

211 PART-I

27-8-96

6-9-96

MINUTES OF MEETINGS

P. 1 - 27.08.1996 & 06.09.1996

PART - I

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

List of the items discussed in the meeting of Delhi Development Authority held on 27.08.1996 & 06.09.1996 at Raj Niwas, Delhi.

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changes/amendments therein. 1 - 20

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47. 127/96 Report on the follow up action on the resolutions passed by the Authority in its meetings held during the 2nd quarter of 1996 (April to June). 1 - 14
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51. 131/96 Creation of City Development Fund to Capture the payment on account of land use permissions, betterment charges etc., - Use of such funds for strengthening infrastructure development by DDA, MCD & PWD of GNCTD. 1 - 8
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52. 132/96 N.O.C. to Essar Cellphone for installation of prefab structures on Roof Top of Building & Power Load for cellular Mobile Telephone Services in Delhi. 1 - 2
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54. 134/96 Proposal for de-notification of  
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ment Area of the Authority). 1 - 3

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55. 135/96 Revision of pay scales on the  
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56. 136/96 Change of land use of an area  
measuring 2.9 ha. from the 'Resi-  
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tries' at Idgah, Delhi.  
II. To amend the list of prohibi-  
ted industries prescribed in MPD-  
2001 by omitting 'Abattoirs'. 1 - 6

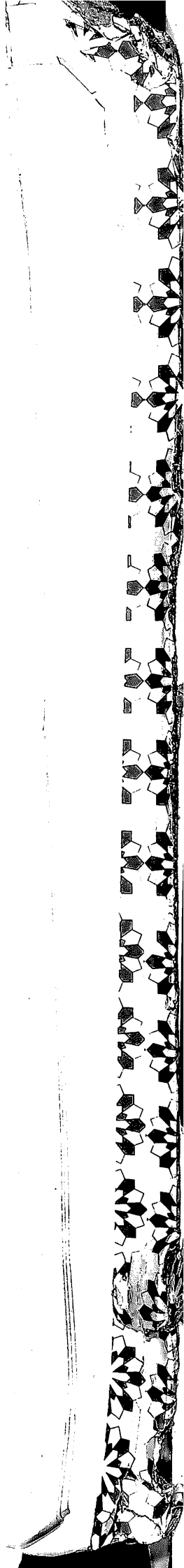
No.F.3(143)/82-MP.

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57. 137/96 Constitution of Advisory Council 1 - 2  
of the Delhi Development Authority.

No. F.1(2)93-95/MC/DDA.

This item was approved by circula-  
tion on 08.10.96.



4. Shri Omesh Saigal,  
Member Secretary,  
Planning Board,  
New Delhi.
  
5. Shri Jagdish Sagar,  
Principal Secretary (UD),  
Govt. of Delhi.
  
6. Shri A.J.S. Sahney,  
Secretary to I.G.,  
Delhi.

ALSO PRESENT

1. Shri S.K. Sharma,  
Principal Commissioner,  
D.D.A.
  
2. Shri M.N. Khullar,  
Chief Architect.  
D.D.A.
  
3. Shri Kewal K. Sharma,  
Commr.(Housing), DDA.
  
4. Shri Arvind Kumar,  
Commr.(Pers.), DDA.
  
5. Shri Deepak Narain,  
C.V.O., DDA
  
6. Shri J.K. Puri,  
C.A.O., DDA.
  
7. Shri S.D. Sharma,  
C.L.A., DDA.
  
8. Shri P.R. Devi Prasad,  
Director (LC), DDA
  
9. Shri Chander Ballabh,  
Addl. Commissioner (DC&B), DDA.
  
10. Shri H.K. Babbar,  
Asstt. Secretary,  
D.D.A.

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Item No.  
81/96

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 17-06-1996 at Raj Niwas, Delhi.

No. F2(2)/96-MC/DDA

Resolved that minutes of the Authority meeting held on 17-06-96 be confirmed with the following amendment  
Item No. 78/96:

The words "consequential vacancies of JEs shall not be filled up" be substituted with the words "consequential vacancies of JEs shall be abolished".

Item No.  
82/96

Sub: Approval under special permission from the Authority under sub-clause 8(2) of MPD-2001 for religious premises for plots nos. 1, 2, 3 & 4 falling in residential use zone at Sector V, Mehrauli Badarpur Road, New Delhi.

No. F3(30)/96-MP

Resolved that proposals <sup>contained</sup> in para 3 of the Agenda Item be approved.

Item No.  
83/96

Sub: Planning permission for an integrated School at Najaigarh Dhansa Road near village Bakargarh, West Delhi.

No. F9(1)/96-MP

Resolved that proposals <sup>contained</sup> in para 4 of the item be approved.

Item No.  
84/96

Sub: Relaxation in height and FAR in sub-district centre-cum-Community Centre, DIZ area.

No. F16(23)/96-MP

After detailed deliberations and in view of the recommendations of the DUAC, proposals contained in para 12 of the Agenda Item were approved for consideration by the Govt. of India.

Item No.  
85/96

Item No.  
86/96

Item No.  
87/96

Item No.  
85/96

Sub: Change of land use of about 26.3 ha. (63 acres) from 'rural use' to 'residential' for resettlement of JJ Clusters near village Jaunapur, South Delhi.

No. F3(49)/95-MP

In view of the Hon'ble Supreme Court's orders regarding completion of relocation operations by October, 1996, Authority resolved as follows:

- (a) Proposals contained in para 5 of the Agenda Item be approved.
- (b) Clearance of the NCR Planning Board for change of land use be simultaneously sought so as to avoid all possible delays in the timely implementation of the Scheme.
- (c) Follow-up action on the decisions of the Authority be initiated without waiting for approval/confirmation of Minutes.

Item No.  
86/96

Sub: Change of land use of an area measuring 1996 ha. from 'rural use/agricultural green' to 'Residential, Commercial, Public and Semi-public facilities' transportation and recreational etc. in Dwarka Phase-II, Delhi.

No. F20(10)/84-MP

Resolved that proposals contained in para 6 of the Agenda Item be approved.

Item No.  
87/96

Sub: Change of land use of an area measuring about 21 ha. (52 acres) from 'rural use' to 'residential use' in the Narela Scheme Delhi.

No. F20(1)/95-MP

Resolved that proposals contained in para 4 of the agenda item be approved. NCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan 2001.

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Item No.  
88/96

Sub: Change of land use of an area measuring about 40.47 ha. (100 acres) from 'rural use' to public and semi-public facilities' (CRPF battalion 6 Nos.) in Bawana, Delhi.

No. F20(2)/96-MP

Resolved that proposals contained in para 4 of the agenda item be approved. NCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan for 2001.

Item No.  
89/96

Sub: Change of land use of an area measuring 0.32 ha. (0.79 acre) from 'recreational District Park' to 'manufacturing (service centre)' for LPG Godown near Sukhdev Vihar, New Delhi.

No. F20(18)/95-MP

Resolved that proposals contained in para 4 of the Agenda Item be approved.

Item No.  
90/96

Sub: Draft Zonal Development Plan for Zone 'C'.

No. F1(16)/92/ZP

Resolved that modified Draft Zonal Plan of Zone 'C' be approved.

Item No.  
91/96

Sub: Formulation of area and development control norms for Golf Course sites in Delhi - Amendment in MPD-2001.

No. B(25)/96-MP

Resolved, as follows;

(a) Development norms, as indicated in para 4 of the Agenda Item, be approved for the types of Golf Courses mentioned in para 3(i) and 3(ii),

(b) For the Golf Courses which are to be run by private developers, as mentioned in para 3(iii) of the agenda, development norms should be location specific and flexible, depending upon individual site requirements and, therefore, be re-defined.

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(c) Proposals contained in para 5 of the agenda item be approved.

Item No.  
92/96

Sub: 220 KV grid sub-station at Siri Fort.

No. F6(3)/91-MP

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

Item No.  
93/96

Sub: Policy for carving out of Gas Godown sites in Urban Delhi.

No. F7(40)/84-MP

Resolved that proposals contained in paras 5 & 6 of the agenda item be approved.

Item No.  
94/96

Sub: Relaxation in building height from 12.5 m to 24 m for issuing NOC in property No. 7361/A Ram Nagar on main Qutab Road, New Delhi for construction purposes.

No. F3(204)/61-MP

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

Item No.  
95/96

Sub: Issue of revised guidelines by the Ministry of Urban Development vis-a-vis proposal of building plans of Cooperative Group Housing Societies dealt during that period.

No. F23(14)/88/Bldg.

Resolved that proposals contained in the agenda item be further examined and the matter be brought to the Authority, thereafter.

*See*

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Item No.  
96/96

Sub: Major penalty proceedings to be initiated against Shri H.S.Tanwar, Jt. Director (Survey) retired.

No.F27(2)/95-Viq.

Resolved that proposals contained in the Agenda Item be approved.

Item No.  
97/96

Sub: Major penalty proceedings against Shri R.C.Yadav, Asstt. Director since retired-imposition of penalty of cut in pension.

No.F23(15)/88/Viq.

Resolved that proposals contained in para 6 of the Agenda Item be approved.

Item No.  
98/96

Sub: Delegation of disciplinary powers and powers under the CCS Conduct Rules.

No.F7(30)/96-PB-I

Resolved that proposals contained in paras 2 & 3 of the Agenda Item be approved.

Item No.  
99/96

Sub: Recruitment Regulations for the post of Chief Security Officer, DDA.

No.F7(49)/96/PB-I.

Resolved that Recruitment Regulations for the post of Chief Security Officer, as contained in para 3 of the Agenda Item, be approved.

Item No.  
100/96

Sub: Revision of rates of FCA/FTA/MCA payable to various categories of officers / officials of DDA.

No.F8(4)/87/PB-II/Pt.III

Resolved that proposals contained in para 4 of the Agenda Item be approved.

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Item No.  
106/96

Sub: Filling up of vacant posts of Kanoongo - amendment to the Recruitment Regulations for the S.T.category.

No.F.1(30)/93-PB-IV.

Resolved that proposals contained in para 4 of the Agenda Item be approved.

Item No.  
107/96

Sub: Revision of pay scale of Work Assistant - implementation of the revised pay scale of Rs.1200-1800/- w.e.f. 1.1.86.

F.1(1)86/PB-IV/Vol.III.

Resolved that proposals contained in paras 3 & 4 of the Agenda Item be approved.

Item No.  
101/96

Sub: Additions & Alterations in DDA flats by the allottees/ occupants.

No.F2(83)/94-Coordn. (H).Pt.

Appreciating the need to regulate/ condone additions and alterations in DDA and Group Housing Societies' flats, Authority ... approved the proposals contained in paras 5 (ii) and 5(iii) of the Agenda Item.

2. While approving the proposals, suggestions were made to further liberalise the norms in order to accommodate the growing requirements of expanding families.

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Item No.  
102/96

Sub: Package deal proposal for partial remision of penalty for delayed payment of hire purchase instalments.

No.F22(244)/94-HAC

Resolved that past-facto approval be accorded to the extension of the Hire Purchase Penalty Relief Scheme-'96, upto 31st December '96.

Item No.  
103/96

Sub: Priority allotment in favour of retired/ retiring public servants registered under NPRS - 1997 & AAY - 1989.

No.F.9(41467)/79/H/Pt.

Keeping in view that allotments were being made to the existing registrants, Authority approved the proposals contained in the Agenda Item.

Item No.  
104/96

Sub: Charging of composition fee on account of non-construction of building over plot by the Kirti Nagar Timber Traders.

No.F6-A(176)/67/LSB-I.

Resolved that proposals contained in para 4 of the Agenda Item be approved.

Item No.  
105/96

Sub: Grant of an incentive to the applicants of proposed Expandable Housing Scheme - 1976 for making payment on cash down basis.

No.F10(15)96/EHS.

Resolved that proposals contained in the Agenda Item be approved.

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Item No.  
109/96

Sub: Finalisation of Recruitment Regulations for various posts of Work-charged (Regular) employees under Group 'C' & 'D' categories of staff/

No.F.CE6(3)/94/Pt/

Resolved that draft Recruitment Regulations, as mentioned in para 4 of the Agenda Item, be approved.

Item No.  
117/96

Sub: Revision of pay scales of Senior Stenographers / Assistants of DDA on the pattern of the Govt. of India.

No.F.1(1)/95/PB-III.

This item was withdrawn.

Item No.  
121/96

Sub: Review of pay the system of procurement and distribution of liveries.

No. F.3(9) /96/Naz.

The matter was deliberated in detail. Vice-chairman was authorised to take final decision in the matter, as may be deemed appropriate.

Item No.  
122/96

Sub: Revision of pay scale of Book-binders Grade-I from Rs.1150 - 1500/- to Rs.1200-1800/-

No.F.1(5)/B1/PB-1

Resolved that proposals contained in paras 3 & 4 of the Agenda Item be approved.

Item No.  
125/96

Sub: Recommendations of the Fourth Central Pay Commission - orders regarding Selection Grade in Group 'A' Services.

No.F.7(208)/B9/PB-I

Resolved that proposals contained in para 7 of the Agenda Item be approved.

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Item No.  
127/96

Sub: Report on the follow up action on the resolutions passed by the Authority in its meetings held during the 2nd quarter of 1996( April to June).

No.F.2(6)/96-MC/DDA

Noted.

