MCD representative pointed out that in the past there has been long delays, court cases and difficulties in the sanction of building plans of the properties which have been auctioned or disposed of by the DMRC without approved layout plans. As such, this provision may be seen as an advantage for DMRC and concerned local bodies for sanction of Building Proposals and may be retained.
- i) Deletion of "Property Development of DMRC" (Page 15 of MPD-2021):
 As per MPD-2021 provision of 100 FAR has been given for property development of DMRC along with metro stations (Composite development up to 3 ha of area). There is no need of further enhancement of FAR, due to influence zone along MRTS corridor, which is made clear by MPD-2021 provisions under reference.
- ii) Addition of certain activities under operational category:
 It was observed that Police Stations (which also allow residences for essential staff) have already been included under the operational structures. The inclusion of training centre, office building, housing and rehabilitation may not be recommended as it will be inconsistent with the operational structures which are allowed without approval of layout plan and building plans and irrespective of land use.

The above decision of the Technical Committee was conveyed to the MoUD vide office letter No. F. 3(62)2007/MP dated 11.04.08.

2.0 Response of Ministry of Urban Development:

2.1 In response, the Ministry, vide letter No.K-12011/3/2007-DDIB dated 29.04.08 has conveyed that the decisions taken in the meeting held under the chairmanship of Secretary (UD) on 27.04.07 are well considered decisions and hence immediate steps should be taken for implementation of the decisions (Annexure II at page No. 27).

2.2 The Ministry, vide O.M. No. K-12011/4/2007-DDIB dated 02.05.08 has issued the minutes of the meetings held under the chairmanship of Secretary (UD) MoUD on 23.04.08 and 28.04.08. The issue regarding amendment of MPD-2021 in connection with the property development proposal of DMRC was also discussed and it was decided as under:

'Secretary (UD) emphasized that the decision taken by the Government and communicated to DDA for taking necessary steps for amendments are well considered decision and has been arrived at in consultation with all concerned and taking into account all material facts. VC, DDA was advised to take immediate action for amendment of MPD - 2021'.

3.0 Proposal:

The Decision of the Technical Committee and MoUD response as contained in Para 1.0 and 2.0 are placed before the Authority for consideration.

R E S O L U T I O N

Proposals made by the D M R C and the recommendations given by the Technical Committee were discussed in detail.

Contd...../ P.19- A.

a) The Jt. Secretary (D&L), Ministry of Urban Development, Dr. M.M. Kutty, requested that prior approval of the Technical Committee of DDA should be dispensed with for DMRC OFF-site property development projects on land area less than 3 hectares.

b) All the non-official members advised that Property Development Proposals of the DMRC should be examined by the Technical Committee and blanket exemption from examination by the Technical Committee should not be granted to any organisation.

I. After detailed discussions, it was decided that examination by the Technical Committee cannot be dispensed as DMRC's property development will lead to various infrastructural and land-use implications.

b) The Lt. Governor felt that off-site development by the DMRC is necessary to improve financial viability and sufficient flexibility should be accorded to them. He directed that all the proposals given by the DMRC should be examined on priority in a time bound manner and the Technical Committee should give its final recommendations within six weeks. If there be any difference of opinion between DMRC and the Technical Committee, the Vice Chairman should take a meeting at his level within two weeks. Thereafter, if necessary, the matter should be placed before the Authority for expeditious decision.

The Authority agreed accordingly.

II The Authority decided to accept the proposal that the words - "Property Development of DMRC" - as mentioned in para 3.3.1.1 A (vii) at page 15 of the MPD 2021 should be deleted from the Master Plan.

III The Authority also agreed with the proposal that the following uses/structures should be considered as 'Operational' under para 3 of "Development Controls for Metro Stations" at page 82 of the MPD-2021:

- i) Police Stations and residences for Metro Security Personnel;
- ii) Recreational and Training Centres for operational and Maintenance staff including office buildings for them;
- iii) Housing for operational staff;
- iv) Rehabilitation work to be undertaken construction work.

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

ITEM NO: 26/2008

ANNEX-I

20

Annexure - I of Item No. 53/2008

Sub: Property Development Control Norms of DMRC - Amendment in Master Plan 2021.

F. 3(62)2007-MP

1.0 Background:

1. Development Control Norms for DMRC property development and proposed amendments in MPD 2021 were considered by the Technical Committee in its meeting held on 28.11.07 vide Item No. 111/2007. The decision of the Technical Committee as per the minutes dated 06.12.07 is reproduced as under:

'Minutes will be put up later.'

1.1 Subsequently, as per the Corrigendum of the minutes of the Technical Committee meeting dated 15.02.08 the following has been decided.

'The proposal was presented by AC (Pg.-I). After detailed deliberation it was decided that the implications of this proposal be studied and brought again before the Technical Committee.'

The proposal has accordingly been re-examined as under.

2.0 Examination:

2.1 The Delhi Metro Rail Corporation Ltd. has filed an affidavit on 07.05.2007 in response to the directions issued by the Hon'ble Supreme Court of India in the matter of M.C. Mehta v/s Union of India and Others, raising two issues. The first is with respect to the necessity to obtain approval of Technical Committee of DDA as against the earlier provision permitting DMRC to proceed with development without reference to DDA. The second is with reference to the enhancement of permissible FAR for property development.

2.2 The Ministry of Urban Development in the reply filed in the hon'ble Supreme Court of India, has stated that the above issues were brought to the notice of the MOUD by DMRC and a detailed review was undertaken in the Ministry in a meeting taken by the Secretary (UD), MOUD. The relevant para '7' of the affidavit is reproduced as under:

'The Ministry, therefore, feels that there is a need to amend the relevant provisions of MPD 2021 to meet the concerns of DMRC. The decision to amend the Master Plan accordingly has been taken and required steps will be initiated. Necessary instructions to the DDA are issued.'

2.2.1 Restrictions imposed on Property Development on plots and proposed amendment in MPD-2021.

- a) Deletion of following words on page 82 in sub-para 1 and on page 127 in point (iii) of Notes (Annexure-1).

'subject to approval of Technical Committee of DDA'

Observations:

The reference of DMRC proposals to the Technical Committee of DDA for approval enables the local bodies to examine, study implications and offer comments / provide necessary inputs to ensure balanced city development, conforming to the land use and development control norms and infrastructure services etc.

2.3.2 Restrictive Development Control Norms along metro corridors and proposed amendment in MPD-2021.

- a) Deletion of following words on page 15 in sub para vii).

'Property development of DMRC'

Observations:

The Metro Rail System is the most important component of the Mass Rapid Transport System in the city and comprises of circulation network aggregating to 250 Kms. with Metro Stations at one km. interval. Metro Stations are meant for providing transport related facilities for the passengers. MPD-2021 provides for enhanced development control norms for various land uses and use premises including Metro Stations. Therefore, the property development of DMRC has been excluded from enhancement of FAR.

2.3.3 Addition of following uses on page 82, under Development Controls for Metro Stations, Para-3, in and after sub-para v).

- v) **Police Stations and residences for Metro Security Personnel;**
- vi) **Recreational and Training Centres for operational and Maintenance staff including office buildings for them;**
- vii) **Housing for operational staff;**
- viii) **Rehabilitation work to be undertaken construction work.**


22

Observations:

Police Stations have already been included in the Master Plan. These uses may be included under operation structures, for provision in Metro Yards.

3.0 Proposal:

The proposal as contained in para 2.2.1 to 2.2.3 are placed before the Technical Committee for consideration.


Dir (P/MSR)

Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.
- ii. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- iii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises.
- v. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.
- vii. The following areas shall be excluded from the enhancement of FAR: -
 - Lutyens' Bungalow Zone, Chanakya Puri, DIZ Area and Matasundari Area.
 - Civil Lines Bungalow Area.
 - Monument Regulated Zone (As per ASI guidelines).
 - Property development of DMRC.
 - Comprehensive commercial schemes.

B. Re-densification of low-density areas.

There is a large proportion of underused land with a number of vacant sites as well as dilapidated built-up areas lying vacant in the city. Many of such areas are owned by Government of India. Such areas are recommended to be planned for redevelopment with higher density in order to make optimum use of land resource as per the prescribed norms.

C. Redevelopment of Other Developed areas

In Delhi, including New Delhi (NDMC area), a large number of housing, commercial and industrial areas are old and characterized by poor structural condition, sub-optimal utilisation of land, congestion, poor urban form, inadequate infrastructure services, lack of community facilities, etc. These are to be redeveloped as per the prescribed norms and development controls and with the initiative / consultation with the Residents' society / RWA / Traders' Associations.

3.3.1.2. Special Area

The Special Area as defined in the Plan has been divided into three separate parts, namely (i) Walled City (ii) Walled City and Extension and (iii) Karol Bagh. These are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial - both retail or wholesale and industrial uses. Therefore, it is important that the areas, which are already established with identified uses, continue to play an active economic role. The Authority may further designate certain other areas as 'Special Area'.

The strategy is to provide suitable framework for allowing mix-use activities appropriate to the character of the areas as per the individual schemes having greater flexibility in terms of permitting variety of uses namely, commercial use (shops, offices, banks etc.), household industries or outlets for specialized services etc. However, the criterion of selection of the mix-use activities shall be as per Mixed Use Regulations.

Required parking and open spaces will have to be provided as per the norms, while reduced space norms for other facilities may be accepted. The redevelopment areas should ensure modern services and amenities, thereby eliminating risk generating structures and activities.

The regulations for Special Area shall be different from other areas. All these areas are to be brought within the planning purview. For this, the owners can jointly redevelop on the basis of the norms and regulations to be prescribed.

Development Controls for Metro Stations :

1. Metro Stations along with property development (composite development) up to a maximum area of 3.0 ha shall be permitted in all Use Zones, except in Recreational and Regional Park / Ridge Use Zone, Lutyens' Bungalow Zone and Heritage Zones, subject to approval of Technical Committee of DDA.

2. This enabling provision of property development would have the following broad development controls:

- i. 25% ground coverage and 100 FAR, including area under Metro Station with no height restrictions and subject to approval of the statutory bodies such as ASI, Airport Authority, DUAC etc.
- ii. In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 2 ECS per 100 sq.m.
- iii. The development shall be undertaken in a composite manner and DMRC shall obtain approval of all the concerned local bodies/ agencies.

3. The following structures shall be treated as operations structures:

- i) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric sub station, supply exhaust and tunnel ventilation shafts etc.
- ii) Depots and maintenance workshops.
- iii) Traction sub-stations.
- iv) Operational Control Centers
- v) Police Station.

Proposed Multi-Level Parking Sites**ANNEXURE I****NDMC:**

1. Baba Kharak Singh Marg
2. Behind Hindustan Times Building, Kasturba Gandhi Marg
3. Sarojini Nagar

MCD:

1. Hamilton Road
2. Lajpat Nagar
3. Bahadur Shah Zafar Marg
4. Green Park
5. Rajinder Nagar
6. Anupam PVR, Saket
7. Rajouri Garden
8. Sant Nagar, Ravi Bagh Market
9. Parade Ground
10. Kamla Nagar
11. Ramliila Ground
12. South Extension Part - I
13. South Extension Part - II
14. Mehrauli
15. Greater Kailash
16. Shastri Park, Karol Bagh

DDA :

1. Nehru Place District Centre
2. Mangalam Place District Centre

Note : In addition to above, the concerned agencies shall finalise other sites from time to time.