Item No.  
108/96

Sub: Adjustment of land use for Development of integrated freight Complex at Ghazipur, (Trans Yamuna Area ).

No. F.20(9)/93-MP

Resolved that proposals contained in para 10 of the Agenda Item be approved.

Item No.  
112/96

Sub: Scheme for permission of uses other than residential (commercial) in Karol Bagh Area.

No.F.15(19)/96-MP

Resolved that proposals contained in Agenda Item be approved. All Lease Deeds/Transfer documents should invariably be executed/registered to avoid loss of revenue to the exchequer on account of non-payment of Stamp Duty.

Item No.  
113/96

Sub: Request for setting up Recreational/ Sports activities in part of the nursery by Tourist Deptt. Govt. of Haryana near village Adchini, South Delhi.

No.F.3(63)/86-MP/ Pt.I

It was explained that permissible use of the land would be as in the case of District Sports Complexes.

2. Authority resolved that proposals contained in para 6 of the Agenda Item be approved, subject to the following:

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- i) commercial activities like shopping archade shall not be permitted.
- ii) NOC shall be obtained from the Lessor.

Item No.  
111/96

Sub: Annual Accounts of DDA for the year 1995-96.

No.ACs.6(6)/96/DDA.

Resolved that Annual Accounts of DDA for the ye 1995-96 be accepted and the same be forwarded to the Ministry and the AG(Audit).

Item No.  
124/96

Sub: Cost benefit analysis of Dwarka and determination of land premium for the consideration of Delhi Development Authority for the year 1996-97.

F.2(7)96/AD(P)

Resolved that proposals contained in para 11 of the Agenda Item be approved.

Remaining  
Agenda Items

Consideration of the remaining Items could not be taken up for paucity of time and was, therefore, deferred.

Meeting ended with vote of thanks to the Chair.

*Dec*

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

Sub: Minutes of the meeting of the Delhi  
Development Authority held on 06.09.1996.

The following were present:

CHAIRMAN

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

VICE-CHAIRMAN

- 2. Shri Anil Kumar.

MEMBERS

- 1. Shri K.N. Khandelwal,  
Finance Member,  
DDA.
- 2. Shri R.K. Bhandari.  
Offtg. Engineer Member,  
DDA.
- 3. Shri V.K. Duggal,  
Commissioner, MCD.

SECRETARY

Shri V.M. Bansal,  
Commr.-cum-Secretary,  
DDA.

SPECIAL INVITEES

- 1. Shri D.P. Babbar, MLA,  
BA-323, Tagore Garden,  
New Delhi.
- 2. Shri Bodh Raj, MLA,  
181, Satya Niketan,  
Ring Road,  
New Delhi.
- 3. Shri P.V. Jayakrishnan,  
Chief Secretary,  
Govt. of Delhi.



4. Shri Jagdish Sagar,  
Principal Secretary (UD),  
Govt. of Delhi.
5. Smt. Suman Swarup,  
Secretary (L&B),  
Govt. of Delhi.
6. Shri A.J.S. Sahney,  
Secretary to LG,  
Delhi.

ALSO PRESENT

1. Shri S.K. Sharma,  
Principal Commissioner,  
DDA.
2. Shri Arun Mhaisalkar,  
Commr. (Plg.),  
DDA.
3. Shri Arvind Kumar,  
Commr. (Personnel),  
DDA.
4. Shri Kewal K. Sharma,  
Commr. (Housing),  
DDA.
5. Shri S. Roy,  
Commissioner (LD),  
DDA.
6. Shri J.K. Puri,  
Chief Accounts Officer,  
DDA.
7. Shri M.N. Khullar,  
Chief Architect,  
DDA.
8. Shri Chander Ballabh,  
Addl. Commr. (DC&B), DDA.
9. Shri K.T. Gurumukhi,  
Addl. Chief Planner,  
T.C.P.O.
10. Shri S.D. Sharma,  
Chief Legal Advisor,  
DDA.
11. Shri P.R. Devi Prasad,  
Director (LC), DDA.
12. Shri Ashok Kumar,  
Director (Bldg.), DDA.
13. Shri H.K. Babbar,  
Asstt. Secretary,  
DDA.

DELHI DEVELOPMENT AUTHORITY

Sub:

Draft minutes of the meeting of the Delhi Development Authority held on 6.09.1996 at Raj Niwas, Delhi.

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ITEM NO.  
110/96

Approval of alternative allotment of religious plot of land to Delhi Radha-Soami Satsang Association.

No.F.7A(4)/90/IL.

Resolved that in view of the increasing infrastructural requirements of DESU, the excess area measuring 72.11 sq.mt. be retained for allotment to DESU for the future expansion of the Electric Sub-station.

ITEM NO.  
114/96

Problem of Farm Houses in area under Large Scale Acquisition of Land for projects: Proposed Scheme for regularisation of built up and approved farm houses.

No.F.PS/PC/MP/96/Pt.V.

Resolved that proposals contained in para 7 of the Agenda item be approved subject to the following:

- (i) Maximum size of the plot should be 1000 sq.mt., inclusive of existing construction;
- (ii) No extra area shall be permitted for servants' quarters, tubewell etc.;
- (iii) The owner shall not be entitled to alternative residential plot under the scheme of Large Scale Acquisition & Disposal of Land.

ITEM NO.  
115/96

Involvement of Private Developer in land development, construction infrastructure provisions and disposal thereof.

No.AO(W)III(40)93-94/Pt.OR/636/96.

Noted.

ITEM NO.  
116/96

Constitution of Delhi Urban Heritage Foundation under section 5(a) of Delhi Development Act, 1957.

No.F.HUPW/CA/336/96/Pt.V.

Resolved that the proposals contained in the Agenda item be approved, with the following observations/suggestions:

- (i) Appropriate changes be made in the rules/regulations with the approval of the Chairman, after circulating the draft to the members;
- (ii) Chairman be authorised to co-opt more members, as deemed necessary.

ITEM NO.  
118/96

Setting up of Joint Venture Power Distribution Systems.

No.F.PA/CAO/Pvt/power/95/79/Pt.II.

Proposals contained in the Agenda item were approved.

ITEM NO.  
119/96

Abolition of the penalty payable in case of late intimation of death of the lessee of his/her representatives.

No.F.1(89)96/VC ref./

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

....

ITEM NO.  
120/96

Allotment of SFS flats to the public sector undertakings for using as Staff Quarters.

No.F.AD/SFS-II/Dwk/96/CAG.

Resolved that proposals contained in the Agenda item be approved in principle. Allotments be, however, made only after assessing the requirements of general public, after closure of the registration of SFS-9 scheme.

ITEM NO.  
123/96

Use and occupation charges under Rule 2(1)(i) & (ii) of Nazul Rules.

No.F.2(3)/96/AD(Proj.).

Resolved that proposals contained in the Agenda item be approved with the following observations:

- (i) Revised rates shall be chargeable to fresh allotments;
- (ii) Revision of rates should be done every two years.

ITEM NO.  
126/96

Scheme for permitting Motels in rural use Zone/Green belt in Delhi: Proposal for certain changes/amendments therein.

No.F.20(4)/83-MP.

Resolved that proposal contained in para 7 of the Agenda item be approved.

ITEM NO.  
128/96

Constitution of the Advisory Council of the Delhi Development Authority.

No.F.1(2)/93-95/AS/MC.

Authority welcomed the appointment of Shri Bhuvnesh Chaturvedi, MP as a member of the Advisory Council of DDA.

ITEM NO.  
129/96

Procurement of Non-levy cement from M/s UP State Cement Corporation Ltd. against agreement No.3/EE/SD-I/1990-91 - Condonation of Departmental Claims.

No.F.5(3)/FO/Dir.(MM).

Resolved that the possibility of effecting further recoveries be further explored. The matter could be brought to the Authority, thereafter, if necessary.

ITEM NO.  
130/96

Issue of revised guidelines by the Ministry of Urban Development vis-a-vis proposal of building plans of Cooperative Group Housing Societies dealt during that period.

No.F.23(14)88/Bldg.

The decision on this item has been withheld on Chairman's instructions. The item will be considered afresh at the next meeting of the Authority.

ITEM NO.  
131/96

Creation of City Development Fund to capture the payment on account of land use permissions, betterment charges etc. - Use of such funds for strengthening infrastructure development by DDA, MCD & PWD of GNCTD.

No.F.2(28)/AO(P)/96.

Resolved that proposals contained in the Agenda item be approved with the modification that transfer of receipts of the City Development Fund to the MCD and PWD shall be 15% each.

. . . .

ITEM NO.  
132/96

NOC to ESSAR CELLPHONE for installation of Prefab structures on Roof of Building & Power Load for Cellular Mobile Telephone Service in Delhi.

No.F.20(17)/95-MP.

Resolved that proposals contained in para 4 of the Agenda item be approved with the following observations:

- a) "Betterment charges" as mentioned in para 4 (ii) be termed as "permission charges";
- b) "Permission charges" should be uniformly fixed by the DDA and the local bodies.

ITEM NO.  
133/96

Annual Administration Report of DDA for the year 1995-96.

No.F.2(7)/96/P&C/Pt.

Resolved that draft of the Annual Administration Report 1995-96 be approved and the Chairman be authorised to incorporate amendments/changes, if any, on receipt of objections/suggestions within 10 days.

ITEM NO.  
134/96

Proposal for de-notification of Jama Masjid Area (DDA Development Area No.165) from the Development area of the Authority.

No.F.14(9)96/CRC/DDA.

Consideration of this item was deferred.

ITEM NO.  
135/96

Revision of pay scale on the pattern of Govt. of India.

No.F.1(1)/95-PB-III.

Resolved as follows:

- (i) Proposals contained in para 4 of the Agenda item be approved;

(ii) Recruitment Regulations of these posts shall stand amended accordingly.

ITEM NO.  
136/96

i) Change of land use of area measuring 2.9 ha. from the 'Residential Use' to Extensive Industries' at Idgah, Delhi.

ii) To amend the list of prohibited industries prescribed in MPD-2001 by omitting 'Abattoirs'.

No.F.3(143)/B2-MP.

Resolved that proposals contained in para 6 of the Agenda item be approved.

Sub. : Constitution of Advisory Council of the Delhi Development Authority.

...

Under Section 5(1) of Delhi Development Act 1957, an Advisory Council has to be constituted by the Authority. Under Section 5(2)(h) of the Act Sh. Jai Prakash Agarwal and Sh. Vijay Goel, M.Ps (Lok-Sabha) have been elected as members of the Advisory Council of the DDA.

2. Their appointment to the Advisory Council has to be notified in the official gazette with the information of the Authority. Draft agenda for consideration of the Authority is at cp/53, flag-A, which may kindly be approved by circulation.

3. Following resolution may kindly be approved.

"Noted."

*[Handwritten signature]*

[V. W. Bansal]  
Commr.-cum-Secy.

*[Handwritten: 26.9.96]*

- ~~Pr. Commr.~~
- ~~Entt.~~ *P.K. Bhandari*
- ~~Entt.~~ *[Signature]* 26.9.96
- ~~V.C.~~ *[Signature]*
- Chief Planner (TCPO)
- Director, MDA&E *[Signature]* 7.9.96
- Commr.(MCD) *[Signature]* 30.9
- C.M.P., HUDCO *[Signature]* 20.9.96
- Lt. Governor, Delhi.

*[Handwritten signature]*  
P. K. Bhandari  
LIEUT. GOVERNOR  
DELHI.



ITEM NO.

81/96

A-27.08.96

Sub: Confirmation of the minutes of the meeting  
of Delhi Development Authority held on  
17.06.1996.

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

P R E C I S

Confirmation of the minutes of the Delhi  
Development Authority meeting held on 17.06.96  
at Raj Niwas, Delhi. The minutes of the said  
meeting appended at ( appendix.       ' A '        
Page No.       ' 1 - 12 '       )

R E S O L U T I O N

Resolved that minutes of the Authority meeting  
held on 17.06.96 be confirmed with the following  
amendment :

ITEM No. 78/96 :

The words "consequential vacancies of JES shall  
not be filled up" be substituted with the words  
"consequential vacancies of JES shall be  
abolished".

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

Draft minutes of the meeting of the Delhi Development Authority held on 17.06.1996 at 11.00 a.m. at Raj Niwas, Delhi.

The following were present :

**CHAIRMAN**

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

**VICE-CHAIRMAN**

2. Shri Anil Kumar.

**MEMBERS**

3. Shri R.K. Singh,  
Director (DD),  
Min. of Urban Affairs & Employment.
4. Shri K.N. Khandelwal,  
Finance Member,  
D.D.A.
5. Sh. R.K. Bhandari,  
Offtg. Engineer Member,  
D.D.A.

**SECRETARY**

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

**SPECIAL INVITEES**

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

Contd....

2. Shri P.V. Jayakrishnan,  
Chief Secretary,  
Govt. of Delhi.
3. Shri Jagdish Sagar,  
Principal Secretary (UD),  
Govt. of Delhi.
4. Smt. Sumar Swarup,  
Secretary (L&B),  
Govt. of Delhi.
5. Sh. A.J.S. Sahney,  
Secretary to L.G.  
Delhi.