(vi) Guest House, Boarding and Lodging House	P	P	P	NP	P
(vii) Dharamshala and its equivalent	P	P	NP	NP	P
(viii) Community Hall / Barat Ghar	P	P	NP	NP	P
(ix) Night Shelter	P	P	P	P	P
(x) Community / Recreational Hall, Library, Reading Room, Society Office, Crèche and Day Care Centre.	P	P	P	P	P
C COMMERCIAL					
(i) Local Level (Convenience / Local shopping centre)	P	P	P	P	P
(ii) Cinema / Multiplexes	NP	P	P	P	NP
(iii) Service markets / Informal Bazaars	P	P	P	P	NP
(iv) Wholesale Trade	NP	P	P	NP	NP
(v) Storage, godown and warehousing, cold storage & Ice factory, gas godown.	NP	NP	P	P	NP
R RECREATIONAL					
Recreational (Park, Play grounds, Swimming Pool) / Sports Complex / Stadium / Amusement parks / Recreational Clubs etc.	P	P	P	P	P
M INDUSTRY					
(i) Industrial plot, flatted group industry	NP	NP	NP	P	NP
(ii) Service centre & Service industry	NP	P	P	P	NP
T TRANSPORTATION					
Circulation (Road network with street furniture, Bus terminal, MRTS stations, Parking etc.)	P	P	P	P	P
Bus depot & Workshop	NP	NP	NP	P	NP
G GOVERNMENT					
(i) Local / Government maintenance Offices	P	P	P	P	P
(ii) Offices of utility services providing agencies	P	P	P	P	P
PS PUBLIC AND SEMI PUBLIC FACILITIES					
(i) Hospital (upto 100 beds)	P	P	NP	NP	P
(ii) Primary Health Centre / Family Welfare Centre / Maternity Home / dispensary etc.	P	P	NP	P	P
(iii) Nursing Home / poly clinic / clinic / clinical laboratory etc.	P	P	NP	P*	P
(iv) Dispensary for pet and animals	P	P	P	P	P
(v) Primary school / Middle school	P	NP	NP	NP	P
(vi) School for Mentality / Physically Challenged	P	NP	NP	NP	P
(vii) Technical Training centre (ITI / Polytechnic / Vocational / Training Institute / Management institute / Teacher Training Institute, etc.)	P	P	NP	NP	P
(ix) Facilities - Bus terminal, taxi stand, milk / vegetable booths, religious premises, vending booth, petrol / CNG filling pump, recreational club, police post, police station, fire station, post office, & telegraph office and telephone exchange.	P	P	P	P	P

P: Permitted

P*: Permitted only in Commercial Centres

NP: Not Permitted P**: Special permission as per Mixed use / Special Area Regulations

Notes:

- (i) Park, Open Parking, Circulation and Public Utilities are permitted in all use zones
- (ii) Limited remunerative uses may be permitted for making environmental upgradation of social upliftment projects such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA.
- (iii) Property development in area around Metro Stations (composite) upto a maximum area of 3.0 Ha., shall be

permitted in all use zones, except Recreational and Ridge/ regional park use zone subject to approval of the Technical Committee of DDA.

- (iv) The permission of use premise in the following use zones shall be governed by the specific function of the use zone.

C3- Hotel, P3- Historical Monuments, T1- Airport, T2- Terminal / Depot - Rail / MRTS / Bus/ Truck, T3- Circulation - Rail / MRTS / Road, U1- Water, U2- Sewerage, U3- Electricity, U4- Solid Waste, U5- Drain, G1- president Estate & Parliament House, G3- Government Land (Use Undetermined), PS1 - Cremation and Burial Ground, Religious, A2- Green Belt and A3- River & Water Body.

- (vi) Land use of Village Abadi (Lal Dora) located in any use zone is residential.

8 (3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES

The objective of these regulations is to provide controls for building(s) within use premises excluding the internal arrangement, which are covered in Building Bye-laws.

General Notes

1. Where development controls are not stipulated for any use premise, the same can be formulated by the Authority.
2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR.
3. If the building is constructed with stilt area of non-habitable height (2.4 mts) and is proposed to be used for parking, landscaping, etc. the stilt floor need not be included in FAR.
4. Wherever the building regulations are given for different categories of plots, the area covered and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.

Table 17.1: Minimum Setbacks (Other than Residential Plotted Development)

S.No.	Plot size (in sq.m)	Minimum Setbacks			
		Front (m)	Rear (m)	Side (m) (1)	Side (m) (2)
1.	Upto 60	0	0	0	0
2.	Above 60 & upto 150	3	1.5 (avg.)	-	-
3.	Above 150 & upto 300	4	2 (avg.)	-	-
4.	Above 300 upto 500	4	3	3	-
5.	Above 500 upto 2,000	6	3	3	3
6.	Above 2,000 upto 10,000	9	6	6	6
7.	Above 10,000	15	12	12	12

Note:

- (i) In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be followed.
- (ii) The setbacks are subject to requirements of height and ventilation as per building byelaws.
- (iii) In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans.
- (iv) The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- (v) ESS wherever required to be provided within the plot, is allowed by shifting of side / rear setbacks.

8(4) PARKING STANDARDS

Parking Standards have been prescribed in each use premises however, where it is not prescribed, it will be followed as given in the Table 17.2.

Table 17.2: Parking Standards

S.No	Use Premises	Permissible Equivalent Car Spaces (ECS) per 100 sqm. of floor area
1.	Residential	2.0
2.	Commercial	3.0
3.	Manufacturing	2.0
4.	Government	1.8
5.	Public and Semi Public-Facilities	2.0

ARVIND K. II

27

Annexure II of Item No. 53/2008.

No. K-12011/3/2007-DDIB
Ministry of Urban Development
Government of India
(Delhi Division)

J.D. (UD)'s Office
Diary No. 151-6
Date 2/5/08

Nirman Bhavan, New Delhi,
Dated 29th April, 2008.

Jt. Dir. (D.C.) Office
Diary No. 151-6
Date 2/5/08

To

The vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA, New Delhi.

Senza. Pk. Santra
Diary No. 482
Date 1/5/08

Sub. : Modification of MPD-2021 for Property Development
Control Norms of DMRC - Matter regarding.

Sir,

RECEIVED
29/4/08

I am directed to refer to DDA's letter No. F.3(62)2007/Mr dated 11.4.2008, in response to this Ministry's letters of even number dated 9.8.2007, 10.3.2008 and 1.4.2008 on the above issue and to say that the decisions taken in the meeting held under the chairmanship of Secretary (UD) on 27.4.2007 are well considered decisions and hence immediate steps should be taken for implementation of the decisions. This was also discussed with Vice Chairman, DDA by Secretary (UD) at the meeting held on 28.4.08.

944-B
29/4/08

Yours faithfully,

Copy (8/9.)

(P.K. Santra)
Under Secretary to Govt. of India.
Telefax .23061681

osia/pu
20/4/08
1.5-08

JD (DC)
11/4/08
11/4/08

Santra to JD (DC)
9.5.2008

Item No. : 54/2008
Sub : 23.7.2008
Amendments in Recruitment Regulations for the post of Senior Hindi Translators.
File No. : F7(80)/93/PB-I:

1. Proposal in brief :

- The RRs for the posts of Sr. Hindi Translator were approved by the Authority vide Resolution No.102/92 and the sanctioned posts are 04. The method of recruitment to the post is detailed in Column No.10 & 11 of the RRs which are reproduced below :

Colum.	Subject	Remarks
10.	Method of recruitment whether by direct recruitment or by promotion or by transfer or by deputation and percentage of the vacancies to be filled by various methods.	By promotion failing which by transfer on deputation.
11.	In case of recruitment by promotion / transfer / deputation, grades from which promotion / transfer / deputation is to be made.	<u>PROMOTION :</u> From Junior Hindi Translator / Technical Assistant (Hindi), with 05 years regular service in the grade.

- In the instant case, the feeder cadres for promotion are more than one i.e. Jr. Hindi Translator (JHT) and Technical Assistant (Hindi) (TAH). The Pay Scales of JHT is Rs.5000-8000 whereas the Pay Scale of TAH is Rs.4500-7000. At present, 06 JHT and 01 TAH are in position. The nature of jobs of both the feeder cadres are different. The JHT are performing the duties of translation work whereas the TAH is handling the file / paper work pertaining to implementation of official languages.
- The Jr. Hindi Translators appointed upto October, 1987 had already been promoted to the post of Sr. Hindi Translator (SHT). Out of 04 sanctioned posts of SHT, 01 post has been lying unfilled since 2001 due to the reasons that the Technical Assistant (Hindi) has been representing that she being the senior most eligible candidate and also in the feeder cadre as per RRs, may be promoted to the post of Sr. Hindi Translator (SHT). Though, the incumbent of Technical Assistant (Hindi) is senior to all remaining Jr. Hindi Translators and also fulfills the eligibility criteria as per RRs but is in the lower grade i.e. Rs.4500-7000. On the other hand, the senior most Jr. Hindi Translator has also been representing that since he fulfills the requisite eligibility criteria and also performing the duties of translation, he may be considered for promotion to the post of Sr. Hindi Translator.
- The meetings of the DPC were held twice to fill up the vacant post of Sr. Hindi Translator but could not be concluded due to non-fixing of the quota / ratio between these two feeder cadres and suggested to amend the RRs suitably. Therefore, it has been felt necessary to fix quota / ratio between both these cadres.
- As per GOI, DOPT OM No.2011/5/90-Estt (D) dated 04.11.1992, where promotions to a grade are made from more than one grade, the eligible persons shall be arranged in separate lists in the order of their relative seniority in their respective grades. Thereafter, the Departmental Promotion Committee shall select persons for promotion from each list upto the prescribed quota and arrange all the candidates selected from different lists in consolidated order of merit which will determine the seniority of the persons

Note :

If separate quotas for promotion have not already been prescribed in the relevant Recruitment Rules, the Department may do so now, in consultation with the Commission, wherever necessary.

- It is further clarified in the DOPT guidelines that among the persons in the feeder grades given the same grading, those in the higher scales of pay will rank senior to those in the lower scale of pay.

In view of above and considering the suggestion of the DPC, the following proposal to make amendments in Column 11 of the RRs, is hereby made before the Authority :

Column No. 11:

Colum.11	Existing	Proposed
	PROMOTION :	PROMOTION :
In case of recruitment by promotion / transfer / deputation, grades from which promotion / transfer / deputation is to be made.	From Junior Hindi Translator / Technical Assistant (Hindi), with 05 years regular service in the grade.	From Junior Hindi Translator and Technical Assistant (Hindi) in the ratio of 9 : 1 with 05 years regular service in the grade. This ratio be implemented from the Year: 2001 i.e. from the date of occurrence of vacancy in the cadre of Sr. Hindi Translator.

2. **Background :**

As mentioned in Para 01 above.

3. **Financial Implications, if any :**

Financial up-gradations have already been granted under the ACP Scheme. Hence, there is no financial implications.

4. **Why the Authority's approval is needed :**

In pursuance of the provision of Section 57 of Delhi Development Act, 1957, the Delhi Development Authority has been vested with the powers to make regulations, amendments and regulations thereof.

The amendments in Recruitment Regulations for the post of Sr. Hindi Translator for fixing the quota / ratio in the feeder cadres for promotion are laid down before the Authority which would require Authority's approval. Therefore, it has become necessary to place the matter before the Authority for its approval.

RESOLUTION

Proposals contained in the agenda item were approved with the modification that the ratio for promotion between Junior Hindi Translator and Technical Assistant (Hindi) shall be fixed as 6:1 w.e.f. 2008 instead of 9:1, as proposed in the agenda item.

XXXXXXXXXX

Item No 55 / 2008

23.7.2008

SUB: Widening and strengthening of Bund Road between NH-24 & Railway line near Akshardham temple, Delhi.

File no - F2 (481) FO / CE / SEZ / DDA / 08-09 / Part.

As the Budget Provision could not be made in the RBE.2007-08 and B.E.2008-09 for the work of Widening and strengthening of Bund Road between NH-24 & Railway line near Akshardham temple, Delhi, the appropriation of fund of Rs.14.00 Crores (Rs. Fourteen Crores only) has been approved by VC/DDA, in terms of the Provisions contained in Rule 17 of DDA Budget and Accounts Rules 1982 which provides as under.

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

Provided that the application for additional allotment of funds shall be made to the authority as soon as possible explaining the circumstances under which the expenditure had to be incurred in anticipation of the sanction."

A/A & E/S of the scheme has been accorded for an amount of Rs.1474.13 lacs.(Rs. One thousand four hundred seventy four point one three lacs only) as work outlay and Rs.165.84 lacs(Rs.One hundred sixty five point eight four lacs only) @ Rs.11.25% as Departmental Charges. Necessary provision for the scheme will be made in the proposed Revised Budget Estimates for 2008-09 to be placed before the Authority for the approval.

The Case is submitted before the Authority for accord of approval of appropriation of funds of Rs.14.00 Crores (Rs. fourteen crores only) for the work of Widening and strengthening of Bund Road between NH-24 & Railway line near Akshardham temple, Delhi in accordance with the provision contained in Rule 17 of DDA Budget and Accounts Rules, 1982.