ALSO PRESENT

1. Shri S.K. Sharma,  
Principal Commissioner,  
D.D.A.
2. Shri Arun Mhaisalkar,  
Commr. (Plg.),  
D.D.A.
3. Shri Kewal K. Sharma,  
Commr. (Housing), D.D.A.
4. Shri S. Roy,  
Commissioner (LD), D.D.A.
5. Shri V.M. Bansal,  
Commr. (Pers.), DDA.
6. Shri Chander Ballabh,  
Addl. Commr. (DC&B), DDA.
7. Shri K.T. Gurumukhi,  
Addl. Chief Planner,  
T.C.P.O.
8. Chief Legal Advisor  
D.D.A.
9. Shri H.K. Babbar,  
Asstt. Secretary,  
D.D.A.

SUB:

Draft minutes of the meeting of the Delhi Development Authority held on 17.06.96 at Raj Niwas, Delhi.

ITEM NO.  
50/96

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 22.03.96 at Raj Niwas, Delhi.

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

Resolved that minutes of the Authority meeting held on 22.03.96, as circulated, be confirmed.

ITEM NO.  
51/96

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

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

It was pointed out that the Technical Committee had agreed to the revised proposals of change of land use on account of Govt.'s administrative approval to the phased shifting. Following points of view were put forth during discussion :

- (i) Change of land use will help supporting the revival of the public sector unit,
- (ii) As per the Ministry's view point, extent of land under commercial use could be reduced so as to increase the land under residential use,
- (iii) As per the views expressed by the NCR Planning Board, decision in the matter should be taken keeping in view the fact that the overall issue of shifting/relocation of industries and consequent reuse of land to be vacated is pending before the Supreme Court and that decision to change the land use will have repercussion on other cases of similar nature.

In the light of these discussions, it was resolved that the Ministry be requested to take appropriate decision, keeping in view the above aspects.

Contd..p/4

ITEM No.  
52/96

Draft Zonal Development Plan (City Extension -

No.F.1(18)/92-ZP

On a query, it was stated that parking areas have been provided in the Zonal Plan of Zone I that the same be

The Authority has taken into account a necessity to have adequate parking spaces available open spaces and the same could be utilized for the purpose of additional spaces

- i) Play Ground
- ii) General Parking
- iii) Stabling

The result of the same is as follows

ITEM No.  
53/96

Implementation of the Zonal Development Plan for integrated development

No.F.3(4)/95-MP

Resolved that the same be included in the Agenda for the meeting of the Authority

ITEM No.  
54/96

Alignment Plan for the widening of Marg from Old Mahipalpur Road

No. F.5(3)/72-MP

Resolved that the same be included in the Agenda for the meeting of the Authority

ITEM No.  
55/96

Delegation of powers to the Deputy Director, DDA, Delhi under the Delhi Development Act.

No.F.PA/Dir.

Resolved that the same be included in the Agenda for the meeting of the Authority

ITEM No.  
52/96

Draft Zonal Development Plan for Zone 'B'  
(City Extension - Karol Bagh Area).

No.F.1(18)/92-ZP.

On a query, it was explained that sufficient parking areas had been provided in the draft Zonal Plan of Zone B. It was, therefore, decided that the same be approved.

The Authority also observed that there was a necessity to have a fresh survey of the available open spaces at the City level so that the same could be utilized to meet the requirements of additional space for the following purposes:

- i) Play Grounds,
- ii) General parking and
- iii) Stabling of buses during night hours.

The result of the survey may be presented to the Authority in 3 months.

ITEM No.  
53/96

Implementation of Mini Master Plan Project for integrated development of rural Delhi.

No.F.3(4)/95-MP.

Resolved that proposals contained in para-4 of the Agenda be approved.

ITEM No.  
54/96

Alignment Plan of Road No. 17 (Nelson Mandela Marg) from outer Ring Road to Mehrauli - Mahipalpur Road.

No. F.5(3)/72-MP/Pt.

Resolved that proposals contained in para 3.1. of the Agenda be approved.

ITEM No.  
55/96

Delegation of powers to the Head of Planning Deptt., DDA under Section 13 of Delhi Development Act.

No.F.PA/Dir.(Bldg.)/96/76.

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

ITEM No.  
56/96

Zonal Development Plan for Zone 'E' (Trans-Yamuna Area).

No.F.1(21)92-ZP

Resolved that the modified draft Zonal Plan of Zone 'E' (Trans-Yamuna Area) be approved.

ITEM No.  
57/96

Amendment to rule 2(L)(c) (iii) of the Nazul rules 1981.

No.F.2(3)/96/AO(Project).

Resolved that existing provision to Rule 2(L)(c) of Nazul Rules 1981 be modified to read as:

"concessional charges for use and occupation for plots at the rates as determined by the Authority from time to time for developed residential and developed Industrial plots separately with due regard to the plot size."

ITEM No.  
58/96

Permission to GPA Holders to raise loan from the financial institutions to clear DDA's instalments, penalty etc. in respect of flats.

No.F.22(278)/96/HAC.

Resolved that proposals contained in the Agenda item permitting the GPA holders to raise loans from the financial institutions in order to pay their outstanding dues and penalties be approved.

ITEM NO.  
59/96

Proposal for denotification of 282 colonies scheme for Development Area of the Authority, where maintenance of civil services are handed over to MCD.

No.F.15(8)/96/Pt.

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

ITEM No.  
60/96

Proposed Mass Rapid Transportation System  
(MRTS) for Delhi - Phase-I proposal.

No.F.3(15)/90-MP.

Resolved that:

- i) In view of the fact that the Ministry has already examined these proposals in detail, decisions of the Technical Committee in para 3.10 of the Agenda item be approved,
- ii) Proposals in para 3.5 of the Agenda should be accorded due priority,
- iii) Proposals in para 3.6 of the agenda should be entrusted to a specialist group of Planners & experts,
- iv) Resettlement plans should invariably be worked out in advance before taking up any clearance/demolition operation.

ITEM NO.  
61/96

Interlocutory applications Nos. 23, 27 & 29 in S.L.P.(C) No. 21000 of 1993 : to Delhi Development Authority V/s. Skipper Construction Co. (P) Ltd. & Anr.

No.F.2(1)/95-Secy./DDA.

Noted.

ITEM No.  
62/96

Filling up of vacant posts of Patwaris by departmental candidates - Relaxation of Recruitment Regulations.

No.F.2(14)/93-PB-V/DDA.

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

Contd..p/7..

ITEM No.  
63/96

Disposal of Tower Restaurant at Asian Games Village Complex, New Delhi.

No.F.I(150)/94-CE

Resolved that proposals contained in para 4 of the Agenda be approved, subject to the following:

- i) Nature of temporary construction to be permitted for catering and its extent be clearly defined,
- ii) Only garden umbrellas may be allowed to be put up in and around the fountain area,
- iii) Parking areas inside the complex should be clearly defined. Road-side parking will not be permitted for any occasion.

ITEM No.  
64/96

Allotment of shops/stalls to the members of Scheduled Castes/Scheduled Tribes.

No.F.E.14(4)93.

Resolved as follows :

- a) Proposals contained in paras 3 and 8 of the Agenda item be approved;
- b) Photograph of the allottee should be affixed on the Possession/Lease/Conveyance documents in order to check unauthorised transfer of property;
- c) In view of the fact that job reservation for the SC/ST in the Govt. of India is 22.5%, review of the reservations being provided by the DDA, in allotment of shops/flats, is called for so as to be in conformity with the Govt. of India's reservation policy. Approval of the Ministry to this decision may be sought; till then the existing reservation policy shall continue.

ITEM No.  
65/96.

Floating of a New Housing Scheme to dispose of the SFS flats being constructed by DDA.

No.F.I(15)/96/AD/Revd/SFS/Pt.III

Resolved that the launching of new Self Financing Scheme and other proposals contained in the Agenda item, including the proposals of change of location in the allotted flats after the draw of lots be approved.



ITEM No.  
66/96

Modification in the Proforma A-10 of DDA Budget and Accounts Rule, 1982.

No.F.Acs 6(63)/95/DDA.

Resolved that the proposals contained in the Agenda item be approved.

ITEM NO.  
67/96

Correction in the pay scale of the post of Machine-Attendant.

No.F.1(5)/81/P.B.-IV/Pt.

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

ITEM No.  
68/96

Additions & Alterations in DDA flats by the allottees/occupants.

No.F.2(83)/94-Coord.(H)/Pt.

Consideration of this item was deferred.

ITEM NO.  
69/96

Policy regarding utilisation of land in case of existing hazardous/noxious/heavy/large scale industries on their closure/shifting.

No.F.20(16)/93-MP.

Resolved that the course of action proposed in the Agenda item be approved.

ITEM No.  
70/96

Regularisation of 54 Work-charged employees as Drivers.

No.F.2(10)/93-PB-IV/Vol.1

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

10

: 10 :

ITEM No.  
71/96

Pay and allowances payable to the officers/offi-  
cials joining DDA on deputation.

No.9(38)/95/P11-I.

Resolved that proposals contained in paras 5,  
6 & 7 of the Agenda item be approved.

ITEM NO.  
72/96

Compassionate appointment to son/daughter/widow  
of deceased employees.

No.F.3(11)/96-PB-V.

Resolved that proposals contained in para 7  
of the Agenda item be approved; not more than  
one appointment shall be given in one family.

ITEM No.  
73/96

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

No.F.8(4)/87/PB-11/P.T.III

Resolved that proposals contained in paras 2(a)  
& (b) of the Agenda item be approved.

ITEM NO.  
74/96

Return of EWS tenements (Jania flats) to 12  
riot victims.

No.F.1(Misc.)/92/Housing.

Resolved that proposals regarding return of  
EWS tenements to the riot victims be approved.

Center/C/P-10

ITEM No.  
75/96

Allowing permission for sub-letting to institutions.

No. F.7(6)/90/Housing.

Resolved that sub-letting of the Institutional premises be permitted subject to the conditions contained in paras 4 and 6 of the Agenda item.

ITEM No.  
76/96

Report on the follow up action on the resolution passed by the Authority in its meetings held during the 1st quarter of 1996 (January to March)

No.F.2(6)/96-MC/DDA

Noted.

ITEM No.  
77/96

Removal of stagnation in different cadres of DDA.

No.F.PS/C(P)/96/DDA/Stagnation.

Resolved that, in view of extreme stagnation in these cadres, proposals contained in para 7 of the Agenda item be approved.

ITEM No.  
78/96

Filling up of vacant posts of Assistant Engineer (Civil) in the grade of Rs. 2000-3500/- by promotion.

No.F.7(215)/93-PB-I.

Resolved that, in view of extreme stagnation at the level of Jr. Engineers, the posts of AE's in DDA be filled up by way of promotion till such time the Authority decides to fill them up through direct recruitment. Formal amendment to the RRs was, however, not felt necessary. It was also decided that consequential vacancies of JEs shall not be filled-up.

ITEM No.  
79/96

Introduction of single multipurpose form for payment of DCRG, GPF, BF and GIS to legal heirs of DDA employees.

No.F.AO(Pension)/Misc./95/143.

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

(12)

: 12 :

ITEM No.  
80/96

Proposal to grant increase in FAR for Unison  
Hotels Ltd. plot in Vasant Kunj, Ph. II.

No.F.100(23)93-CL.

After detailed discussions, the proposals contained  
in the Agenda item were approved. The Lt.  
Governor was authorised to constitute the Nego-  
tiation Committee.

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

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ITEM No.

82/96

A-27.08.96

ITEM No.  
82/96  
A-27.08.96

Sub : Approval under special permission from the Authority under sub clause 8(2) of MPD-2001 for religious premises for plot nos. 1,2,3&4 falling in residential use zone at Sector V, Mehrauli Badarpur Road, New Delhi.

F.3(30)96-MP

P R E C I S

**BACKGROUND :**

1. Reference is invited to letter no.J-13015/1/87-LD dt.12.4.96 from Desk Officer (Lands) Ministry of Urban Affairs & Employment. It is stated that a plot was originally earmarked part of Community Centre in Sector V, Mehrauli Badarpur Road (Saket), out of which 4 plots bearing nos.1,2,3 & 4 each measuring 550 sqm. were carved out for religious institutions. Plot no.1 & 2 have already been allotted and plot no.3 & 4 are being considered for allotment to religious institutions and thereby it is requested to accord the approval of DDA under special permission under sub-clause 8(2)A of MPD-2001. The area under community centre is now 3.64ha. (Plan laid on table).

**EXAMINATION :**

2. The site under reference forms part of gross residential area according to MPD-2001 and draft zonal plan for 'F' zone. However, according to the modified approved layout plan submitted by CPWD, (Modified in Nov.'84) this site is shown as 'religious' (4 plots).

According to MPD-2001 Development Code clause 3(4), the layout plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under the code. The religious premises are permitted in residential use zone under clause 8(2)A as a part of approval of layout plan or as a case of special permission from the Authority.

contd..... :-

PROPOSAL FOR CONSIDERATION :

3. The Technical Committee in its meeting held on 28.5.96 under item no.57/96/TC, considered and recommended the proposal for permission of four religious plots measuring 2200 sqm. in residential use zone under 'Special Permission' under sub-clause 8(2)A, of the MPD-2001 to the Authority.

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

R E S O L U T I O N

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

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ITEM NO.  
83/96  
2-27.08.96

Sub : Planning permission for an integrated school at Najafgarh Dhansa Road near village Bakargarh, West Delhi.  
File No.F.9(1)96-MP

P R E C I S

**BACKGROUND**

1 Additional Town Planner (MCD) on 11.04.96 has referred a proposal of School of Oberoi Education Society, on land measuring 11.12 acres in their possession at Najafgarh Dhansa Road near village Bakargarh in West Delhi for land use clearance. Director of Education, GNCTD Distt (S.W.) has issued essentiality certificate vide letter no.DE/SW/Z-22/54/95 dated 27.11.95 under rules 44 of DSER 1973 for a new school from class I to XII for the period of 3 years.

**EXAMINATION**

2 As per the provisions of MPD-2001, an integrated school with hostel facilities is required for every 90,000 to 1,00,000 population. The area proposed for each school is 3.5 ha. for a strength of 1500 students. The public & semi-public facilities (within 0.5 km.) of settlements are permissible in Rural Use Zone, as per MPD-2001. Schools are proposed in all the growth centres to meet the deficiency of facilities.

3 The proposed land falls outside the urban extension in rural zone measuring 4.5 ha. (11.12 acres) at a distance of 800 meters from the village Bakargarh abadi area. The site is abutting the main Najafgarh Dhansa Road, with one servant quarter and about 300 trees (200 Eucalyptus, 80 shatoot and 10 Gulmohar trees).

**PROPOSAL FOR CONSIDERATION**

4. The proposal was considered by the Technical Committee in its meeting held on 28.5.96 under

263/96  
8/11/96

(42)

-2-

item no.64/96/TC. The Technical Committee made the following observations:-

- a) The proposal to use 3.9 ha. to be developed as integrated school with hostel facility was approved. The balance area of 0.6ha. may be maintained as green/playfield with 'zero' FAR.
- b) Arrangement of services i.e. water, power drainage, sewerage etc. would have to be made by the society till the time municipal services are extended in this area.
- c) The school proposal may be integrated in the Mini Master Plan scheme by GNCTD for village development for this area.
- d) Public and semi-public facilities being permissible within 0.65 km. of the settlement, relaxation upto 0.8 km. in the instant case without processing the change of land use was recommended to Authority for approval.

4.1

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

R E S O L U T I O N

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

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ITEM NO.  
84/96

A-27.08.96

Sub : Relaxation in height and FAR in sub-district centre-cum-community centre, DIZ area.

F.16(23)94-MP

P R E C I S

**BACKGROUND :**

In the Re-development plan of DIZ area, an area of 6.68 ha. (16.5 acres) was earmarked for a combined sub-district-cum-community centre (4.05 ha.) as sub-district, centres and 2.63 ha. as community centre. However, the actual land available is 7.29 ha. (18.0 acres). A design competition was organised by NDMC for this sub-distt. centre-cum-community centre and on the basis of this M/s Sarat Das & Associates, Architect were awarded the work.

2. The scheme of sub-distt. centre-cum-community centre was approved by DUAC vide its letter dt.16.12.88 subject to the FAR being restricted to 100. Subsequently, a traffic study report as required by DUAC was submitted by the Consulting Architect, which was also approved by the DUAC on 31.8.90. The scheme was envisaged to be developed in 3 phases. The status of 3 phases are as under:

Phase-I : Completed

Phase-II : Plan has been prepared instead of 3 different blocks 4, 6 & 10 storeys proposed earlier, one single block of 29 floors with 107.20 mt. height has been proposed. This also has been approved by DUAC at conceptual stage.

Phase-III: (Theatre complex) - same as approved earlier by DUAC.

With the revised phase-III the FAR for the combined 3 phases works out to 116.

3. While approving the phase-II at conceptual stage, one of the important observation of DUAC was:-

"The height of building in sub-district centre permissible as per Master Plan is only 37 mtr., wherein a few building blocks could be upto 50 mtr. (with Govt. approval). In this case, the height of the multi-storeyed block upto last terrace is 107.02mt. which needs relaxation from the Competent Authority i.e. DDA and the Govt. of India".

84/924

4. In view of the DUAC's observation, MOUD made a reference to DDA for processing the case for relaxation of height. The case was also discussed in a meeting chaired by Secretary (UD) on 21.7.94 wherein it was decided that the DDA should take immediate action for processing the proposal received from NDMC on 19.5.94 for the required amendment of MPD-2001 under section 11-A of Delhi Development Act, 1957 as conveyed by the Dir.(DD) MOUD vide letter dt.15.9.94.

5. The Ministry of Urban Affairs and Employment vide notification dt.15.5.95 have notified the following amendment in MPD-2001 under clause 8(4) control for building/building within use premises.

"Wherever there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendations of the Delhi Urban Art Commission and approval of Delhi Development Authority/Govt. of India".

6. The case was discussed in the Technical Committee meeting held on 25.07.1995; the decision of the Technical Committee was as under :-

"The Technical Committee felt that though under emerging situation, high rise building in the urban context would be inevitable but the matter requires careful consideration and examination in terms of urban form study keeping in view the surrounding situations and other related factors also FAR of this commercial site would have to be reckoned as 100 as approved by DUAC earlier".

7. In the context of the recent modifications in MPD-2001 regarding height relaxation, the Technical Committee decided to set up a group consisting Director(SPA), Sh.A.P.Kanvinde, Consulting Architect, Chief Planner, TCPO; Chief Fire Officer (Delhi Fire Services); Commr.(Plg.) and Chief Architect, DDA with the Addl. Commr.(DC&B) as convenor to work out (i) guidelines for such relaxation in height

and (ii) specific recommendations about height in present project, the Group would finalise the report within a period of six weeks.

8. The above group in its meeting held on 28.8.95 under the chairmanship of Sh.A.P.Kanvinde, Consulting Architect discussed in general the issues related with the relaxation of height in view of the recent amendment in MPD-2001 as given in para 7 above. The observations of the group are given below:-

- i) The general consensus was that there should not be any objection for any high rise building in Delhi provided the same is required for achieving desired urban form. But considering the present situation in terms of availability of services such as inadequate water supply, interrupted power supply, prevailing habit of poor upkeep of building and the multiplicity of ownership, it is not desirable to go for high rise building in India particularly in Delhi.
- ii) The group felt that to allow high rise buildings appears to be wrong step but also not to allow would also be wrong. It is very much essential and appropriate to take care of the basic support as mentioned above before high rise building are allowed and unless the same is adopted, no high rise buildings should be encouraged in the Indian context or specially Delhi context. Generally, the maximum height limit for various use zones as given in MPD-2001 should be followed.
- iii) Very high rise buildings should be considered normally in relation to large open areas or water fronts.
- iv) Regarding the scheme of community centre in DIZ area the group observed that the competition was won by the consultant with the scheme having three low rise blocks but with the plea that as the unauthorised temple had occupied considerable area of the site, a multistoreyed block having height of 107 mtr. in place of three blocks proposed later on and submitted to NDMC after approval of Delhi Urban Art Commission.
- v) The group did not agree to this criteria for height of 107 mtr. and advised that only marginal relaxation (upto 7 mtr.) in terms of height should be given to achieve floor space lost due to the area occupied by the unauthorised temple and the exact area under the temple to be worked out by NDMC.

contd..... /-

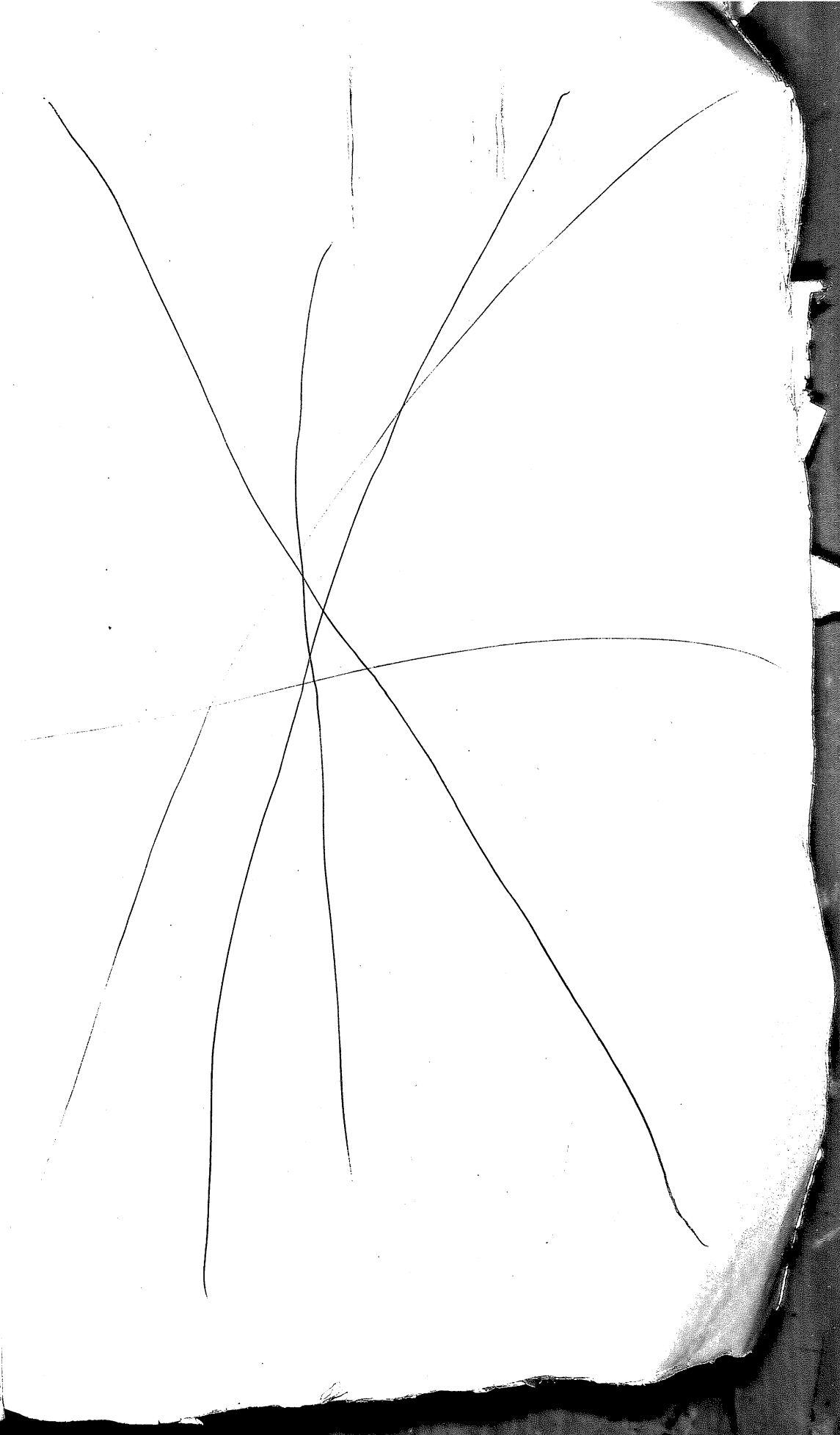
9. The recommendations/reports of the Group (App. 'A' P. NO 6-7 ) were considered by the Technical Committee vide item no.78/95 in its meeting held on 26.9.95 and decided:-

"The recommendations of the Group regarding height relaxation vis-a-vis the scheme of (a) proposed NDMC building in Community Centre DIZ area would be sent to DUAC for further advice".

10. Secretary, DUAC vide letter dt.22.5.96 conveyed to Secretary(UD) that the proposal was considered by the Commission with 5 advisors in its meeting held on 10.5.96 and unanimously decided not to reopen the issue and has reiterated its earlier recommendations to the Govt. that height of 107 mtr. be permitted for the proposed multi-storeyed building. The major recommendations/observations of DUAC are as follows :

- i) The reference received by Commission is from DDA and not from Competent Authority viz the Central Govt.
- ii) The Technical Committee of the DDA has not given any views of its own on the recommendations made by the group, set up by it.
- iii) The Commission had advised the Government for allowing height of 107 mtr. because of its ambitious & innovative scale.
- iv) Chief Fire Officer has already cleared the project from fire safety view.
- v) At no stage the group constituted by DDA has commented on the Architected form of the proposed structure.
- vi) The group has also not ruled out the relaxation of height.
- vii) NDMC has promised to take care of water by sinking tubewell and power by providing standby generator.
- viii) The floor space is given on lease for 5 years and the maintenance of total building shall be managed by NDMC through the professional agency.
- ix) The external circulation is being improved by NDMC as per the recommendations of the study conducted by RITES & CRAFTS.

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11. DETAILED EXAMINATION :

- i) As per approved ZDP of D-5 (MPD-62) the site was earmarked for General Business/Commercial-cum-Community Centre.
- ii) MPD-2001 has identified this site as community centre.
- iii) The development controls as per MPD-2001 are given below:-

Development Controls	Commr. Centre	Distt. Centre	As proposed in the scheme.
Max. ground coverage.	25%	25%	21%
Max. floor area ratio	100	125	116
Max. height	26 mtr.	37 mtr.	107.02

iv) DUAC also initially approved the proposal on 16.12.88 by restricting the FAR to 100.

v) The group constituted by the Technical Committee in its meeting held on 28.8.95 has recommended a relaxation of 7 mtr. in height to accommodate floor space in lieu of unauthorised existing temple (APPENDIX 'B' Page No. 8-9)

vi) The DUAC in its meeting held on 31.8.90 & 10.5.96 has recommended the relaxation height to 107mtrs.

vii) NDMC/Consulting Architect has considered the average FAR by taking FARs for Distt. Centre (125) & Community Centre (100) and height of 37 mtr. (District Centre).