RESOLUTION

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

XXXXXXXXXX

Item No.:- 56 / 2008

23.7.2008

Subject: *Change of Landuse of site measuring 3923.0 sq. mtr. from "Recreational" (Distt. Park) to "Public and Semi Public" facilities (Burial Ground) at Badarpur.*

File No. F20(13)05/MP

1. *The proposal is regarding change of land use from "Recreational" (Distt. Park) to "Public and Semi Public" facilities (Burial Ground) for an area measuring 3923.0 sq. mtr.*
2. *The site falling in Zone 'F' forms part of "Recreational" (Distt. Park) which requires change of land use under Section 11(A) of DD Act. The Technical Committee in its meeting held on 22.07.2005 recommended the proposed change of land use and further approved by the Authority in its meeting held on 19.10.2006 vide Item No. 107/2006.*
3. *Under Secretary to Govt. of India, vide letter dated 11.10.2007 conveyed the approval of Govt. for issue of Public Notice under Section 11(A) and DD Act 1957 for inviting objections / suggestions from Public for carrying out amendment of MPD-2021 with regard to change of land use of 3923.0 Sq. mtr. of land from "Recreational" (Distt. Park) to "Public and Semi Public" facilities (Burial Ground). The Gazette Notification for the proposed modification was published on 31.01.2008.*
4. *In response to the Public Notice , only two objections / suggestions have been received from i) Vijay Panjwani & Co. (advocates) dated 14.2.08 and ii) Ms. Gita Dewan Verma dated 5.02.2008 . The observations are given as below:-*

<i>Objections / Suggestions</i>	<i>Observations</i>
<i>1. As per Mr. Vijay Panjwani the table 9.1. of MPD-2021 Reservation of 100 Ha. of land for City Park (for 10 Lakh) & 25 Ha. land for District Park is required for 5 Lakh population. He has further mentioned in his objection that L.G. has assured the Common Wealth Federation that DDA & all other Agencies would develop Parks & Sports Complex without diverting the landuse of other activities.</i>	<i>The change of land use /modification to the plan is allowed as per provisions of DD Act 1957.</i>

<i>2. Objection of Ms. Gita Dewan Verma</i>	
<i>1. Change of land use from "Recreational" is not permissible and draft ZDP also does not specify the circumstances for such change</i>	<i>The Modifications to the Master Plan/Zonal</i>
<i>2. As per the upgradation in para 2.5 (Social Infrastructure) of Draft Zonal Development Plan, it does not include conversion of Green.</i>	<i>Development Plan are processed under Section 11 A of DD Act 1957</i>
<i>3. Draft Zonal Development Plan does not identify areas in Terms of Proposal for redevelopment. This Public. & Semi Public facility is needed by some settlement for which alternate site may be considered for redevelopment scheme.</i>	<i>Moreover the facility w/r is not part of any redevelopment scheme.</i>

4. Technical Committee vide Item No. vide Item No.57/2008 dated 16.6.08 after considering objections / suggestions approved for processing under Section 11(A) DDA Act 1957.

5. The proposal as above is put up for consideration of Authority for final Notification for change of land use of land measuring 3923.0 sq. mtr.

RESOLUTION

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

II Shri Mahabal Mishra pointed out that existing procedures of change of land use are too lengthy and causing lot of delays in provision of essential public facilities.

b) The Lt. Governor directed that change of land use proposals should be regularly monitored and a consolidated picture of all the pending cases should be put up in the next meeting of the Authority.

XXXXXXXXXX

Item No. 57/2008
23.7.2008

Sub: Proposed change of landuse of plot measuring 0.9666 Ha. at Chankyapuri from 'Residential (Foreign Mission)' to 'Public & Semi public (Socio-Cultural)'.

File No. F3(88)2007/MP

1. BACKGROUND

The above subject was discussed in the Authority Meeting held on 18.6.08 vide Item No. 42/2008 (Annexure-~~I~~ and the Authority resolved as under:- (at page No. 34 to 35).

"The Authority approved the proposals contained in the agenda item. It also agreed with the suggestion given by the chairman NDMC that 'Development control' norms applicable to 'Foreign Missions' should be applicable to this plot as well in order to maintain harmonious skyline and address security requirements for the adjoining Missions".

2. EXAMINATION

The Secretary, Ministry of Overseas & Indian Affairs vide his letter dated 16.7.08 (Annexure-~~II~~) has requested that as already decided by the Authority, while the height of the building shall be restricted to permissible norms applicable for Foreign Missions (15 mts.), the FAR of 120 with 35% ground coverage may be allowed. (at page No. 36).

3. PROPOSAL

3.1 Keeping in view the above, is proposed to process the change of landuse to 0.9666 ha. of area in Chankyapuri (Zone 'D') bounded by existing road and Embassy of UAE in East, 24.38 m. wide existing road in the West, Embassy of Russia in the North and Embassy of Bulgaria in the South from 'Residential (Foreign Mission)' to 'Public & Semi-Public Facilities (Socio-Cultural).'

3.2 The development control norms of 'Public & Semi-Public facilities' (Socio-Cultural activities) shall be applicable subject to maximum height of 15 mts. Residential component (Guest Room) to the extent of 15% of the total permissible FAR may be allowed.

4. RECOMMENDATION

The proposal given above at Para-3 is put up for consideration of the Authority.

R E S O L U T I O N .

The Authority accepted the proposals given by the Ministry of Overseas Indian Affairs and agreed to allow FAR of 120 and Ground Coverage of 35%, subject to restricting the height of the building to 15 mtrs.

The Authority however advised that ground coverage can be increased beyond 35% if the FAR of 120 is not fully achieved within the 15mt. height ceiling.

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

XXXXXXXX

Item No. 42/2008

18.6.2009

Sub: Proposed change of landuse of three plots measuring 0.9666 Ha (2882.99 sq.m. + 2971.27 sq.m. +3812.4 sq.m.) in the Planning Zone 'D' (Chankyapuri) from 'Residential (Foreign Mission)' to 'Public & Semi public (Socio-Cultural)' for construction of building of Pravasi Bhartiya Kendra and special permission of the Authority for incorporation of Residential/Guest room component in this building.

File No. F3 (88)2007/MP

1.0 BACKGROUND

A reference has been received from L&DO vide letter no. F.No. LII/A-11(1538)/760 dated 16.11.2007 requesting for change of landuse of land measuring 0.9666 Ha (2882.99 sq.m. + 2971.27 sq.m. +3812.4 sq.m.) (Plot No. 15A, 15B and 15C) allotted by L&DO to Ministry of Overseas Indian Affairs at Chankyapuri for construction of Pravasi Bhartiya Kendra. These plots are located in Zone 'D' along 24.38 m Road. The landuse of these site u/r is Residential (Foreign Mission) which is requested to be changed from 'Foreign Mission' to 'Socio-Cultural'.

2.0 EXAMINATION

- 2.1 As per MOUD & MOIA letters the proposed Pravasi Bhartiya Kendra to be constructed by Ministry of Overseas Indian Affairs, shall be part of Institutional landuse, for various activities, such as information centre, socio-cultural activities & welfare activities for overseas Indians.
- 2.2 As per the Master Plan for Delhi - 2021 Cultural and Information Centre is permitted in use zone RF-Foreign Mission, within the norms of Foreign Mission. However, as per the letter dated 9.05.08 from Executive Director NBCC, FAR of 120 has been requested, which is permitted for Public and Semi-Public Use (Socio-cultural activities). This involves change of landuse under Section 11-A of DD Act.
- 2.3 However, as per the letter dated 9.05.08 from Executive Director NBCC, FAR of 120 has been requested, which is permitted for Public and Semi-Public Use (Socio-cultural activities). This involves change of landuse under Section 11-A of DD Act.

The plan forwarded by NBCC indicates the following activities in the building:

- i. Exhibition hall, lecture rooms, library, office rooms, theatre, convention hall, guest room, dining area and other facilities such as banks, exchange counter.
- ii. Guest rooms (temporary residential accommodation). This is about 15% of the total proposed floor area.

- 2.4 The proposed change of landuse was considered by the Technical Committee in its meeting held on 15.05.08 vide item no. 50/2008. The decision of the Technical committee is placed at Annexure 1 at page No. 53 to 54.
- 2.5 The activities specified at para (i) is permissible in Public and Semipublic use (Socio Cultural facility), whereas the proposed guest rooms are not permitted under Public and Semipublic use (Socio Cultural facility) as per MPD 2021.
- 2.6 Since, guest rooms are not permitted under Public and Semipublic use (Socio Cultural facility), permission from the Authority as per sub clause 8.2 (Page 125 of MPD 2021 Gazette notification) is required to allow max. 15% of the total permissible floor area of this premise for temporary Residential accommodation (Guest Rooms).

3.0 PROPOSAL

- 3.1 Accordingly it is proposed that the change of landuse for 0.9666 ha. Be considered for processing for change of landuse from 'Residential' (Foreign Mission) to 'Public & Semi-Public Facilities' (Socio-Cultural) activities of Pravasi Bhartiya Kendra.
- 3.2 To allow guest rooms (max 15% of the total permissible floor area) in this 'Public & Semi-Public use zone (Pravasi Bhartiya Kendra) as a case of special permission from the Authority as per MPD 2021 sub clause 8(2).

RECOMMENDATIONS.

The proposal given at para 3.0 above is recommended for consideration of the Authority.

R E S O L U T I O N

The Authority approved the proposals contained in the agenda item. It also agreed with the suggestion given by the Chairman NDMC that 'Development Control' norms applicable to 'Foreign Missions' should be applicable to this plot as well in order to maintain a harmonious skyline and address security requirements for the adjoining Missions.

X X X X X X



के. मोहनदास
K. Mohandas

- 36 -

ANNEXURE-II

Annexure-II of Item
No. 57/2008

ANNEXURE - 2

प्रवासी भारतीय कार्य मंत्रालय
भारत सरकार

अकबर भवन, अणमध्यपुरी
नई दिल्ली - 110 021

Secretary

Ministry of Overseas Indian Affairs
Government of India

Akbar Bhawan, Chanakyapuri
New Delhi - 110 021

Tel : 24674143 & 44, Fax : 24674140

D.O.No.OI/14012/1/2004-DSK

July 16, 2008

Dear Sir,

Please refer to this Ministry's proposal regarding construction of Pravasi Bhartiya Kendra (PBK) for which change of land use from "Foreign Mission" to "Institutional - Culture & Socio Information Centre under Socio Cultural & Community facility" category with FAR 120 with ground coverage of 35% has been requested.

2. It is learnt that the Authority has approved the proposal with the proviso that "Development Control" norms applicable to "Foreign Mission" should be applicable as well in order to maintain a harmonious skyline and address security requirements for adjoining Missions. As you are aware, Hon'ble Prime Minister, while inaugurating Pravasi Bhartiya Divas on 8th January, 2008, had unveiled the model of the proposed Kendra. Taking the concept of the PBK already approved at the appropriate level, the drawings of the building have already been submitted to the NDMC for scrutiny/approval. It is proposed to lay the Foundation Stone of the building in September, 2008.

3. We appreciate the concern of the Chairman, NDMC that while constructing the building, the need to maintain a harmonious skyline and address security requirements for the adjoining Missions should be kept in view. It will be ensured that these aspects are incorporated in the plan.

4. In the light of the above as also to achieve the desired objectives of the proposed Kendra, I would request that development norms applicable for Socio-Cultural activities with permissible FAR 120 with ground coverage 35%, may kindly be allowed for the PBK.

With regards,

Shri A.K. Nigam
Vice-Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi

Yours sincerely,

(K. Mohandas)

Item No. 58/2008

23.7.2008

Sub: Change of landuse of an area measuring 2.58 acres (1.04 Ha) at 24, Tilak Marg, New Delhi in Planning Zone -D from 'Public & Semi Public Facilities' to 'Government office'.

File no. F3(2)2005/MP

1. BACKGROUND

The Ministry of Urban Development, vide letter no. K-20013/15/2004/DDIB dated 26th May 2008 (Annexure - I) convey the approval of the Government for issue of Public Notice under section 11(A) of Delhi Development Act, 1957 for inviting objections/suggestions from the public for carrying out the change of landuse of 2.58 acres of land, 24, Tilak Marg, New Delhi. (at page no. 38 to 39).

Accordingly a Public Notice for the proposed change of landuse was issued vide SO No. 1442(E) dated 13th June 2008 (Annexure - II) under section 11 (A) of Delhi Development Act, 1957 inviting objections / suggestions from the Public. (at page no.40).