12. PROPOSED RECOMMENDATIONS :

In the light of considered recommendations of DUAC, it is proposed that the following relaxation be considered by the Authority/Govt. of India under section 11A of D.D. Act, 1957.

- i) Relaxation in height : From 26mr. to 107.22mtr.
- ii) FAR : from 100 to 116.

13. The proposal contained in para '12' above is submitted for consideration of the Authority.

R E S O L U T I O N

After detailed deliberations and in view of the recommendations of the DUAC, proposals contained in para 12 of the Agenda Item were approved for consideration by the Govt. of India.

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While confirming the minutes of the meeting of the Authority held on 29.8.96, Authority further amended / added the following paragraph of the minutes of the item No.84/96, vide Res. No.1/GA/97, dt. 31.3.97.

" After considering the amendments proposed by the Chief Planner, TCPO vide his letter dated 4.9.96. It was decided that his views on item No.84/96 should be placed on record and the resolution be re-worded as under:-

"The Chief Planner, TCPO felt that (a) as per MPD-2001, this site is earmarked for Community Centre for which the development controls provide 25% maximum ground coverage 100 maximum FAR and 26 mts. maximum height, b) the site of community centre is surrounded by social and cultural, educational and residential areas with maximum height of about 45 feet ( 14 mtrs). Permitting height of 107 mts. in place of 26 mts. will not be in harmony with surrounding urban form and also disturbs the skyline, c) the competition won by the consultant was with the scheme having three low rise blocks, d) an Architect can achieve the desired urban form not going for 107 mts. high block but can attempt the low rise block of various heights, e) allowing the height more than four times than the permissible height would tempt other Architects to go for sky scrappers disturbing the character of the area and create competition among Architects to go for sky scrappers, f) the recommendations of the Expert Group constituted by the Technical Committee support the purpose of the desired urban form and need to be taken into consideration.

The Authority considered these aspects and discussed the matter in detail. In view of the recommendations of the DUAC, the Authority resolved to approve the proposals contained in para 12 of the Agenda item for consideration by the Govt. of India."

2. The Authority decided that in all sensitive cases, specific views expressed by concerned Departments or the Members should henceforth form a part of the recorded minutes.

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Subt. Recommendations of the Group constituted to examine the cases of Ht. relaxation apropos:

- i) Sub-District centre cum Community Centre DIZ area.
- ii) IGNC, Janpath. F.16(23)94/MP

1. The proposal of the NDMC regarding relaxation of height in DIZ community centre to 107 mtrs. was considered by the Technical Committee in its meeting held on 25.7.95. TC felt that though under emerging situation, high rise bldgs. in the urban context would be inevitable in terms of urban form, however, as regard height relaxation, it decided to set up a group consisting of eminent Architects and planners and to work out.:

- i) Guidelines for such relaxation in height and
- ii) Specific recommendations about height in present project.

2. Accordingly a group was set up under the chairmanship of Sh.A.P.Kanvinda, Consulting Architect. The group held its meeting on 25.7.95. and discussed the issues related to relaxation of height in view of the recent amendment in MPD-2001. The general consensus was that there should not be any objection for high rise building in Delhi provided it is necessary for achieving desired urban form. But considering the present situation, in terms of availability of services, such as <sup>an</sup>adequate water supply, uninterrupted power supply, prevailing poor upkeeping of building and the multiplicity of ownership, it is not desirable to go for high rise building in India, particularly in Delhi.

3. The group further considered the following two references:

i) Prop. NDMC Bldg. in Sub-Distt. centre cum-Community Centre in DIZ area.

ii) I.G.NCA Bldg. complex at Janpath.

3.1 Regarding the Community Centre in DIZ area the group did not agree for 107 m. ht. and agreed that only marginal relaxation (upto 7 m.) may be allowed to achieve floor space lost due to the area occupied by the encroachment of a temple.

3.2 Regarding IGNC, the Group recommended that since already 26 m. ht., which does not include 6 m. reqd. for lift room/ service room, is allowed, the proposed ht. of 33 m. could be agreed.

4. The recommendations/report. of the Group (Annexure A) is submitted for consideration of the TC.



"DECISION"

The Technical Committee discussed in detail the recommendations of the Group regarding height relaxation vis-a-vis the scheme of (a) proposed NDMC building in Community Centre DIZ area; (b) Indira Gandhi National Centre for Arts at Janpath & recommended that the views of the Group in regard to ~~(a)~~ a) be sent matter to DUAC for further advice and, as regards (b) the matter be brought before the next Authority meeting with the views of the group on relaxation of height upto 7 mtrs.

Checked  
Rohit  
11/11/95

*[Signature]*  
11/11/95

*[Signature]*  
Member Secretary  
Technical Committee  
Delhi Development Authority

APPENDIX 'B' TO ITEM NO. 84/96

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No. F.1(29)88/MP

Dated : 15.9.95

In response to the meeting notice no.PS/AC(DC&B)/DDA/95/56 dt.23.8.95 at page 12/c, the meeting of the group constituted by the Technical Committee in its meeting of 25.7.95 was held on 28.8.95 at 2.30 P.M. on 5th floor, Conference Room, Vikas Minar, New Delhi and the following had participated in the discussion in the group:

- i) Sh.A.P.Kanvinde, Consulting Architect
- ii) Dr.Srimoy Basu, Director, School of Planning & Architecture, New Delhi. (In chair)
- iii) Sh.Ajay Chaudhary, Consulting Architect.
- iv) Sh.Ram Sharma, Consulting Architect.
- v) Sh.Mesh Ram, Chief Planner, TCPO.
- vi) Sh.S.K.Dheri, Chief Fire Officer, Delhi Fire Services.
- vii) Sh.J.C.Gambhir, Commissioner (Planning), DDA
- viii) Sh.Santosh Auluck, Chief Architect, DDA.
- ix) Sh.K.K.Bandyopadhyay, Addl. Commr. (DC&B), DDA
- x) Sh.C.P.Rastogi, Director (SPG), DDA
- xi) Sh.Vijay Risbud, Director (Building), DDA
- xii) Sh.A.K.Jain, Director (ZP), DDA
- xiii) Sh.P.V.Mahashabdey, Jt. Director (Master Plan), DDA.

The group discussed in general the issue related to relaxation of height in view of the recent amendment in MPD-2001. The amendment says.....

"Whereas there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendation of the Delhi Urban Art Commission and approval of Delhi Development Authority/Govt. of India".

The general consensus was that there should not be any objection for any high rise building in Delhi provided the same is required for achieving desired urban form. But considering the present situation in terms of availability of services such as inadequate water supply, interrupted power supply, prevailing habit of poor upkeeping of building and the multiplicity of ownership due to which, it is not desirable to go for high rise building in India particularly in Delhi.

The Master Plan has already recommended higher heights of buildings in different categories of land uses which also require the support system as mentioned above otherwise the building becomes dangerous during the events of natural and man-made calamities. The group felt that to allow high rise appears to be wrong step but also not to allow would <sup>also</sup> be wrong. Members of the group cited examples of high rise buildings and schemes in foreign countries which took care of the basic support system as mentioned above before the scheme is raised above ground and such approach is very much essential and appropriate and unless the same is adopted, no high rise buildings should be

encouraged in the Indian context or specially Delhi context. Generally, the maximum height limit as given in MFD-2001 should be followed. Very high buildings should be considered normally in relation to large open areas or water fronts.

The group took up two specific projects i.e.

- i) Proposed NDMC building in Community Centre DIZ. area;
- ii) Indira Gandhi National Centre for Arts at Janpath.

Regarding the scheme of Community Centre in DIZ area, the group observed that the competition was won by the consultant with the scheme having three low rise blocks but with the plea that as the un-authorized temple had occupied considerable area of the site, a multi-storeyed block having height of 107 mtr. in place of three blocks proposed later on and submitted to NDMC after approval of Delhi Urban Art Commission. The group did not agree to this criteria in going for height of 107 mtr. and advised that only marginal relaxation (upto 7 mtrs) in terms of height should be given to achieve floor space lost due to the area occupied by the un-authorized temple and the exact area under the temple to be worked out by NDMC.

Regarding Indira Gandhi National Centre for Arts at Janpath, it was discussed in detail and since the scheme fell in the area earmarked for public and semi-public facilities in the Master Plan with recommendation of 26 mtr. height which does not include 6 mtr. required for lift room and service room on the top of the building; the height of 33 mtr. as proposed in the scheme submitted in the NDMC and referred to DDA could be agreed. Also, the scheme had already been examined by International Jury and approved by DUAC after due consideration of the desirable urban form of the surrounding area.

The report to be submitted to the Technical Committee of the Authority for further appropriate action.

The meeting ended with thanks to the Chair.

*Sh. A. P. Kanvinde*  
Sh. A. P. Kanvinde  
Chairman of the Group  
Consulting Architect.

*(K. K. Bandyopadhyay)*  
(K. K. BANDYOPADHYAY)  
Convenor  
Addl. Commr. (DC&B)

*(J. C. Gambhir)*  
(J. C. GAMBHIR)  
COMMISSIONER (PLANNING)

ITEM NO.  
85/96

A-27.08.96

Sub : Change of land use of about 26.3 ha. (63 acres) from 'rural use' to 'residential' for resettlement of JJ clusters near village Jaunapur, South Delhi.

F.3(49)95-MP

P R E C I S

Reference is invited to letter no.DD-F/C-III/9599/145/ Vol.I/961 D/429 dt.22.5.96 conveying DDA the decision of Progress, Review & Monitoring Committee under the chairmanship of Chief Secretary, GNCTD on 16.4.96 and requesting DDA to initiate action for change of land use for the land contemplated to be used for establishment of resettlement complex at Jaunapur. Relevant decision of the first meeting of the Progress Review and Monitoring Committee referred to above is reproduced below:

"On the basis of change of land use, it was pointed out by Commissioner(Plg.)DDA that Slum & JJ Deptt. should immediately send the 'Shajra Plan' with specific khasra numbers of the lands for which the land use change is required in Jaunapur for establishment of a resettlement complex in isolation. As regards the emergent basis with a view to complying with the directions of the Hon'ble Supreme Court. A reference in this regard should go from the Slum & JJ Deptt. to DDA within 10 days with a specific letter from Member Secretary, DSIB requesting for emergent clearance of the proposal".

2. In the letter dt.30.5.96 from the Member Secretary, Delhi Slum Improvement Board a mention has been made of the Supreme Court's order in CWP No.4677/85 dt.9.4.96 in respect of shifting of 5000 jhuggi families from the southern ridge area. It is further mentioned that Slum & JJ Deptt. has finalised the Action Plan which has been approved by the Hon'ble Supreme Court for carrying out massive relocation operation to be completed by Octg.'96. The details of land with revenue numbers/khasra numbers for an area measuring 26.3 ha. (63 acres) have been sent requesting for change of land use.
3. The matter was examined and was partly replied vide letter dt.6.3.96 informing Slum & JJ Deptt. that as per the Supreme Court Orders dt.25.1.96 in IA No.(WP)(C) No.4677/95, the subject matter

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is before the Supreme Court to declare the Gaon Sabha lands of villages in this area as forest by way of transferring U/s 154 of the Lands Reforms Act.

a) Orders dt.3.4.96:

"The land is a part of the ridge area. Even though it is not reserved forest, it happens to be a forest. This area can not be utilised in any manner in view of the prohibition contained under the Forest Conservation Act,1980".

b) Orders dt.3.4.96 :

"Pursuant to this Court's order dt.March 13,1996 the necessary notification under section 154 of Delhi Land Reforms Act,1954 has been issued on 2nd April,1996. We direct the Ridge Management Board through Mr.Khanduri to take control of this area and start fencing the same. The area which needs planting of trees that should also be undertaken immediately".

It is apparent from the location plan that village Jaunapur is contiguous to the 'regional park', though it falls outside the boundary of regional park.

5. The proposal for change of land use was considered by the Technical Committee in its meeting held on 25.6.96 under item no.73/96/TC wherein it was recommended to process the change of land use of an area measuring 26.3 ha. (63 acres) at village Jaunapur under section 11-A of Delhi Development Act,1957 subject to the following:-

- i) Clearance be obtained by Slum & JJ Deptt, MCD from Deptt. of Forest & Deptt. of Environment, GNCTD with reference to the Supreme Court of India's orders in IA No.18.
- ii) The proposed scheme be integrated in the development plan of village Jaunapur. It may be suitably incorporated in the Zonal Plan of this area and also the Mini Master Plan proposal of GNCTD.
- iii) Arrangement of services i.e. water, power, sewerage, drainage etc. would have to be independently made by the Deptt. till such time regular municipal services are extended in this area.

6. The proposal as in para '5' above is placed before the Authority for consideration/approval.

#### RESOLUTION

In view of the Hon'ble Supreme Court's orders regarding

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Completion of relocation operations by October, 1996,  
Authority resolved as follows:-

- (a) proposals contained in para 5 of the agenda Item be approved.
- (b) Clearance of the NCR Planning Board for change of land use be simultaneously sought so as to avoid all possible delays in the timely implementation of the Scheme.
- (c) Follow-up action on the decisions of the Authority be initiated without waiting for approval/confirmation of Minutes.

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**ITEM NO. 86/96**  
**A-27.08.96**

Sub : Change of land use of an area measuring 1996ha. from 'rural use/agricultural green' to 'residential, commercial, public and semi-public facilities, transportation and recreational etc. in Dwarka Phase-II, Delhi.  
E.20(10)84-MP

**P R E C I S**

The proposal for change of land use of an area measuring 1996 ha. from 'rural use/agricultural green' to 'residential, commercial, public and semi-public facilities, transportation and recreational' etc. in Dwarka Phase-II was initiated by Dwarka Project Planning Office, which was recommended by the Technical Committee and the Authority vide its resolution no.81/92 dt.7.7.92 (Appen. 'A' P.No. 3-11) to Govt. of India for conveying approval to issue public notice.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. of India vide Delhi Development Act-1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The approval was conveyed by the Ministry vide letter no.K-13011/5/93-DDIB dt.4.5.93. Accordingly, a public notice was issued on 28.8.93. (Appen. 'B' P.No. 12-15).

3. In response to the public notice, 97 objections/suggestions were received. These have been categorised into three major groups namely a) Individuals (b) Resident Welfare Association, Religious and Charitable Organisations and c) Delhi Urban Arts Commission.

4. The objections/suggestions were considered by the Technical Committee in its meeting held on 14.6.94 vide item no.74/96, wherein the proposal was recommended to the Authority to process the change of land use for such pockets/areas of Dwarka Phase-II which were already under the Govt. ownership including the DDA or taken over by DDA under the Land Acquisition Act. For other pockets/areas the change of land use has to be processed after the land taken over under the Land Acquisition Act.

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5. Since the balance unacquired land in Dwarka Phase-II is under process of acquisition and the Ministry had already given approval for inviting objections/suggestions from the public, which were subsequently considered and recommended by the Technical Committee on 14.6.94, it would be desirable to consider the change of land use for the entire Dwarka Phase-II.

6. The proposal for change of land use for 1996 ha., accordingly was considered by the Technical Committee in its meeting held on 25.6.96 under item no.74/96/TC and it was recommended to the Authority/Govt. of India for issue of final notification.

7. The proposal as contained in para '6' above is placed before the Authority for consideration.

#### R E S O L U T I O N

Resolved that proposals contained in para 6 of the Agenda Item be approved.

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96

APPENDIX 'A' TO ITEM NO. 86/96

ITEM No. 81/92

Subject : Development Plan of Dwarka Project -  
Change of land uses.

A-07.07.92 (File No. F.20(10)84-MP)

P R E C I S

The Draft Development Plan of Dwarka (Papankala) Project was approved by the DDA vide its Resolution No.15 dated 14.4.88. The Authority resolved that the development may take place in the area already acquired, and for that area, change of land uses be processed. The Authority also resolved that Phase-II of the Project be also declared as the "Development Area" for the purpose of overall integrated planning. The area for Phase-I was already declared as Development Area (No.171) vide notification dated 28.11.86. Subsequently, Phase-II of Dwarka Project was also declared Development Area (No.172) vide Notification dated 20.7.88.

2. The matter for change of land uses was referred to the Govt. of India, Ministry of Urban Development vide Dy.Dir.(MP)'s letter dated 28.4.88 for their concurrence/approval for processing change of land uses of the lands falling in Phase-I of the Project. After the Government's approval, Public Notice was issued on 9.7.88 for inviting objections/suggestions on the proposed land use changes. (See only .....Pages.....45.....).

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3. In response to the Public Notice, in all, 27 objections/suggestions were received. These were considered by the Authority vide its Resolution No.139 dated 12.12.88 and the modified Development Plan, as recommended by the Technical Committee, was approved by the Authority for final processing of land use changes. The Authority also resolved that where the land is immediately required for services, linkages, accesses, flyovers and other needs, the same be also acquired by mutual negotiation by offering alternative accommodation in lieu of the land required for the development of the Project.

4. It was noted that Delhi Urban Arts Commission, while filing their objections on the proposed land uses, desired that the comprehensive Master Plan of the area be submitted to them for consideration and approval. Therefore, to explain the project to the Chairman and members of the Commission, a meeting was held on 22.12.88 in the Conference Room, Vikas Minar, DDA. The meeting was also attended by the Secretary, Ministry of Urban Development, Chief Secretary, Delhi Admn.; Commissioner, MCD; Administrator, NDMC and others. The Chairman, the members of the Commission felt that the DUAC could contribute for development of a pleasing and beautiful environment and pressed that for proper functions and other needs of such a large Project, demand careful studies and inputs at the level of specialised professionals. Therefore, it was decided that the project be submitted to the DUAC for their in depth studies and their considered views to improve upon the project.

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5. The Commission in its meeting held on 17.11.89, discussed the total project and a number of observations were made and decided that a group be convened by one of its members to study the project with the following terms of reference:

- i) a. to examine the concept with regard to relationship of the existing development pattern of the city;
- b. traffic/circulation system;
- c. infrastructure system consisting of electricity, water supply, drainage & sewerage etc.
- d. urban design and landscape aspects with emphasis on open space system and street picture.
- e. community facilities;
- f. norms of development and their likely impact on open space system and the environment as well as infrastructure.

- ii) to make recommendations for additional inputs, if any, required.
- iii) to make recommendations for additional information and material, if any, required for meaningful consideration of the proposal.

6. To study the project with reference to above terms, the Group met a number of times wherein Commnr.(Plg.) and other officers of the DDA were also associated. Finally, on the recommendation of the Group, the Commission suggested that DDA should:

Find out the best professional experts/talent available in the city and should appoint consultants in the field of town planning, environmental planning, architecture and urban design, landscape architecture, traffic and transportation planning, system and services planning etc. The Group also suggested to have an Advisory Group for a periodical review of the scheme, prepared by the consultants in order to help/expedite ~~the~~ the finalisation and consideration by the Commission.

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7. In pursuance to the above suggestion of DUAC, a Working Group and an Advisory Group were constituted in the DDA. After a number of meetings/discussions, the Working Group presented Stage-I Plan of the Project to the Technical Committee in its meeting held on 27.11.89 wherein the Technical Committee desired that the Working Group should further elaborate the land uses of the earlier scheme and wherever possible adjustments be made however, the scheme was accepted in principle. Later on, the Stage-I Plan was submitted to DUAC vide letter dated 26.12.89, as finalised by the Working Group. This was considered by the Commission in its meeting held on 16.1.90 and the approval was conveyed vide letter dated 15.2.90.

8. Based on the approval of Stage-I Plan received from DUAC and the observations made by the Technical

Committee in its meeting referred to above, the Stage-II Plan was taken up by the Working Group in consultation with the Advisory Group. After finalising the plan, the same was submitted to DUAC. This plan was also considered by the Commission in its meeting held on 28.6.90 and their approval was conveyed on 4.9.90.

9. The Land Use proposals as worked out in the final structure plan (Stage-II) comprising Phase-I & Phase-II as considered by the Technical Committee and the DUAC are given in the table below:

**Table A: Land Use Proposals : (Phase-I)**

S.No.	Land uses	Area acquired (hect.)  (a)	Existing built area(hect.)  (b)	Total of (a+b) (hect.)
1.	Residential	911.56	1228.00	2139.56
2.	Commercial	79.56	50.00	129.56
3.	Govt. Use	33.07	-	33.07
4.	Public/Semi-public facilities	181.57	73.00	254.57
5.	Public Utilities	44.00	-	44.00
6.	Recreational	157.82	217.00	374.82
7.	Industrial	181.28	-	181.28
8.	Transportation	375.14	120.00	495.14
	<b>Total</b>	<b>1964.00</b>	<b>1688.00</b>	<b>3652.00</b>

*For office use only*

**Table 'B' Land Use Proposals : (Phase II)**

S.No.	Land Uses	Area to be acquired(hect.)  (c)
1.	Residential	765.13
2.	Commercial	128.07
3.	Govt. Use	3.16
4.	Public/semi-public	102.61
5.	Public Utility	73.50
6.	Recreational	686.06
7.	Industrial	-
8.	Transporsortation	237.47
	<b>Total</b>	<b>1996.00</b>

**Table 'C' Land Use Proposals for Phase-I&II(Composite)**

S.No.	Land Use	Phase-I (a+b)hect.	Phase-II (c)(hect.)	Total (a,b,c) hect.	Percentage %
1.	Residential	2139.56	765.13	2904.69	51.44
2.	Commercial	129.56	128.07	257.63	4.56
3.	Govt. Use	33.07	3.16	36.23	0.64
4.	Public/semi-public	254.57	102.61	357.18	6.32
5.	Public Utility	44.00	73.50	117.50	2.08
6.	Recreational	374.82	686.06	1060.88	18.78
7.	Industrial	181.28	-	181.28	3.21
8.	Transportation	495.14	237.47	732.61	12.97
	<b>Total</b>	<b>3652.00</b>	<b>1996.00</b>	<b>5648.00</b>	<b>100.00</b>

*For office use only*

P-475/Gm.

10. Meanwhile, the Authority vide its Resolution No.43 dt. 27.3.1991 resolved that as a policy, only 2% of the land be earmarked for "Service Industries" in Urban Extension Schemes. Considering this as a policy, land use under this category would be only 113 Ha. (i.e. 2% of the total project area) instead of 181.28Ha. Earlier, this land was forming part of Phase-I of the project. It is proposed that out of 181.28 Ha. only 45 Ha. is earmarked for such activities (Service Industries) in Phase-I and the remaining 68 Ha. (out of 113Ha.) is earmarked for Phase-II. Remaining land measuring 136.28 Ha. out of 181.28Ha. in Phase-I is proposed to be utilised for :

- |                             |          |
|-----------------------------|----------|
| a) Residential Use          | 22.2 Ha. |
| b) Public & Semi-public use | 54.13Ha. |
| c) Recreational Use         | 58.87Ha. |
| d) Utilities                | 1.08Ha.  |

Total: 136.28

As 68 Ha. of land in Phase-II is now earmarked for "Service Industries" within the land use category of commercial the adjustment in other land uses has been made accordingly.

10. b) In the structure plan, approved by DUAC 2 locations for sewerage treatment plant are indicated covering an area of 29.20 Ha. under the Public Utility use. During the discussions, CE(Design)DDA, WS &SDU, MCD, it was decided that only one site of about 40 Ha. will be sufficient to cater to the project instead of having two sites. The locations shown on the plan was not approved by National Airport Authority being in the vicinity of Air Funnel area. Therefore, an alternate location in consultation with National Airport Authority and others (CE(D),DDA and Engineers of WS & SDU, MCD) has been identified and earmarked in Phase-II of the project. This land is earmarked for residential use and partly for recreational use. Therefore, the change of land uses due to these adjustments have also worked out.

c) The Project was also taken up by National Airport Authority of India for height zoning clearance for various sectors as this area of the project is located in Air Funnel zones. After a number of meetings and detail discussions with the officers of the Airport Authorities, height zoning have been fixed vide letter no.0-27/NOC/Gen/13073 dt. 24.10.90 for various sectors and approved by National Airport Authority.

d) The detailed sector plan mainly for Phase-I (total 18 in numbers) have been worked out and also discussed in the Screening Committee. Based on the detailed sector plans, certain adjustments/changes in the land uses have been made in the overall structure plan.

11. Thus, taking into consideration all the above mentioned adjustments land use proposals based on upto date structure plan was discussed in the meetings of Technical Committee held on 22.7.91 and the Technical Committee approved the adjustments with the following observations:

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"The to: woul deci 24 sect with was surp sect re-a land a f Auth sect be patt area

Keeping in view uses as now worked below and shown on TABLE 'A' CHANGE S.No. Land Use

1.	Residential
2.	Commercial a)Commercial b)Service Centre
3.	Govt. Use
4.	Public/semi-
5.	Public Util
6.	Recreational
7.	Transportat

Total

TABLE 'B' PROPC

S.No.	Land Use
1.	Residential
2.	Commercial a)Commercial b)Service Centre
3.	Govt. Use
4.	Public/sem
5.	Public Util
6.	Recreation
7.	Transporta

Total

"The proposals were discussed with specific reference to the consequential changes of land use that would be called for in the light of a recent decision of the Technical Committee that only 2% of land be earmarked for industrial sector use. As the matter was now pending with the Authority for consideration, it was felt that the question as to how the surplus land once earmarked for the industrial sector in Dwarka Phase I & II could be re-allocated amongst various competing land uses, would have to be held over until a final policy decision was taken by the Authority with aspect to land for industrial sector. Similar changes would have to be effected with respect to the land use pattern drawn up for other urban extension areas like Rohini and Narela".

Keeping in view the approval of the Technical Committee the land uses as now worked out for Phase I&II are merged as given in the table below and shown on the plan (laid on table).