After expiry of 30 days no objection / suggestion has been received against the Public Notice for proposed change of landuse dated 13.06.08.

2. PROPOSAL

The proposed change of landuse of an area measuring 2.58 acres (1.04 ha) at 24, Tilak Marg, New Delhi, in Zone D, bounded by Sikandra Road in the north, Tilak Marg in the east, Plot no. 7 in the west and College of Arts in the south from 'Public & Semi Public Facilities' to 'Government office' is placed before the Authority for consideration and approval.

RESOLUTION

I. Commissioner (Planning) suggested that development control norms on this building should be different from other office plots due to its strategic location. He pointed out that FAR of the proposed building should be restricted to 120 with ground coverage of 35% and height of 15 mt. as the plot falls in the Lutyen's Bungalow Zone.

b) The Joint Secretary (D&L), Dr. M.M. Kutty, pointed out that new restrictions should not be imposed at this stage.

II. The Lt. Governor directed that the proposals contained in the agenda item should be approved but the Technical Committee should study the building Plans and ensure that sanctity of the Lutyen's Bungalow Zone is fully maintained and character of the area is not disturbed. He directed that the requirements of the Archeological Survey of India should be catered to as far as possible.

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

2. The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.

X X X X X X X X

ANNEXURE - 1
Annexure-I of Item No. 58/2008

No. K-20013/15/2004- DDIB
Government of India
Ministry of Urban Development
[Delhi Division IB]

Nirman Bhawan, New Delhi.
Dated : 26 May, 2008.

To

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

Subject: **Change of land use of Plot measuring 2.58 acres allotted to Ministry of Culture at 24, Tilak Marg (Sikandra Road), New Delhi from Public and Semi Public to Government Office**

Sir,

I am directed to say that a plot of land measuring 2.58 acres at 24, Tilak Marg (Sikandra Road), New Delhi was allotted to Ministry of Culture by Land and Development Office for construction of "L" shaped building for Archeological Survey of India. The allotment was made subject to change of land use in the lay out plan of the area and in accordance with the Master Plan of Delhi and LBZ guidelines. A copy of allotment letter is enclosed. The plot allotted is a bungalow plot and as per the Zonal Plan of Zone 'D', the land use of this site is public and semi public and construction of office is not permissible.

The proposal of Archeological Survey of India for allowing construction of the building in relaxation of the LBZ guidelines has been under consideration in consultation with all concerned for quite some time. In this connection your office letter number F.3(2)2005-MP dated 18.04.2007 may please be referred to. The matter was discussed at the meeting taken by the Secretary (UD) on 12.11.2007 which was also attended by the VC, DDA. Subsequently, a proposal for relaxation in the prevailing instructions on bungalow plots located in LBZ area and

general LBZ guidelines was sent to the Prime Minister's Office. The Prime Minister's office vide their communication dated 16.5.2008 has conveyed the approval of PM to the proposal of this Ministry.

The proposal for change of land use from public and semi public to Government office has been considered by the Government. Accordingly, the undersigned is directed to convey the approval of the Government for issue of public notice under section 11A of Delhi Development Act, 1957 for inviting objections / suggestions from public for carrying out amendment of MPD-2021 with regard to change of land use of 2.58 acres of land at 24, Tilak Marg (Sikandra Road), New Delhi in Zone 'D' bounded by Sikandra Road, Bhagwan Das Road and Tilak Marg from 'public & semi public' to 'Government office' for construction of 'L' Shaped Building for Archeological Survey of India.

2. It is requested that immediate action may please be taken in the matter and a copy of the Public Notice issued may be sent to this Ministry for record.

Yours faithfully,


(P.K. Santra)

Under Secretary to the Govt. of India
Telefax: 23061681

O/c



भारत का राजपत्र The Gazette of India

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PART II—Section 3—Sub-section (ii)
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सं. 802]
No. 802]

नई दिल्ली, शुक्रवार, जून 13, 2008/ज्येष्ठ 23, 1930
NEW DELHI, FRIDAY, JUNE 13, 2008/JYAISTHA 23, 1930

दिल्ली विकास प्राधिकरण
(मुख्य योजना अनुभाग)
सार्वजनिक सूचना
नई दिल्ली, 13 जून, 2008

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
PUBLIC NOTICE

New Delhi, the 13th June, 2008

का.अ. 1442(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली मुख्य योजना/जोन-'डी' को क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो/कोई सुझाव देना हो, तो वह अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तारीख से तीस (30) दिनों की अवधि के अन्दर प्रधान आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, आई.ए.ए. नई दिल्ली-110023 को लिखित रूप में भेज सकता है। आपत्ति करने अथवा सुझाव देने वाला व्यक्ति अपना नाम और पता भी दे।

S.O. 1442(E).—The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi/Zonal Development for Zone-'D' is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Principal Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and address.

संशोधन :

Modification :

"जोन-'डी' में 24, तिलक मार्ग, नई दिल्ली स्थित 2.58 एकड़ (1.04 हेक्टेयर) क्षेत्र, जो उत्तर में सिकन्दरा रोड से, पूर्व में तिलक मार्ग से, पश्चिम में प्लॉट नं. 7 से और दक्षिण में कॉलेज ऑफ आर्ट से घिरा हुआ है, को भूमि उपयोग को "सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाओं" से "सरकारी कार्यालय" में परिवर्तित करने का प्रस्ताव है।

"It is proposed to change the landuse of an area measuring 2.58 acres (1.04 Ha) at 24, Tilak Marg, New Delhi in Zone-'D' bounded by Sikandra Road in the north, Tilak Marg in the east, Plot No. 7 in the west and College of Arts in the south from 'Public and Semi-Public Facilities' to 'Government Office'.

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

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

[सं. एफ. 3(2)/2005-एम. पी.]

[No. F. 3(2)/2005-MP]

विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

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

Item No. 59/2008
23.7.2008

Sub: Proposed Modifications to the MPD-2021.

F.3 (33)/2008/MP/Pt.

1.0 Background:

1.1 The Ministry of Urban Development, Govt. of India vide letter No. K-12011/5/2007-DDIB dated 24.4.08 and subsequent letter dated 13.5.08 had forwarded the proposed modifications in the Master Plan for Delhi - 2021 for issue of public notices for inviting objections / suggestions from the public. Accordingly, five public notices were issued on 30.4.08, 16.5.08 and 18.5.08, 08.6.08 and 09.6.08 in the Local Newspapers for inviting public objections / suggestions (Annexure-I at page No. 44 to 50).

1.2 A Board for Enquiry and Hearing for considering the objections / suggestions on the proposed modifications in MPD-2021 was appointed with the approval of Lt. Governor, Delhi. Accordingly the appointment of the Board was notified, under Chapter-III of Delhi Development (Master Plan and Zonal Development Plan) Rules 1959, vide Gazette Notification dated 3.7.08 issued by the DDA. The Board comprises of Finance Member, DDA, Chairman and Engineer Member, DDA, Commissioner, MCD, Chief Planner, TCPO and Shri Sudesh Bhasin, Councilor, MCD as Members and Additional Commissioner (Plg.)-I as Convener & Secretary.

The same Board shall also hear the objections / suggestions in future, which are received in response to the public notices, if any, issued for the modification of the MPD-2021 (Annexure-II at page No. 51).

1.3 The number of objections / suggestions received in response to the public notices issued for the proposed modifications are as under:

Public Notices and Objections / Suggestions received:

Date	30.4.08	16.5.08	18.5.08	08.6.08	09.6.08
Nos.	370	315	4	60	32

The Board heard 115 respondents who attended the hearing organized in the DDA during four sessions on 5.7.08, 6.7.08 and 41 respondents on 18.7.08, The Board recommended no change in the proposed modifications in the MPD-2021, except some modifications as mentioned in the Reports of Recommendation of the Board of Enquiry and Hearing dated 14.7.08 and 21.7.08 (Annexure-III and IV at page No. 52 to 55 and 56 to 57).

1.4. The Authority, earlier in its meeting held on 18.6.08 vide Item No.35/2008 and 37/2008 also considered the modifications in the MPD- 2021 as under:

1.4.1 **Item No.35/2008:** Suggestions given by Shri Mahabal Mishra to be included and forwarded to the Ministry of Urban Development for consideration of Sub Para-15.8 of the proposed amendments:

"that libraries and computer centres should be permitted in the basements of institutional plots allotted for educational purpose in order to ensure optimum utilization of space for educational purposes. This should not be counted towards FAR, so that educational institute are encouraged to provide bigger and better libraries and computer centres. In case the use of basements for these activities leads to exceeding the permissible FAR on the plot, such excess FAR should be allowed to be used subject to payment of appropriate charges prescribed by the Government."

1.4.2 **Item No.37/2008:** Modification in MPD-2021 with regard to Conversion Charges.

"Shri Mahabal Mishra pointed out that in the last meeting of the Authority it had been agreed at Page-12 of the minutes that 'Conversion Charges' should not be charged for constructing PSP facilities at Village and Community Level and there should be moratorium on payment of 'conversion charges' if the land owners put up PSP facilities in and around the villages in a defined time frame.

a) *Shri Rajesh Gahlot and other non-official members endorsed this amendment and recommended that the agenda item be approved with the modification that "Zero Conversion Charges" shall be levied for*

developing Village and Community level PSP facilities around the villages so that land owners are encouraged to provide the deficient PSP infrastructure around the Villages on priority.

- b) The Lt. Governor supported the recommendation and directed that the amendment moved by all the non-official members should be recommended to the Ministry of Urban Development for inclusion in the proposed modification in order to ensure fast track development around the villages."

2.0 Proposal:

- 2.1 The Recommendations of the Board of Enquiry and Hearing as mentioned in para 1.3 and the suggestions as given in para 1.4 are placed before the Authority for consideration and onward submission to the Ministry of Urban Development, Govt. of India, for issue of final notification under Section-11 of the Delhi Development Act 1957.

R E S O L U T I O N

After detailed discussions, the proposed modification to the MPD-2021, as detailed in five public notices and in paras 1.3 and 1.4 of the agenda item, were approved by the Authority with the following modifications against the relevant public notices/paras:

- a) Public Notice dated 30.4.2008
Sub para 15.6.3

"Small shops of maximum 20 sq.m. area restricted to one, trading in or dealing with specified items/activities allowed on ground floor only in a residential plot, including in A & B category of colonies. However, small shops of maximum 20 sq.m. area each restricted to maximum permissible number of dwelling units in the plot or four in number, whichever is less, trading in or dealing with specified items/activities existing as on 07.02.2007 may continue on ground floor only in a residential plot, including in A & B category of colonies."

- b) Public Notice dated 16.5.2008
Sub para 15.4 (ii)

"Entire ground floor of DDA flats on mixed use/commercial use area/stretches/roads/is allowed for mixed use/commercial use existing as on 07.02.2007. No amalgamation of two or more DDA flats shall be allowed."

- c) Public Notice dated 8.6.2008
Sub para 15.7.1 Clause (e).

The non-official members pointed out that MCD has given permission in some cases after 7.2.2007 because there was no limitation of date in the Master Plan.

- d) Public Notice dated 9.6.2008

The Principal Commissioner, Shri V.K. Sadhu, suggested that "the proposed amendments should cover both the stand alone hotel plots as well as the hotels which form part of commercial areas." This was agreed to.

DELHI DEVELOPMENT AUTHORITY		
(MASTER PLAN SECTION) PUBLIC NOTICE		
<p>The following modifications which the Delhi Development Authority/ Central Government proposes to make to the Master Plan for Delhi-2021 are hereby published for public information. Any person having any objection or suggestion with respect to the proposed amendments may send the objection/ suggestion in writing to the Principal Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his/her name and address.</p> <p>Proposed Amendments to MPD-2021:</p>		
Sl. No.	Para/ Clause No. of MPD 2021	Proposed Modification
1.	Clarification (4) below sub para 15.3.2 (Group Housing in all categories of colonies)	This may be substituted by the following: Only professional activity, small shops in terms of para 15.6.3 and tuition centres for school children only shall be permissible. Retail shops specifically provided for in the layout plan of group housing would be permissible.
2.	Sub para 15.3.3 (iv)	At the end of this sub para, the following note may be added: Note: The local body shall carry out a survey in those streets/ roads in urban villages and regularized unauthorized colonies not surveyed pursuant to the provisions of MPD 2021 notified on 7.2.2007, within a period of three months of this notification.
3.	Sub para 15.6.3	The heading of this sub para may be amended as under: Small shops of maximum 20 sq.m. area each, restricted to maximum permissible number of dwelling units in the plot or four numbers, whichever is less, trading in or dealing with specified 24 items/ activities are allowed on ground floor only in a residential plot, including in A & B category of colonies.
4.	Sub para 15.7.2	At the end of this sub para, the following note may be added: Note: Coaching centres/ tuition centres shall also be allowed to operate on a minimum ROW of 9 m unless lesser ROW is specified in all colonies planned and developed prior to 1962 including A & B category colonies.
5.	Sub para 15.7.3	The first two sentences of this sub para may be amended as under: The above mentioned public and semi public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras:
6.	Sub para 15.7.3 (vii)	This clause may be amended to read as under: Coaching centres and tuition centres referred to in para 15.7.1 (f) including computer coaching and language coaching centres shall be permissible in up to 2/3rd of the maximum permissible FAR of the plot size subject to a maximum of 500 sqm built area and basement. There shall be no restriction on the size of the plot. Use of basement shall be subject to clearance from the fire authorities and other statutory bodies as per the relevant provisions of MPD 2021 and Unified Building Bye Laws, 1983, amended from time to time. In case the use of basement for coaching centres and tuition centres including computer coaching and language coaching activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government. Other existing coaching/ tuition centres may be allowed to continue till end of May, 2008 and shift to conforming locations by then. The tuition centres for school children only, shall also be permissible in the ground floor dwelling of any group housing on a maximum floor area of 100 sqm or 50% of the floor area of the flat, whichever is less.

30/4/08

Annexure-I of
Item No. 59/2008

30/4/08


30.4.2008

7. Sub para 15.8 (iv)	This sub para may be amended to read as under: Professional activity in basements is permissible in plotted development, subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case, the use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.
8. Clause 15.9	After sub para (v), the following sub para may be added: (vi) In respect of residential premises already under mixed use on 7.2.2007 in Special area, the owner/ allottee/ occupier of the plot/dwelling unit in case of plotted development and dwelling unit in case of Group Housing shall be required to declare such mixed use, by filling up a form in this respect and depositing it with local body concerned, and pay one time registration charges at the rate to be notified with the approval of the Central Government in terms of para 15.9.1 within a period of 6 months of notification. Annual payable conversion charges shall be paid by such registrant within a period of one month of such registration without payment of any penalty under clause 15.9 (v)
9. Sub para 15.12.2	At the end of this sub para the following note may be added: Note: The local body shall carry out a survey in those areas/ streets/ roads in urban villages and regularized- unauthorized colonies not surveyed pursuant to the provisions of MPD 2021 notified on 7.2.2007, within a period of three months of this notification.
10. Sub Clause 8(2)(v) Under Chapter 17	This may be amended to read as under: (v) Land use of village Abadi (Lal Dora/Firni) located in any use zone is residential.

Date: 30.04.2008
 New Delhi
 No. F.3(33)/2008-MP

VERIDDA Website: www.veridda.com
 Sd/-
 (M. Bansal)
 P.R. Comm. Cum Secretary
 Urban Development Authority

16/5/08

 DELHI DEVELOPMENT AUTHORITY		
(Master Plan Section)		
PUBLIC NOTICE		
<p>The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021 are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Principal Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his/hor name and address.</p>		
PROPOSED MODIFICATIONS		
S.No.	Para / Clause No. of MPD 2021	Proposed Modification
1.	15.9	At the end of clause (ii), the following shall be added : "For mixed use for the year 2006-07 and 2007-08, the property owner / allottee shall be allowed to pay one time registration charges and annual conversion charges without payment of any penalty under clause 15.9 (v) for mixed use within a period of two months of this Notification"
2.	15.12.1 (c)	This clause shall be amended to read as under : "In E, F & G category colonies, where 80% of residential plots are under mixed use, or if there are 150 shops, within a contiguous area of 1.0 hectare, the Local Body shall carry out a survey in such areas within a period of three months from the date of this Notification"
3.	15.8	This shall be amended to read as "Retail Shops and Offices"
4.	15.6.1 (i) and 15.6.1 (ii)	Clause 15.6.1 (i) and 15.6.1 (ii) shall be amended to read as under: 15.6.1 (i), Retail shops and Offices shall be permitted on plots abutting streets notified for mixed use only on the ground floor upto the maximum permissible ground floor coverage. (ii) Mixed use from basement on such streets may be allowed, subject to relevant provisions of building bye-laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used, subject to payment of appropriate charges prescribed with the approval of Government. Paras 15.3.2.1, 15.3.2.2, 15.3.2.3, 15.3.3.(i) and 15.4 and any other relevant provisions shall be read along with the above provisions.
5.	16.2.3	This sub para shall be amended to read as under: "Special Area Building Regulations shall be framed for Special Area, unauthorized, regularized colonies and village abadis. Owners in Special area, unauthorized regularized colonies and village abadi shall register themselves with the Local Body by within the next three months. They will also submit a certificate of structural safety by qualified engineers. Owners / occupiers of properties beyond 15 m height, may bring the structure within prescribed height by 30th June, 2009. Subject to height restriction of 15 m, all buildings covered by such registration shall be exempted from punitive action till Special Area Building Regulations for these areas are notified or maximum three years, whichever is earlier"

6	15.12.3 (vii)	This clause shall be amended to read as under: "Commercial activity in basement on such streets shall be permitted, subject to relevant provisions of building bye laws, structural safety and fire safety clearance. However, if such use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government"
7.	15.3.3(i)	The Sub para shall be amended to read as under: Where more than 50% of the plots in a stretch / street, are having shops / offices and other activities permitted in LSC on ground floor, such streets / stretches shall be eligible for notification as mixed use street. The sub para shall be amended to read as under: Where more than 70% of the plots abutting roads of ROW of 24 m or more in a stretch of atleast 300 m, in regular plotted development are under commercial use as permissible in LSC provided that no street in colonies in A and B categories shall be notified as commercial street.
8.	15.4(ii) Under Group Housing	"Only....." is substituted by the following: Entire ground floor of DDA flats on mixed use / commercial area / stretches / roads is allowed for mixed use / commercial use. No amalgamation of two or more DDA flats shall be allowed.
9.	4.4.3(xvii) Residential Plot-Plotted housing	The following is added after the "height": a) Projection / chajjas / covered chajjas built up portion which existed before 7.02.07 upto 1.0 m and above 3 m height from the ground level shall be regularized for plot size upto 175 sqm on roads below 24 m ROW in pre 1962 colonies (except for A & B category), in unplanned areas (including Special Area, village abadi and unauthorized-regularized colonies) and resettlement colonies. The owners / occupiers shall have to obtain structural safety certificate and fire clearance within a reasonable period of time as notified by the government. Such projections / built up portion thereon shall be counted in FAR and in case of excess FAR over and above permissible FAR, then such FAR in excess shall be regularized subject to payment of appropriate charges as approved by the government. b) The local body concerned shall carry out a survey within a period of two months from the date of notification of all such projections eligible to be regularized and put such list in public domain, for objections from the occupiers / owners and any person of the public against inclusion / exclusion of such projection in the list and the list thereafter will be finalized within a period of one month after considering such objections received in writing.

File No: F.3(3)2008-MP/PL
Date: 16.05.2008
New Delhi
P.R. COMM. CUM - SECRETARY,
DELHI DEVELOPMENT AUTHORITY
SD/-
Please visit DDA website - dda.org.in or dial 42895566


DELHI DEVELOPMENT AUTHORITY
**(MASTER PLAN SECTION)
PUBLIC NOTICE**

The following modifications which the Delhi Development Authority/ Central Government proposes to make to the Master Plan for Delhi-2021 are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the Principal Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection/suggestion should also give his/her name and address.

PROPOSED MODIFICATIONS

Sl. No.	Para/Clause No. of MPD-2021	Proposed Modification
1.	Page 46 Table 7.3 note para (v)	Banquet hall shall be permissible in Industrial premise subject to specifications/regulations as may be prescribed, along with conversion charges as prescribed by the Government from time to time will be levied.
2.	Page 46 Table 7.3 note para (vi)	Industrial units/plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing, development control norms, subject to payment of conversion charges as prescribed by the Government from time to time will be levied and cost of parking as decided by Government from the time to time. The activities permissible in local shopping centres will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.
3.	Page 78 para 12.12.2 sub para (vii)	Maximum 10 FAR permissible for non-inflammable, non-hazardous commercial activities subject to payment of conversion charges as prescribed by the Government from time to time will be levied / levies as may be prescribed.
4.	Page 120 clause 15.12.3 para (iv)	On notification of a commercial street/area under this clause, such streets/areas shall be considered as local shopping centres as mentioned in Chapter 5.0 of this Plan. The plot owners/allottees on these commercial streets/areas shall have to pay conversion charges as prescribed by the Government from time to time will be levied, in respect of the built up area used for commercial purpose, provided that such built up area shall not exceed the residential development control norms applicable to the plot. This is a one-time facility for plot allottees/owners in such commercial areas / streets and shall not be considered as relaxation of the development control norms in future.
5.	Page 123 clause 2 (10)	Conversion charges as prescribed by the Government from time to time will be levied/other levies shall be payable wherever landuse conversion is enabled at premise level by the Master Plan/Zonal Plan, Mixed Use Regulations and other Regulations.

F.No.F3(33)2008/MP/Pt.

Date:18.05.2008
New Delhi.
 Sd/-
(V.M. Bansal)
Pr. Commissioner-Cum-Secretary,
Delhi Development Authority

Please visit DDA's website: dda.org.in or dial 42895566

18/5/08

TOI 8/6/2008 - 49 -

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)
No. F3(33)2008-M.P.P.

PUBLIC NOTICE
The following modifications, which the Delhi Development Authority/Government proposes to make to the Master Plan for Delhi-2021 under Section 11-A of DD Act 1957 are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Principal Commissioner - cum - Secretary, Delhi Development Authority, B Block, Vikas Sadan, New Delhi - 110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his/her name and address.

PROPOSED AMENDMENTS TO MPD 2021

Annexure - A.

Sl. No.	CLAUSE NO.	PROPOSED MODIFICATIONS
1.	Other activity (Under sub para 15.2.2(1))	This clause shall be substituted by the following: "Other Activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.2.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 15m ROW in regular plotted development, since these activities are in the nature of Public and Semi Public facilities. New banks, fitness centres, wellness centres and NGOs will not be permissible. Banks which existed as on 7.8.2007, fitness centres, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1), in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 15m ROW, on the date of notification, shall however, continue."
2.	Clause (ii) of sub para 15.7	After the clause, the following shall be added: "iii. Wellness centres, including Day Spas, Weight Loss Centres, Ayurvedic Centres offering Ayurvedic treatment / Salons offering Ayurvedic treatment / medical services and operating as on 7.2.2007".
3.	Clause (e) of sub para 15.7.1	At the end of the clause, the following shall be added: "as existed on 7.2.2007"
4.	Clause (f) of sub para 15.7.1	After clause (f), the following shall be added: "(g) Non-profit making; Non-Governmental Organizations (NGOs) existing as on 7.2.2007 and registered as such under section 12 A (1) (b) of the Income Tax Act, 1981."
5.	Notes below sub para 15.7.2	In the Note with mark, the words and fitness centres shall be deleted.

Sl. No.	CLAUSE NO.	PROPOSED MODIFICATIONS
6.	Clause (ii) of sub para 15.7.3	"ii. Banks shall be permissible on maximum 2/3 of FAR subject to 500 sqm while guest houses, nursing homes, wellness centres including Day Spas, Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services will be permissible upto 3/4 of the floor area."
7.	Clause (iii) of sub para 15.7.3	In this clause, between the words "fitness centres" and "and", the following shall be inserted: "Wellness Centres including Day Spas/ Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services."
8.	Clause (iv) of sub para 15.7.3	In this clause, between the words "fitness centres" and "operating", the following shall be inserted: "Wellness Centres including Day Spas/ Weight Loss Centres / Ayurvedic Centres offering Ayurvedic treatment / Salons offering fitness & aesthetic medical services."
9.	Clause (vi) of sub para 15.7.3	"Primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centres, (including Gymnasium, Yoga/Meditation Centre) is permitted on any floor. It is also permitted in the basement subject to relevant provisions of Building Bye-laws, structural safety norms and the safety clearance in case of fire. The use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government."
10.	Clause (ix) of sub para 15.7.3	After this clause, the following additional clause shall be added: "(x) NGOs as referred to in clause (g) of sub para 15.7.1 if not registered within one year from the date of notification, Activities of NGOs will be allowed to continue only from that part of the premises which was in use as on 7.2.2007 without permitting any further increase subject to the condition that it leaves less than 2/4 of the floor area."
11.	Sl. No. 14 under Table 13.21	In this Sl. No. under the heading 'Activity', 'Swimming Pool' shall be added.
12.	Table 13.21	Below this table, the following foot note shall be added: "Note: Physical training with equipment is permitted activity in the Indoor Games Hall."