TABLE 'A' CHANGE OF LAND USE - PHASE I

S.No.	Land Use	Area Hect. Phase-I (a)	Built up Area(hect.) (b)	Total Area (a+b)	Percentage
1.	Residential	916.87	1228.00	2144.87	58.75
2.	Commercial	106.81	50.00	156.81	4.29
	a)commercial	61.81			
	b)Service Centre	45.00			
3.	Govt. Use	62.51	-	62.51	1.71
4.	Public/semi-public	192.71	73.00	265.71	7.27
5.	Public Utility	43.68	-	43.68	1.20
6.	Recreational	264.10	217.00	481.10	13.17
7.	Transportation	377.32	120.00	497.32	13.61
	Total	1964.00	1688.00	3652.00	100%

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TABLE 'B' PROPOSED CHANGE OF LAND USE PHASE-II

S.No.	Land Use	Area (hect.)	Percentage
1.	Residential	765.12	38.33
2.	Commercial	196.07	9.82
	a)Commercial	128.07	
	b)Service Centre	68.00	
3.	Govt. Use	3.16	0.16
4.	Public/semi-public	102.61	5.14
5.	Public Utility	95.08	4.80
6.	Recreational	533.08	26.71
7.	Transportation	300.15	15.04
	Total	1996.00	100%

The above proposals are placed before the Authority for its consideration and approval:

- a) Proposed land uses for Phase-I by referred to the Govt. of India, Ministry of Urban Development for their consideration, approval and for final notification for land uses given in Table 'A' for an area measuring 3652. hect., shown on the plan (laid on table).
- b) To refer to the govt. of India, Ministry of Urban Development proposed land uses given in Table 'B' for Phase II, for their approval/concurrence and afterwards, to issue a Public Notice for inviting objections/suggestions under Section 11A to change the land uses from 'rural use zone' to these specified land uses as indicated above in Table B and shown on the plan (laid on table).

FOR office use only

RESOLUTION

The Authority resolved that the proposal be approved for further processing under Delhi Development Act, 1957 and while making a reference to the Ministry of Urban Development, Govt. of India, a note about the built up areas referred to in para 12, table I, of agenda item be furnished.

*Attested*

*Verified*  
*[Signature]*

*[Signature]*  
H. K. BABBAR,  
Assistant Secretary  
Delhi Development Authority



## DELHI DEVELOPMENT AUTHORITY

No.F.20(10)/84-MP

Dated the, 9.7.88

PUBLIC NOTICE

The following modification which the Central Govt. proposed to make to the Master Plan/Zonal Development Plan for Delhi is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of thirty days from date of issue of this notice. The person making the objection or suggestion should also give his name & address.

MODIFICATION

i) Area bounded by Railway line to Rewari on the South east, Agricultural green/Pankha Road on north, agricultural green on the north-west & south-west, measuring about 40 hec. is proposed to be changed from 'Commercial (warehousing/storage) to 'Residential' = (23 hec.) to recreational (distt.parks, play ground and open space' (14.30 hect.) and to 'circulation'. (2.7 hect.).

ii) "Area bounded by Najafgarh Road on north west, Pankha Road/Janakpuri on north, Rewari Railway line on east/prop. express way on the south west, excluding the pocket detailed at s.no.(i) above, measuring about 3612.00 hec. is proposed to be changed from agricultural and rural use zone to:

a)	Residential	2120.0 hec.
b)	Commercial	129.0 he.
c)	Governmental	40.0 hec.
d)	Recreational	467.7 hec.
e)	Public & semi public facilities	240.0 hec.
f)	Circulation	615.0 hec.
TOTAL	...	3612.0 he.


2. The plan indicating the proposed modification will be available for inspection at the office of the Dy.Director(MP), Vikas Minar, 6th floor, I.P.Estate, New Delhi on all working days within the period referred to above.

Sd/--  
SECRETARY  
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN  
'B' BLOCK, INA  
NEW DELHI



2. The plan indicating the proposed modification will be available for inspection at the office of the Deputy Director, Master Plan Section, 6th Floor, Vikas Minar, I.P. Estate, New Delhi, on all working days within the period referred to above.



( RANBIR SINGH )  
SECRETARY

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,  
'B' BLOCK, I.N.A.,  
NEW DELHI.

DATED THE

28.8.93

0

भारत के राजपत्र के भाग-2, खण्ड 3, उपखण्ड 111 में  
दिनांक 28.8.93 को प्रकाशनाई।

सार्वजनिक सूचना

एफ.20 1084-एम.पी.

दिनांक: 23.8.93

केन्द्रीय सरकार का दिल्ली की मुख्य योजना/केन्द्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए पत्रद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के सम्बन्ध में यदि किसी व्यक्ति को कोई आपत्ति हो/सुझाव देना हो तो वह अपनी आपत्ति/सुझाव लिखित रूप में इस सूचना के जारी होने की तारीख से 30 दिन की अवधि के अंदर सचिव, दिल्ली विकास प्राधिकरण, विकास सदन, "बी" ब्लॉक, वाई.एन.ए., नई दिल्ली को भेज दें। आपत्ति करने/सुझाव देने वाले व्यक्ति को अपना नाम और पता भी अवश्य देना चाहिए।

संशोधन:-

“उत्तर-पूर्व में अयल पाइप लाइन, दक्षिण-पूर्व में रेवाड़ी रेलवे लाइन, दक्षिण में बिजवासन रोड, पश्चिम में नजफगढ़ नाले और उत्तर में नजफगढ़ रोड से घिरे लगभग 1996 हेक्टेर 4930.12 एकड़ क्षेत्र का भूमि उपयोग "ग्रामीण उपयोग ज़ोन" से द्वारका योजना, चरण-2 के लिए नीचे दिए गए क्षेत्र के अनुसार "आवासीय" व्यावसायिक, सरकारी उपयोग, सार्वजनिक एवं अर्धसार्वजनिक सुविधाओं, सार्वजनिक उपयोगिता मनोरंजनात्मक एवं परिवहन में परिवर्तित किए जाने का प्रस्ताव है”:-

क्रम संख्या	प्रस्तावित भूमि उपयोग	क्षेत्रफल हेक्टेयर
1.	आवासीय	765.12
2.	व्यावसायिक	196.07
	क) व्यावसायिक	128.07 हेक्टेयर
	ख) सेवा केन्द्र	68.00 हेक्टेयर
3.	सरकारी उपयोग	3.16
4.	सार्वजनिक एवं अर्धसार्वजनिक सुविधाएं	102.61
5.	सार्वजनिक उपयोगिता	95.08

6.	मनीरिमासक	533.08
7.	परिवहन	300.00
		<u>1996.00</u>

2. प्रस्तावित क्षेत्रों को जगमि बाबा मन्ना निरीक्षण के लिए उपनिवेश, मुख्य योजना अनुभाग, विकास मीनार, उठी मन्निम, बाई-पी-एस्टेट, मई दिल्ली के पास उपर्युक्त क्षेत्रों के दौरान सभी कार्य विकासों में उपलब्ध होगा।

W. S. M. M. G.  
 8 एनवीर सिंह  
 सचिव  
 दिल्ली विकास प्राधिकरण

विकास समूह,  
 जी मन्ना, बाई-एम-ए.,  
 मई दिल्ली।

दिनांक 28.8.73

ITEM NO. Sub: Change of land use of an area measuring about  
87/96 21 ha. (52 acres) from 'rural use' to 'resident  
A-27.08.96 -ial use' in the Narela Scheme, Delhi  
F.20(1)95-MP

P. R. E C I S

Reference is invited to the Authority resolution no.25/95 dt. 17.4.95 (App. 'A' P. 3. ) vide which change of land use of an area measuring 21 ha (52 acres) from 'rural use' to 'residential use' in the DDA Narela Scheme had been approved

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Govt. of india, Ministry of Urban Affairs & Employment had conveyed the approval of the Centra-l Govt. vide their letter no. K-13011/24/95 -DDIB dt.14.5.96 (App. 'B' P.No. 4 ). Accordingly, a public notice was issued on 8.6.96 (App. 'C' P. 5-6 ).

3. In response to the public notice only one objection/suggesion has been received from Chief Regional Planner, NCR Planning Board. The objection/suggestion received in this office on 22.7.96. Though time barred, this being from Govt. body has been examined and the comments from Plg. Deptt. are at appendix. 'D'. Page No. 7 ).

4. The objection/suggestion & planning comments have been considered by the Technical Committee in its meeting held on 6.8.96 under item no.84/96. The Technical Committee recommended the proposal of change of land use of an area measuring 21 ha. (52 acres) from 'rural use' to 'residential use' in the DDA Narela Scheme being a part of the approved urban extension area of MPD-2001. The Technical Committee also recommend -ed that simultaneously NCR Plg. Board be requested to consider the amendment in the Regional Plan 2001 for NCR. The Authority/Govt. of India will now be requested to issue a final notification under section 11 of Delhi Development Act, 1957 for proposed change of landuse.

5. The proposal is placed before the Authority for its consideration & approval of the para '4' above.

RESOLUTION

Resolved that proposals contained in para 4 of the agenda item be approved. NCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan 2001.

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No.K-13011/24/95-DDLB  
Government of India  
Ministry of Urban Affairs & Employment  
Department of Urban Development  
(Delhi Division)

New Delhi, dated the 14th May, 1996

To

P.V.Mahashabdey  
Joint Director(MP)  
DDA, Vikas Minar  
I.P.Estate, New Delhi.

Sub: Change of land use of an area measuring 21 ha. from  
'rural use zone' to 'residential' in Narela sub-city,  
Delhi.

Sir,

I am directed to refer to your letter No.F.20(1)95-MP/230 dated 8.3.86 on the above subject and to convey the approval of the Central Government for issue of public notice for inviting objections/suggestions regarding the proposed change of land use under Section 11-A of Delhi Development Act.

Yours faithfully,

(R.Viswanathan)  
Under Secretary(DD)

: 5 :

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APPENDIX 'C' TO ITEM NO. 87/96

DELHI DEVELOPMENT AUTHORITY

No. F. 20(18)95-MP

Dated : 27/5/96

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan for Delhi-2001, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objections/suggestion should also give his name and address:


MODIFICATIONS:

1. "The land use of an area measuring 0.32 ha. <sup>(0.79 Acre)</sup> falling in sub-zone F-7 (Sukhdev Vihar) bounded by District Park/Cultivated land in the North and East, MCB compost plant/Workshop in the South and NDMC Workshop/existing Road in the West, is proposed to be changed from 'recreational' (District Parks) to 'manufacturing' (Service Centre)."
2. "The land use of an area, measuring about 21 ha. (52.0 acres) forming part of Narela Sub-city Project Phase-I and bounded by proposed 80 M wide Road in the North, Rural use (Agricultural land)village Tikri Khurd in the South, DDA acquired land developed for resettlement of Slum and JJ in the East and 40M R/W existing road and Recreational (developed green strip) in the West, is proposed to be changed from 'Rural use' to 'Residential use'."
3. "The land use of an area measuring about 39.3 ha. (97.0 acres) and bounded by Western Yamuna Canal in the East, Rural use (Agricultural land) in the North and West and 80M proposed R/W Bawana Narela Road (Urban Extension) in the South is proposed to be changed from 'Rural use' to 'Public & Semi Public facilities' (CRPF Battalion 6 nos. )"

...2/-

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2. The plan indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, I.P.Estate, New Delhi on all working days within the period referred above.



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



NEW DELHI

DATED 8.6.96

87/96

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APPENDIX 'D' TO ITEM NO. 87/96

DELHI DEVELOPMENT AUTHORITY

Sub : Change of land use of an area measuring about 21ha.  
(52 acres) from rural use to residential use in  
the Narela Scheme, Delhi.  
F.20(1)95-MP

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Summary of objection/suggestion received in response  
to public notice issued on 8.6.96.

1. Objection/suggestion from Chief Regional Planner  
NCR Board dt.9.7.96.

"The area fall within the green belt/green  
veg in Regional Plan-2001 NCR. The land use  
change will be violation of regional plan without  
getting prior change in the regional land use  
plan of NCR".

PLANNING COMMENTS :

The proposal is part of approved Urban Extension  
area 2001 as per Master Plan of Delhi. The details of  
the proposed urban extension are approximately identified  
in the Regional Land Use Plan-2001 NCR. The proposal  
may not require any amendment in the regional land use  
plan.

Moreover, Proposed Urbanisable Areas shown in  
the Regional Plan are only approximate and the urbanisable  
limits are to be governed by the statutory Master Plan  
in-force.

**ITEM NO. 88/96** Sub : Change of land use of an area measuring about 40.47 ha (100.00 acres) from 'rural use' to 'public and semi-public facilities' (CRPF battalion 6 nos.) in Bawana, Delhi.  
**A-27.08.96** F.20(2)96-MP

- . . . . .  
**P R E C I S**

Reference is invited to the Authority resolution no.38/96 dt.22.3.96 (Appendix 'A' P.No.3-4) vide which the change of land use of an area measuring 39.3 ha (97 acres) from 'rural use' to 'public and semi-public facilities' (PS-4 Police Distt. Battalion). The development control norms shall be as applicable in case of Large Educational Campus (more than 8 ha.) as per MPD - 2001 with increase of 20% maximum ground coverage to 33.3% without increasing maximum permissible FAR of 80 in the part (a) of the regulations with a view to accommodate single storey barracks for Jawans and the maximum height is 15 mtr. Further decided that the MCD be apprised of this decision for appropriate action pending formal notification by the Govt. of India in view of the urgency in the matter because of Supreme Court Orders.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957, to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Under Secretary to the Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter no.K-13011/9/96-DDIB dt.9.5.96 (Appendix 'B' P.No. 5). Accordingly, a public notice was issued on 8.6.96 (Appendix 'C' P.No.6-7).