File No. F3(33) 2008-M.P.P.1
P.C. Commr.-cum-Secretary,
New Delhi
Date: 8 June, 2008
Delhi Development Authority
New Delhi
4285556

TOT 9/6/2008

- 50 -

DELHI DEVELOPMENT AUTHORITY

**(MASTER PLAN SECTION)
PUBLIC NOTICE**

The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi 2021 under section-11(A) of DD Act-1957, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/ suggestion in writing to the Principal Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his/her name and address.

PROPOSED AMENDMENTS TO MPD-2021
Table 5.4 Development Control-Commercial Centres on page 36 of MPD 2021 be amended to read as under:

Use/Use Premises	Maximum Coverage (%)	FAR	Height (mts)	Parking Standards FCS/100 sqm. of floor area	Other controls
(c) Hotel	40	225	NR*	3	i. Maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilised, 25% of the utilised ground coverage shall be counted towards FAR. ii. Maximum 20% of the FAR can be used for the Commercial Offices, Retail & Services shops. iii. The enhanced FAR will be allowed subject to payment of charges to be prescribed/notified by the Government.

NR* - No Restriction, Subject to clearance from AAI, Delhi Fire Service and other statutory bodies.

FAR* In respect of all hotels except those located in LBZ area, Civil Lines Zone and hotels existing on heritage structures.

Sd/-
File No. F20(4)2005/MP/PL(A) (V.M. BANSAL)
Date: 9th June, 2008 Pr. Commr.-cum- Secretary,
New Delhi Delhi Development Authority

Please visit DDA's website at www.dda.org.in or dial 42895588

TOT 9/6/08

रजिस्ट्री सं० डी० एल०-33004/99

REGD. NO. D. L. 33004/99

भारत का राजपत्र

The Gazette of India

असाधारण

EXTRAORDINARY

भाग II-खण्ड 3-उप-खण्ड (ii)

PART II-Section 3-Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 927]
No. 927]नई दिल्ली, बुधवार, जुलाई 3, 2008/आषाढ़ 12, 1930
NEW DELHI, THURSDAY, JULY 3, 2008/ASADHA 12, 1930दिल्ली विकास प्राधिकरण
(प्रधान आयुक्त एवं सचिव कार्यालय)
अधिसूचना

नई दिल्ली, 3 जुलाई, 2008

विषय : दिल्ली विकास (मुख्य योजना और क्षेत्रीय विकास योजना) नियम, 1959, के नियम-9, अध्याय-III, के अन्तर्गत 'जांच और सुनवाई बोर्ड' का गठन।

का.आ. 1616(अ).—दिल्ली मुख्य योजना-2021 में संशोधन के संबंध में दिनांक 30-4-2008, 16-5-2008, 18-5-2008, 8-6-2008 और 9-6-2008 को समाचार-पत्रों में सार्वजनिक सूचनाएं प्रकाशित की गई थीं, जिनके द्वारा जनता से 30 दिनों के अन्दर आपत्तियाँ/सुझाव आमंत्रित किए गए थे।

दिल्ली विकास (मुख्य योजना और क्षेत्रीय विकास योजना) नियम, 1959 के प्रावधानों के अन्तर्गत दिल्ली विकास प्राधिकरण एतद्वारा, निर्धारित अवधि के अन्दर प्राप्त हुई आपत्तियों/सुझावों पर विचार करने के लिए निम्नलिखित 'जांच एवं सुनवाई बोर्ड' की नियुक्ति करता है :-

- | | |
|--|------------------|
| (i) वित्त सदस्य, दि.वि.प्रा. | —अध्यक्ष |
| (ii) अभियंता सदस्य, दि.वि.प्रा. | —सदस्य |
| (iii) आयुक्त, दि.न.नि. | —सदस्य |
| (iv) मुख्य नियोजक, ग्राम एवं नगर योजना संगठन | —सदस्य |
| (v) श्री सुदेश भसीन, पार्षद, दि.न.नि. | —सदस्य |
| (vi) अपर आयुक्त (योजना)-I, दि.वि.प्रा. | —संयोजक एवं सचिव |

उपर्युक्त बोर्ड, दि.सु.यो.—2021 में संशोधन हेतु जारी की जाने वाली परवर्ती सार्वजनिक सूचनाओं, यदि कोई हो, के प्रत्युत्तर में प्रविष्य में प्राप्त होने वाली आपत्तियों/सुझावों को भी सुनवाई करेगा।

[सं. एम.पी.पी.आर./डी.डी.ए./2008/एफ-1140]

विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

2521 GI/2008

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

NOTIFICATION

New Delhi, the 3rd July, 2008

Sub.: Constitution of Board of Enquiry and Hearing under Rule 9, Chapter III, Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959.

S.O. 1616(E).—Public Notices in respect of amendments to the Master Plan for Delhi-2021 were published in the newspapers on 30-4-2008, 16-5-2008, 18-5-2008, 8-6-2008 and 9-6-2008 vide which objections/suggestions have been invited within 30 days from the public.

The Delhi Development Authority under the provisions of Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959 hereby appoint the following Board for Enquiry and Hearing to consider the objections/suggestions received within the stipulated period :-

- | | |
|--|-------------------------|
| (i) Finance Member, DDA | —Chairman |
| (ii) Engineer Member, DDA | —Member |
| (iii) Commissioner, MCD | —Member |
| (iv) Chief Planner, TCPO | —Member |
| (v) Shri Sudesh Bhasin, Councillor, MCD | —Member |
| (vi) Additional Commissioner (Planning)-I, DDA | —Convener and Secretary |

The above Board shall also hear the objections/suggestions to be received in future in response to the subsequent Public Notices, if any, issued for amendment to the MPD-2021.

[No. M.P.P.R./D.D.A./2008/F-1140]

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

DELHI DEVELOPMENT AUTHORITY.
MASTER PLAN FOR DELHI-2021
D-6, VASANT KUNJ NEAR FLYOVER
NEW DELHI-110070
Ph.No.26125459, 26125462

No. MPPR/DDA/2008/F-1120/D-

Dated: July 14th, 2008

Sub: Report of recommendations of the Board of Enquiry and Hearing on the proposed modifications to the MPD-2021.

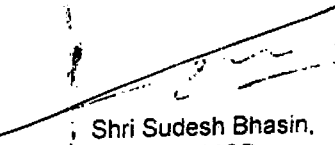
The meeting of the Board for Enquiry and Hearing of the objections / suggestions on proposed modifications in MPD-2021 was held on 5/07/08 and 06/07/08 in four sessions respectively in the Conference Hall, Vikas Sadan, DDA, I.N.A. New Delhi. The list of the members / officers who attended the meeting is annexed.

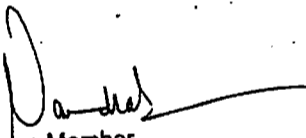
In response to the public notices issued on 30.04.08, 16.05.08 and 18.05.08 on the proposed modifications, 370, 315 and 4 objections / suggestions were received from the public. The Board heard 115 respondents, who attended the hearing during four sessions in the meetings and recommended no change in the proposed modifications in the MPD-2021, except in some of the modifications, as per the minutes of the meeting of the Board for Enquiry and Hearing held on 05.07.08 and 06.07.08.. (Annexure 'A' at page No. 53 to 55).


Engineering Member
Member

Commissioner MCD
Member


Chief Planner, TCPO
Member


Shri Sudesh Bhasin,
Councilor MCD
Member


Finance Member
Chairman

Recommendations of the Board of Enquiry and Hearing in the proposed modifications in the MPD- 2021 based on the public hearing held on 05/07/08 and 06/07/08.

1. Public Notice dated 30.4.08

Sr. No.	Para/Clause	Proposed Modifications	Recommendations
1.	Clarification (4) below sub para 15.3.2(Group Housing in all categories of colonies.	Only professional activity, small shops in terms of para 15.3.2 and tuition centres for school children only shall be permissible. Retail shops specifically provided for in the layout plan of group housing would be permissible.	Modifications not agreed to.
2.	Sub para 15.6.3	Small shops of maximum 20 sqm. area each restricted to maximum permissible number of dwelling units in the plot or four numbers, whichever is less, trading in or dealing with specified items / activities allowed on ground floor only in a residential plot, including in A & B category of colonies.	Para to be modified as under: Small shops of maximum 20 sqm. area restricted to one, trading in or dealing with specified items / activities allowed on ground floor only in a residential plot, including in A & B category of colonies.
3.	Sub para 15.7.3 (vii)	This clause may be amended to read as under: Coaching centres and tuition centres referred to in para 15.7.1 (f) including computer coaching and language coaching centres shall be permissible in up to 2/3 rd of the maximum permissible FAR of the plot size subject to a maximum of 500 sqm built area and basement. There shall be no restriction on the size of	The sub para as under, to be deleted: 'The tuition centres for school children only, shall also be permissible in the ground floor dwelling of any group housing on a maximum floor area of 100 sqm or 50% of the floor area of the flat, whichever is less.'

		<p>the plot. Use of basement shall be subject to clearance from the fire authorities and other statutory bodies as per the relevant provisions of MPD-2021 and Unified Building Bye Laws, 1983, amended from time to time. In case the use of basement for coaching centres and tuition centres including computer coaching and language coaching activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government. Other existing coaching/tuition centres may be allowed to continue till end of May 2008 and shift to conforming locations by then.</p> <p>The tuition centres for school children only, shall also be permissible in the ground floor dwelling of any group housing on a maximum floor area of 100 sqm or 50% of the floor area of the flat, whichever is less.</p>	
4.	Clause 15.9	<p>After sub . para(v), the following sub para may be added:</p> <p>vi) In respect of residential premises already under mixed use on 7.2.07 in Special area, the owner/allottee/occupier of the plot/dwelling unit in case of plotted</p>	<p>Following words to be deleted from the para:</p> <p>'Plot/dwelling unit in case' and dwelling unit in case of Group Housing'</p>

		development and dwelling unit in case of Group Housing shall be required to declare such mixed use by filling up a form in this respect and depositing it with local body concerned and pay one time registration charges at the rate to be notified with the approval of the Central Government in terms of para 15.9.1 within a period of 6 months of notification. Annual payable conversion charges shall be paid by such registrant within a period of one month of such registration without payment of any penalty under clause 15.9 (v).	
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2. Public Notice dated 16.5.08

Sr. No.	Para/Clause	Proposed Modifications	Recommendations
1.	15.4 (ii) under Group Housing	Entire ground floor of DDA flats on mixed use / commercial use area / stretches / roads/ is allowed for mixed use / commercial use. No amalgamation of two or more DDA flats shall be allowed.	Modifications not agreed to.

ANNEXURE IV

- 56 - Annexure-IV of Item No. 59/2008.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN FOR DELHI-2021
D-6, VASANT KUNJ NEAR FLYOVER
NEW DELHI-110070
Ph.No.26125459, 26125462


No.MPPR/DDA/2008/F-1120/D-

Dated: 21 July, 2008

Sub: Report of Recommendations of the Board of Enquiry and Hearing on the proposed modifications to the MPD-2021

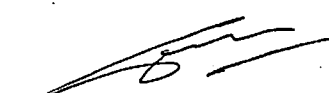
The meeting of the Board for Enquiry and Hearing of the objections / suggestions on proposed modifications in MPD-2021 was held on 18.7.08 in the Conference Hall, B- Block, Ground Floor, Vikas Sadan, DDA, I.N.A. New Delhi. The list of the members/officers who attended the meeting is annexed.

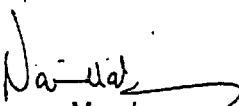
In response to the public notices issued on 8.6.08 and 9.06.08 on the proposed modifications, 60 and 32 objections / suggestions were received from the public. The Board heard 41 respondents who attended the hearing and recommended no change in the proposed modifications in the MPD-2021, except in some of the modifications, as per the minutes of the meeting of the Board for Enquiry and Hearing held on 18.7.08 (Annexure-A at page No. 57).


Engineer Member
Member


Commissioner, MCD
Member

Chief Planner, TCPO
Member


Shri Sudesh Bhasin,
Councilor MCD
Member


Finance Member
Chairman

Recommendations of the Board of Enquiry and Hearing on the proposed modifications in the MPD- 2021, based on the public hearing held on 18/07/08.

Public Notice dated 08.06.08

Sr. No.	Para/Clause	Proposed Modifications	Recommendations
1.	Clause (vi) of sub para 15.7.3	<p>This clause shall be substituted by the following:</p> <p>"Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor up to the permissible ground coverage.</p> <p>Fitness Centre, (including Gymnasium, Yoga / Meditation Centre) is permitted on any floor. It is also permitted in the basement subject to relevant provisions of Building Bye-laws, structural safety norms and fire safety clearance. In case the use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of the Government."</p>	<p>The clause may be modified as under:</p> <p>"Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor up to the permissible ground coverage.</p> <p>Fitness Centre, (other than those on plots abutting commercial streets) (including Gymnasium, Yoga / Meditation Centre) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye-laws, structural safety norms and fire safety clearance. In case the use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of the Government."</p>

Item No. 60/2008
23.7.2008

- 58 -

Sub: Constitution of Board of Enquiry and Hearing under Rule 9 of the Delhi Development (Master Plan and Zonal Plan) Rules, 1959- Special Invitees.

F1(1)06/ZP/Pt

The DDA under the provisions of Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959 vide SO-1511(E) published in the Gazette of India on 10.9.2007 notified 3 Boards for Enquiry and Hearing to consider the objections/suggestions with respect to the draft Zonal Plans. (Annexure-I) at page No. 59 to 61).

The Authority vide resolution no. 44/2007 dated 31.5.2007 have already approved the association of one of the Authority member in each board. (Annexure-II) at page No. 61 to 63).

2. The Gazette Notification provide for nomination of a Member of the Authority on each of the 3 Boards which have already been constituted, meetings of the 3 Boards were held on 21.7.08, and it was decided to induct the following as Members of the Board:

Board-I [for Zones J (South Delhi-II), K-I (West Delhi-II), K-II (Dwarka), L (West Delhi-III), N (North West Delhi-III), O (River Yamuna/River Front), P-I (Narela) and P-II (North Delhi)]

- Sh Mahabal Mishra M.L.A./Authority Member

Board-II [for Zones A (Old City), B (Karol Bagh), C (Civil Lines), D (New Delhi)]

- Sh. Jile Singh Chauhan M.L.A./Authority Member

Board-III [for Zones E (Trans Yamuna), F (South Delhi-I), G (West Delhi-I), H (North West Delhi-I), M (North West Delhi-II)]

- Sh. Mange Ram Garg M.L.A./Authority Member

3. It is proposed that the following members of the Authority ^{also} may be invited as Special Invitees ~~on Boards~~ as may be decided by the Board ~~from time to time~~ :

- Sh. Rajesh Gahlot
- Sh. Sudesh Bhasin

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

RESOLUTION

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

2. *The Authority advised that follow up action should be initiated on this item without awaiting for confirmation of minutes.*

XXXXXX

जिस्ट्री सं० डी० एल०-33004/99

Annexure-I of Item No. 60/2008

REGD. NO. D. L.-33004/99


भारत का राजपत्र
The Gazette of India
 असाधारण
 EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 1085] नई दिल्ली, सोमवार, सितम्बर 10, 2007/भाद्र 19, 1929
No. 1085] NEW DELHI, MONDAY, SEPTEMBER 10, 2007/BHADRA 19, 1929

<p>दिल्ली विकास प्राधिकरण (प्रधान आयुक्त एवं सचिव कार्यालय) अधिसूचना नई दिल्ली, 10 सितम्बर, 2007</p> <p>विषय : दिल्ली विकास (मुख्य योजना एवं जोन विकास योजना) नियम, 1959 के नियम 9, अध्याय-3 के अंतर्गत जांच और सुनवाई बोर्ड का गठन।</p> <p>का.आ. 1511(अ).—दिल्ली विकास प्राधिकरण, दिल्ली विकास (मुख्य योजना एवं जोनल विकास योजना) नियम, 1959 के प्रावधानों के अंतर्गत दिल्ली मुख्य योजना-2021 के प्रावधानों के अनुसार अंतिम रूप दिए जाने वाली प्रारूप जोनल विकास योजनाओं के संबंध में आपत्तियों/सुझावों पर विचार करने के लिए एतद्द्वारा निम्नलिखित जांच और सुनवाई बोर्ड गठित करता है।</p> <p>बोर्ड I [जोन से (दक्षिणी दिल्ली-II), के-I (पश्चिम दिल्ली-II), के-II (द्वारका), एल (पश्चिमी दिल्ली-III), एन (उत्तरी पश्चिमी दिल्ली-III), ओ (यमुना नदी/यमुना तट), पी-I (नरेला) और पी-II (उत्तरी दिल्ली) के लिए]</p> <ol style="list-style-type: none"> 1. उपाध्यक्ष, दि.वि.प्रा. —अध्यक्ष 2. वित्त सदस्य, दि.वि.प्रा. —सदस्य 3. अभियंता सदस्य, दि.वि.प्रा. —सदस्य 4. मुख्य योजनाकार, टी.सी.पी.ओ. —सदस्य 5. प्राधिकरण के सदस्य —सदस्य 	<p>(जिन्हें बोर्ड द्वारा नामित किया जाए)</p> <p>—दि.वि.प्रा. के संबंधित जोन के निदेशक (योजना) —संयोजक</p> <p>— श्री कं.टी. गुरुमुखी, नगर योजनाकार</p> <p>— श्री बी.एन. सिंह, नगर योजनाकार</p> <p>— आयुक्त (योजना), दि.वि.प्रा. —विशेष आमंत्रित अतिथिगण</p> <p>— अपर आयुक्त (योजना)/ विशेष कार्य</p> <p>— अधिकारी (योजना), दि.वि.प्रा.</p> <p>बोर्ड II [जोन ए (पुराना शहर), बी (करोल बाग), सी (सिविल लाइंस), डी (नई दिल्ली) के लिए]</p> <ol style="list-style-type: none"> 1. अभियंता सदस्य, दि.वि.प्रा. —अध्यक्ष 2. वित्त सदस्य, दि.वि.प्रा. —सदस्य 3. मुख्य नगर योजनाकार, टी.सी.पी.ओ. —सदस्य 4. प्राधिकरण के सदस्य —सदस्य <p>(जिन्हें बोर्ड द्वारा नामित किया जाए)</p> <p>— दि.वि.प्रा. के संबंधित जोन के निदेशक (योजना) —संयोजक</p>
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- श्री डी.एस. मेराराम,
नगर योजनाकार
- प्रो. जे.एच. अंसारी,
नगर योजनाकार
- आयुक्त (योजना), दि.वि.प्रा.
- अपर आयुक्त (योजना)/
विशेष कार्य अधिकारी
(योजना),
दि.वि.प्रा.

—विशेष आमंत्रित
अतिथिगण

बोर्ड III [जोन ई (यमुना पार), एफ (दक्षिणी दिल्ली-I),
जी (पश्चिमी दिल्ली-I), एच (उत्तरी पश्चिमी दिल्ली-I) एम
(उत्तरी पश्चिमी दिल्ली-II) के लिए]

- 1. वित्त सदस्य, दि.वि.प्रा. —अध्यक्ष
- 2. अभियंता सदस्य, दि.वि.प्रा. —सदस्य
- 3. मुख्य योजनाकार,
टी.सी.पी.ओ. —सदस्य
- 4. प्राधिकरण के सदस्य —सदस्य
(जिन्हें बोर्ड द्वारा नामित किया जाए)
- दि.वि.प्रा. के संबंधित जोन के
निदेशांक (योजना) —संयोजक
- प्रो. ई.एफ.एन. रिबेरो,
नगर योजनाकार
- डा. पी.एस. राणा,
नगर योजनाकार
- आयुक्त (योजना), दि.वि.प्रा. —विशेष आमंत्रित
अतिथिगण
- अपर आयुक्त (योजना)/
विशेष कार्य अधिकारी
(योजना), दि.वि.प्रा.

[सं. एक 1(1)2006-जैड पी-पाट]

विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

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

New Delhi, the 10th September, 2007

Sub.: Constitution of Board of Enquiry and Hearing
under Rule 9, Chapter III, Delhi Development
(Master Plan and Zonal Development Plan) Rules,
1959.

S.O. 1511(E).—The Delhi Development Authority
under the provisions of the Delhi Development (Master

Plan & Zonal Development Plan) Rules, 1959, hereby
appoints the following Boards for Enquiry and Hearing to
consider the objections/suggestions with respect to the
draft zonal plans, which are to be finalized as per the
provisions of Master Plan for Delhi 2021.

**Board I [for Zones J(South Delhi-II), K-I (West
Delhi-II), K-II (Dwarka), L (West Delhi-III), N (North West
Delhi-III), O (River Yamuna/River Front), P-I (Narela) and
P-II (North Delhi)]**

- 1. Vice Chairman, DDA —Chairman
- 2. Finance member, DDA —Member
- 3. Engineer Member, DDA —Member
- 4. Chief Planner, TCPO —Member
- 5. Member of the Authority —Member

(As may be nominated by the Board)

— Director (Planning) of
concerned Zone, DDA —Convener

— Shri K.T. Gurumukhi,
Urban Planner

— Shri B N Singh
Urban Planner

—Special
Invities

— Commissioner
(Planning) DDA

— AC (Planning)/
OSD (Planning) DDA

**Board II [for Zones A (Old City), B (Karol Bagh),
C (Civil Lines), D (New Delhi)]**

- 1. Engineer Member, DDA —Chairman
- 2. Finance Member, DDA —Member
- 3. Chief Town Planner, TCPO —Member
- 4. Member of the Authority —Member

(As may be nominated by the Board)

— Director (Planning) of
concerned Zone, DDA —Convener

— Shri D.S. Meshram,
Urban Planner

— Prof. J.H. Ansari,
Urban Planner

—Special
Invities

— Commissioner
(Planning) DDA

— AC (Planning)/
OSD (Planning) DDA

Board III [for Zones E (Trans Yamuna), F (South Delhi-I), G (West Delhi-I), H (North West Delhi-I), M (North West Delhi-II)]

- | | |
|-----------------------------|-----------|
| 1. Finance Member, DDA | —Chairman |
| 2. Engineer Member, DDA | —Member |
| 3. Chief Town Planner, TCPO | —Member |
| 4. Member of the Authority | —Member |

(As may be nominated by the Board)

- | | |
|--|-----------|
| — Director (Planning) of concerned Zone, DDA | —Convener |
|--|-----------|

- | |
|--|
| — Prof. E.F.N. Ribeiro,
Urban Planner |
| — Dr. P.S. Rana,
Urban Planner
Commissioner
(Planning), DDA |
| — AC (Planning)/
OSD (Planning) DDA |

— Special
Invitees

[No. F 1(1)2006-ZP-Pt.]

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

Annexure II

- 62 - Annexure-II of Item No. 60/2008

Item No. 44/2007
31.5.2007

Subject: Constitution of Board of Enquiry & Hearing as per Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959, for Zonal Plans under MPD-2021
File No. FJ(1)06/ZP/Pt.

The MPD-2021 has been notified on 7.2.2007 and as per provisions of MPD-2021, the Zonal Plans for all the Planning Zones are to be finalized within a year from the date of notification of the MPD-2021. The Zonal Plans are prepared under Section 8 of the Act and are approved / notified under Section 10, of the DD Act, 1957. According to Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959, as modified time to time, Chapter-III, Section-8 "Appointment of Board for enquiry and hearing:- The Authority shall, for hearing and considering any representation, objection and suggestion to the draft master plan, appoint a Board consisting of not less than 3 and not more than 5 members of the Authority.

Provided that such Board shall have power to co-opt not more than 2 members from amongst the members of the Advisory Council".

2 After approval of the Authority the Zonal Plans of Zone 'J' (South Delhi-II), Zone 'L' (West Delhi-III) and Zone 'O' (River Yamuna) were published under the provisions of MPD-2001. For Zone 'L' a public notice was issued on 21.08.2004 for inviting objections / suggestions. The objections / suggestions were considered by the Board of Enquiry and Hearing constituted under the Chairmanship of VC, DDA on 19.02.2007, and the Board of Enquiry and Hearing has taken a view that the Zonal Plan of Zone 'L' be prepared under the provisions of MPD-2021 as the Master Plan of Delhi has already been notified on 07.02.2007 which supersedes the provisions of MPD-2001.

For Zone 'J' the objections / suggestions were considered by the Board of Enquiry and Hearing on 14.03.2007, which decided that the Zonal Development Plan of Zone 'J' is to be synchronized with MPD-2021 and accordingly the Zonal Plan of the Zone 'J' be redrawn.

As such, all Zonal Plans are to be prepared as per MPD-2021.

3 As per above provisions, a Board of Enquiry and Hearing is to be constituted to process the objections / suggestions. Keeping in view that the Board of Enquiry and Hearing has to process the objections / suggestions for 15 Zonal Plans within a short time, it is proposed to constitute three Boards, where besides VC, DDA, the Engineering Member and Finance Member, DDA shall also be the Chairman of each Board. Proposed Constitution of the three boards is as follows:

Board-I:

i)	Vice Chairman, DDA	Chairman.
ii)	Engineer Member, DDA	Member
iii)	Finance Member, DDA	Member
iv)	Chief Planner, TCPO	Member
v)	JS(DL), MoUD	Member
	Commissioner(Plg.), AC(Plg.)/OSD(Plg.), DDA	
	Director (Plg.) of concerned Zone, DDA	Convener & Secretary.

Board-II:

i)	Engineer Member, DDA	Chairman.
ii)	Finance Member, DDA	Member
iii)	Chief Town Planner, TCPO	Member
iv)	Member Secretary, NCRPB	Member
v)	Commissioner, MCD	Member
	Commissioner(Plg.), AC(Plg.)/OSD(Plg.), DDA	

	Director (Plg.) of concerned Zone, DDA	Convener & Secretary.
Board-III		
i)	Finance Member, DDA	Chairman
ii)	Engineer Member, DDA	Member
iii)	Chief Town Planner, TCPO	Member
iv)	Member Secretary, NCRPB	Member
v)	Commissioner, MCD	Member
	Commissioner(Plg.), AC(Plg.)/OSD(Plg.), DDA	
	Director (Plg.) of concerned Zone, DDA	Convener & Secretary.

4. As per Notification No. 19015(3)/66-UD dated 28.5.66 by Ministry of Works, Housing & Urban Development, objections/suggestions may be filed in writing by any person to the Secretary, DDA within a period of 30 days from the date of issue of Public Notice. Accordingly a period of 30 days to be given for filing of objections / suggestions from the public.

5. The proposals as contained in paras 2, 3 and 4 above are placed for consideration of the Authority.

R E S O L U T I O N

i) Shri Mahabhi Mishra and Shri Jit Singh Chauhan pointed out that non official members and prominent public personalities should also be appointed as members on these Boards so that the objections/suggestions given by the public are examined by neutral persons.

ii) Director (DD), Ms. S. Chaturvedi pointed out that DDA may study whether more than one Board can be constituted. She suggested that seniority of the members should also be kept in view while finalizing the constitution of the Boards.

iii) Chief Planner, NCR Planning Board pointed out that the Member Secretary, NCR Planning Board is generally senior to the Engineer Member/ Finance Member of DDA.

2. After detailed discussions, it was decided that two renowned Town Planners/Architects from outside DDA should also be associated with every Board.

In addition, the non-official Members viz., Shri Mahabhi Mishra, Shri Jit Singh and Shri Manoj Ram Garg shall be associated with one Board each. Shri Rajesh Gehlot and Shri Suresh Kumar Uhasin will also be invited to the Board meetings when matters relating to their constituency are discussed. LG was authorized to take final decision in the entire matter.

Item No. 61/2008
23.7.2008

- 64 -

Sub: Regarding allotment of land to Rahul Dhaka Vikas Society(Regd.)

File No. F.18(17)2000/IL

Rahul Dhaka Vikas Society(Regd.) was allotted a plot of land measuring 2 acres and allotment-cum-demand letter was issued on 6.12.01. The Society was asked to deposit a sum of Rs. 1,86,09,845/- towards the cost of land. The Society, however, made payment of only Rs.90,00,000/- vide letter dated 11.3.02. Society requested for issue of no objection certificate for raising loan from the bank for making payment towards the remaining premium. NOC was issued on 11.12.01 for raising loan and making payment of premium with interest as per terms and conditions of allotment letter.

No payment was received from the Society. Therefore, a letter was issued to the Society on 23.7.02 giving them final opportunity to make the payment. Still there was no response from them. Therefore, due to non payment, allotment was cancelled vide this Office letter dated 4.12.02.

After cancelling the allotment, the case was processed for refund of Rs.90,00,000/- deposited by the Society and withdrawal of no objection certificate issued for raising loan from the bank. The Society's request for restoration of allotment was rejected by the Vice Chairman on 13.2.03.

Thereafter, the Society approached Hon'ble High Court vide CW? No. 5358 of 2004. The Hon'ble High Court vide their judgment dated 23.3.06 dismissed the petition, giving no relief to the Society and directed DDA to make refund to the Society after deducting the permissible amount within 60 days. In

Compliance of Court's orders, after deducting 10%, as processing charges, a sum of Rs. 81,00,000/- was refunded to the Society vide cheque No. 100702 dated 13.7.07 & vide this office letter dated 18.7.07. On submission of the facts of the case, Hon'ble LG desired to know whether DDA in the past had allotted land proportionate to the amount deposited in case of any institutional allotment and whether there were any precedents. The matter was examined and it was informed that there was no precedent where DDA had allotted any land proportionate to the amount deposited by any Society. It was also mentioned that the dismissal of the petition by the Hon'ble Court in favour of DDA had put an end to this matter.

It is further mentioned that the policy of disposal of institutional land has undergone a change from allotment to auction mode vide Government of India Notification No. 157 dated 19.04.06.

Hon'ble L.G. has desired that the request of Rahul Dhaka Vikas Society for allotment of land may be placed before the Authority for its consideration.

The matter is placed before the Authority for its consideration.

RESOLUTION

Shri Mahabal Mishra and all the non-official members suggested that the matter should be forwarded to the Ministry of Urban Development for their consideration.

b) The Principal Commissioner, Shri V.K. Sadhu, however pointed out that there is no provision in any policy to allot land on proportionate basis and moreover entire premium deposited by the Society had been refunded one year back. The applicant had lost the case even in the High Court and the matter stands finally closed.

ii) The Vice-Chairman pointed out that there is no basis for making a reference to the Ministry of Urban Development in view of the present policy of allotment & way of auction. However, in view of the recommendations of some of the non-official members, it was decided to send the proposal to the MOUD for decision

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Other issues raised by the Members.

1. S/Shri Mahabal Mishra, Jile Singh Chauhan, Mange Ram Garg, Rajesh Gahlot and Sudesh Kumar Bhasin requested that land should be allotted to schools and hospitals at Zonal Variant rates because the present policy of allotment by auction has resulted in unaffordable cost of education and health facilities.

The Lt. Governor agreed that auction policy should be revisited. He desired that fresh policy proposals be brought for discussion in the next meeting of the Authority.

2. Shri Mahabal Mishra and Shri Rajesh Gahlot requested for early allotment of land to Singh Sabha Gurudwara in Dwarka.

The Commissioner (LD), Smt. Asma Manzar, informed that eleven cases of this nature are pending and all of them will be put-up to the Lt. Governor before the next meeting of the Authority.

3. Shri Mahabal Mishra drew the attention of the Authority to severe stagnation in several cadres of DDA, including Research cadres. He suggested that Tikku Committee recommendations should be implemented immediately and new designations should be given to the stagnating employees as it does not involve any financial implication.

The Vice-Chairman pointed out that Authority should have full power to create new posts and manage its cadres and postings. He informed that the existing Regulations are very old and have lost their relevance and new Regulations will be brought before the Authority for its consideration.

4. Shri Mahabal Mishra and all the non-official members requested that the lands which have been allotted under the 20-Point programme should be de notified from the scope and coverage of the Development Areas.

The Vice Chairman assured that the matter is being resolved.

5. All the non-official members requested that a policy paper should be brought before the Authority for giving ownership rights to the occupants of old Nazul Estates like Multani Dhandā, Paharganj etc. They pointed out that the field staff is sending recovery notices and visiting the residents which should be immediately stopped.

The Lt. Governor directed that policy paper on the subject should be immediately brought before the Authority and till then no notices should be sent to the residents.

6. All the non-official members pointed out that DDA should not carry out any demolitions on the lands which are comprised in Lal Dora, extended Lal Dora or have been de-notified by the DDA.

The Lt. Governor directed that DDA does not have jurisdiction in these areas from the date of the Authority's decision and therefore, further enforcement action, if any, has only to be taken by the MCD.

7. Shri Mahabal Mishra requested that Local Area Plans should be finalized by DDA on the basis of draft Zonal Plans and the matter should not be left to the MCD.

b) The Lt. Governor observed that 'land uses' in the Zonal Plans should be flexible enough to accommodate the practical requirements of the local communities which may come up at the time of finalization of the Local Area Plans. He directed that a provision to this effect should be introduced in all the Zonal Plans as a standing arrangement so that genuine public requirements can be accommodated whenever necessary.

8. Shri Mange Ram Garg requested that 5000 sq.mt. land in the Jailorwala Bagh should be earmarked for Old Age Home and appropriate provision to this effect should be made in the Zonal Plan.

9. Shri Mahabal Mishra and Shri Rajesh Gahlot requested for early allotment of alternate plots to erstwhile land owners in Dwarka.

Commissioner (LD), Smt. Asma Manzar informed that needful is being done.

10. Shri Rajesh Gahlot pointed out that no development work has been taken up in Dwarka in the last one year. He sought construction of community halls in sectors 4,5,6 and 10 of Dwarka.

The Engineer Member assured that early action will be taken in the matter.

11. Shri Mahabal Mishra and Shri Rajesh Gahlot reminded that Rs.100 cr. had been earmarked for carrying out development around the villages. Plans for five model villages had also been finalized about one year back but there has been no progress.

The Lt. Governor sought action taken report on this matter in the next meeting of the Authority.

12. Shri Rajesh Gahlot and Shri Mahabal Mishra requested that notification of unauthorized colonies on DDA lands should be expedited alongwith khasra numbers.

b) All the non-official members requested that land acquisition proceedings should be closed on the lands which fall under unauthorized colonies and are under regularization.

13. Shri Sudesh Kumar Bhasin suggested that allotments of auctioned shops should be cancelled if they do not start activity within the given time.

14. Shri Bhasin and all the non-official members requested that a statute of Netaji should be installed at the Netaji Subhash Chandra Bose District Centre.

15. Shri Sudesh Kumar Bhasin requested that DDA should take possession of the acquired land in village Aaligaon since its compensation has been paid.

He was informed that unauthorized colonies existing on this land are under regularization.

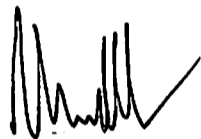
16. All the non-official members requested that allotment to the left-out registrants of 1981 Rohini Residential Scheme should be expedited.

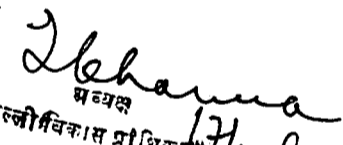
17. Shri Jile Singh Chauhan requested that the site for 1857 War Memorial should be finalized.

18. Shri Chauhan requested that auction of commercial shops near Metro Apartments, Jahangirpuri should be expedited.

The Lt. Governor directed that complete picture on disposal of vacant built up units should be brought in the next meeting of the Authority.

The meeting ended with a vote of thanks to the Chair. The next meeting of the Authority shall be held on 29th August, 2008 at 11.00 a.m. at Raj Niwas.


सचिव
दिल्ली विकास प्राधिकरण
नई दिल्ली


प्रव्यक्
दिल्ली विकास प्राधिकरण
नई दिल्ली
17/8/08