3. In response to the public notice, two objections/suggestions have been received, one from Chief Regional Planner, NCR Board dt.9.7.96 and 2nd from Town Planner, MCD dt.10.7.96. These objections/suggestions have been

contd.....2/-

received in the office on 22.7.96. Though time barred, this being from Govt./Local Body have been examined and the comments from Plg.Deptt. are at (Appendix D.P.No. 8).

4. The objections/suggestions & planning comments have been considered by the Technical Committee in its meeting held on 6.8.96 under item no.85/96. The Technical Committee recommended the proposal of change of land use of an area measuring 40.47 ha (100 acres) from 'rural use' to 'public and semi-public facilities' (CRPF battalion 6 nos.) in Bawana, Delhi to the Authority /Govt. of India for issue of a final notification for the proposed change of landuse under section 11 of D.D.Act, 1957 with the observation that simultaneously NCR Planning Board be requested to consider the amendment in the Regional Plan 2001 for NCR.

5. Hon'ble Supreme Court in his orders dt.26.7.96 in CWP No.4677/85 - M.C.Mehta V/s Union of India has accepted the undertaking given by Mr.Bhaskar Khulbe, MOH that the totality of the ridge area shall be vacated by the Security Forces by Sep. 15, 1996.

6. The proposal is placed before the Authority for its consideration and approval of para '4' above.

#### R E S O L U T I O N

Resolved that proposals contained in para 4 of the agenda item be approved. NCR Planning Board be simultaneously requested to concur and incorporate these amendments in the NCR Regional Plan for 2001.

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APPENDIX 'A' TO ITEM NO. 88/96ITEM NO.  
38/96

A-22.03.96

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

F.20(2)96-MPP R E C I S

Reference is invited to the discussion in the meeting held in the Chamber of Special Secretary, Home Affairs on 18.1.96 & 2.2.96, when it was decided that about 41.2ha. (101.8 acres) of land at village Bawana (earlier notified for acquisition for shifting PVC market) be acquired by Delhi Admn. urgently and handed over to CRPF for locating six battalions presently in Central & Southern Ridge area. This has become necessary in view of the directions of the Hon'ble Supreme Court of India in CWP No.4677/85-M.C.Mehta Vs Union of India to shift the existing CRPF campus from ridge area to some other suitable location. It was also decided that tentative layout plan may be prepared by CPWD and the processing of change of land use will be done by DDA immediately as per the time schedule fixed by Supreme Court to complete the shifting by 15<sup>th</sup> 5/95.

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

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

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

Contd.....2/-

88/96.

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-4-

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

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

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

#### RESOLUTION

Resolved as follows:-

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

Compared with original \*\*\*  
Jm  
4/7/96

Attested  
4/7/96

**E. K. BABBAR**  
Assistant Secretary  
Urban Development



APPENDIX 'B' TO ITEM NO. 88/96

No.K-13011/9/96-DDIB /  
Government of India  
Ministry of Urban Affairs & Employment  
Department of Urban Development  
(Delhi Division)  
...

New Delhi, dated the 9th May, 1996

To

Sh.P.V.Mahashabdey  
Joint Director(MP)  
D.D.A., Vikas Minar  
I.P.Estate  
New Delhi.

Sub: Change of land use of an area measuring 19.3 ha.(97 acres)  
from 'rural use zone' to 'public and semi-public facilities'  
(PS-4) for CRPF Battalions at Bawana, Delhi.  
.....

Sir,

*Handwritten signature/initials*

I am directed to refer to DDA's letter No.F.20(2)96/MP/336  
dated 4.4.96 on the above subject and to convey the approval  
of Central Government for issue of public notice inviting objec-  
tions/suggestions in regard to the proposed change of land use  
under Section 11-A of Delhi Development Act, 1957.

Yours faithfully,

*Handwritten signature*  
15/5/96  
U-I

*Handwritten signature*  
(R.Viswanathan)  
Under Secretary(DD)

88/96

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APPENDIX 'C' TO ITEM NO. 88/96  
DELHI DEVELOPMENT AUTHORITY

No. F. 20(18)95-MP

Dated : 27/5/96

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan for Delhi-2001, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objections/suggestion should also give his name and address:

MODIFICATIONS:

1. "The land use of an area measuring 0.32 ha. <sup>(0.79 Acre)</sup> falling in sub-zone F-7 (Sukhdev Vihar) bounded by District Park/Cultivated land in the North and East, MCD compost plant/Workshop in the South and NDMC Workshop/existing Road in the West, is proposed to be changed from 'recreational' (District Parks) to 'manufacturing' (Service Centre)."
2. "The land use of an area, measuring about 21 ha. (52.0 acres) forming part of Narela Sub-city Project Phase-I and bounded by proposed 80 M wide Road in the North, Rural use (Agricultural land) village Tikri Khurd in the South, DDA acquired land developed for resettlement of Slum and JJ in the East and 40M R/W existing road and Recreational (developed green strip) in the West, is proposed to be changed from 'Rural use' to 'Residential use'."
3. "The land use of an area measuring about 39.3 ha. (97.0 acres) and bounded by Western Yamuna Canal in the East, Rural use (Agricultural land) in the North and West and 80M proposed R/W Bawana Narela Road (Urban Extension) in the South is proposed to be changed from 'Rural use' to 'Public & Semi Public facilities' (CRPF Battalion 6 nos.)"

...2/-

88/96.

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2. The plan indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, I.P.Estate, New Delhi on all working days within the period referred above.



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



NEW DELHI

DATED 8.6.96

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APPENDIX 'D' TO ITEM NO. 88/96

DELHI DEVELOPMENT AUTHORITY

Sub : Change of land use of an area measuring about 40.47ha.  
(100 acres) from rural use to public and semi-public  
facilities (CRPF) Battalion-6 nos. in Bawana.  
F.20(2)96-MP

-.-.-.-.-

Summary of objection/suggestion received in response  
to public notice issued on 8.6.96.

1. Objection/suggestion from Chief Regional Planner,  
NCR Planning Bopard dt.9.7.96.

"The area falls within green belt/green veg in  
Regional Plan-2001 NCR. The land use change will  
be violation of regional plan without getting prior  
change in the regional land use plan of NCR".

PLANNING COMMENTS :

It is a case of resitement of six already functioning  
battalions from Ridge Area as per orders of Supreme  
Court of India (CWP No.4677/85 M.C.Mehra V/s Union  
of India & Others. The shifting is being monitored  
by Ministry of Home in consultation with GNCTD.

Moreover, in the Regional Plan-2001 NCR, the activi-  
ties compatible with open character of land e.g.  
social institutions etc. are permitted in the green  
belt/green veg. In the proposed resitement proposal,  
low rise development is envisaged.

NCR Planning Board may be requested to process  
the proposed amendment in the Regional Plan-2001  
NCR, if necessary.

2. Objection/suggestion from Town Planner, MCD dt.18.7.96

"The issue was discussed in LOSC of MCD vide item  
no.91/96 dt.5.7.96 which observe that since CRPF  
authorities have submitted a layout plan on the  
area of 108.56 acres, the land use be processed  
for the entire land under possession of CRPF i.e.  
108.56 acres".

PLANNING COMMENTS :

This has been discussed with Senior Architect,  
CPWD. An area about 8.56 acres could be required  
for 2 road widenings i.e. 80mtr. right of way proposed  
Bawana Narela road and the proposed 30 mtr. road  
connecting gogha air base/village. Therefore,  
the land use of the scheme would be only for 40.47ha.  
(100 acres).

ITEM Sub : Change of land use of an area measuring 0.32 ha.  
NO. (0.79 acre.) from 'recreational (district park)'  
89/96 to 'manufacturing (Service Centre)' for LPG godown  
A-27.08.96 near Sukhdev Vihar, New Delhi.  
F.20(18)95-MP

P R E C I S

Reference is invited to the Authority resolution no.119/95 dt.16.10.95 (Appendix 'A' P.No.3) vide which the change of land use of an area measuring 0.32 ha (0.79 acre.) from 'recreational (District Park)' to 'manufacturing (Service Centre)' was approved for LPG godowns at Sukhdev Vihar, New Delhi.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use. The Under Secretary to the Govt. of India, Ministry of Urban Affairs & Employment had conveyed the approval of the Central Govt. vide their letter no.K-13011/36/95-DDIB dt.19.4.96 (Appendix 'B' P.No.4). Accordingly, a public notice was issued on 8.6.96 (Appendix 'C' P.No.5-6).

3. In response to the public notice only one objection/suggestion has been received from Town Planner, MCD dt. 18.7.96. Though time barred, this being from the Local Body has been examined and the comments of Plg. Deptt. are at (Appendix 'D' p.no. 7).

4. The proposal was considered by the Technical Committee in its meeting held on 6.8.96. The Technical Committee recommended to the Govt. of India, Ministry of Urban Affairs & Employment to issue a final notification for the proposed change of land use of an area measuring 0.32ha (0.79 acre.) from 'recreational (District Park)' to 'manufacturing (Service Centre)' for LPG godown near Sukhdev Vihar, New Delhi under section 11 of D.D.Act.

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5. The proposal is placed before the Authority for its approval & consideration of para '4' above.

R E S O L U T I O N

Resolved that proposals contained in para 4 of the Agenda Item be approved.

While confirming the minutes of the meeting of the Authority held on 27.8.96, Authority further amended/ added the following paragraph of the minutes of the item No.89/96 vide Res. No.1/GA/97 dated 31.3.97.

" While confirming the minutes, the Authority observed that utmost effort should be made to preserve the land use of green areas and the parks. Changes in land use of green areas/ parks should be avoided, as far as possible."

APPENDIX 'A' TO ITEM NO. 89/96

ITEM NO. Sub: Change of land use of an area measuring 3228  
119/95 sq. mtrs. from "District Park" to "Service centre  
A-16.10.95 (LPG Godowns)  
F.20(18)/95/MP

P R E C I S

A reference dated 31.1.95 was received from Commissioner(LM) enclosing the list of cases where the allotment for LPG Godowns has been pending with the DDA. These dealers have been issued letters of intent(LOI) during the year 1993-94. Three of these sites have been recommended in South Delhi.

2. The proposal to provide two more LPG Godowns in the area to the North of M.C.D. Compost Plant/ Workshop adjoining to two already existing L.P.G. Godowns in Sub Zone E-7 (Sukhdev Vihar) was considered by the Technical Committee in its meeting held on 25.7.95 under item No. 56/95. The Technical Committee agreed with the proposal of addition of two more LPG Godowns sites and recommended to process the change of land use of an area measuring 0.3228 ha. from "Recreational (District Park)" to "Manufacturing (Service Centre LPG Godowns)".

3. The proposal is placed before the Authority for consideration as in para 2 above.

R E S O L U T I O N

"Resolved that proposals contained in para 2 of the Agenda item be approved."

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APPENDIX 'B' TO ITEM NO. 89/96

No.K-13011/36/95-DDIB  
Government of India  
Ministry of Urban Affairs & Employment  
Department of Urban Development  
(Delhi Division)  
...

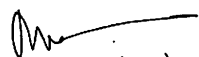
New Delhi, dated the 19th April, 1996

To  
Sh.P.V.Mahashabdey  
Joint Director(MP)  
Delhi Development Authority  
Vikas Minar, I.P.Estate  
New Delhi.

Sub: Change of land use of an area measuring 3228 sq.mt. from 'recreational' (Distt. Park) to 'Manufacturing' (Service Centre-LPG Godown) in Sukhdev Vihar, New Delhi.  
.....

Sir,  
I am directed to refer to DDA's letter No.F.20(18)95/MP/271 dated 15.3.96 on the above subject and to convey the approval of Central Government for issue of public notice for inviting objections/suggestions in regard to the proposed change of land use under Section 11-A of Delhi Development Act, 1957.

Yours faithfully,

  
(R.Viswanathan)  
Under Secretary (DD)



DELHI DEVELOPMENT AUTHORITY

No.F.20(18)95-MP

Dated : 27.5.96

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan for Delhi-2001, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of issue of this notice. The person making the objections/suggestion should also give his name and address:

MODIFICATIONS:

1. <sup>(0.79 Acre)</sup> "The land use of an area measuring 0.32 ha. falling in sub-zone F-7 (Sukhdev Vihar) bounded by District Park/Cultivated land in the North and East, MCD compost plant/Workshop in the South and NDMC Workshop/existing Road in the West, is proposed to be changed from 'recreational' (District Parks) to 'manufacturing' (Service Centre)."
2. "The land use of an area, measuring about 21 ha. (52.0 acres) forming part of Narela Sub-city Project Phase-I and bounded by proposed 80 M wide Road in the North, Rural use (Agricultural land) village Tikri Khurd in the South, DDA acquired land developed for resettlement of Slum and JJ in the East and 40M R/W existing road and Recreational (developed green strip) in the West, is proposed to be changed from 'Rural use' to 'Residential use'."
3. "The land use of an area measuring about 39.3 ha. (97.0 acres) and bounded by Western Yamuna Canal in the East, Rural use (Agricultural land) in the North and West and 80M proposed R/W Bawana Narela Road (Urban Extension) in the South is proposed to be changed from 'Rural use' to 'Public & Semi Public facilities' (CRPF Battalion 6 nos. )"

...2/-

DELHI DEVELOPMENT AUTHORITY

No. F.20(18)95-MP

Dated : 27.5.96

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan for Delhi-2001, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objections/suggestion should also give his name and address:

MODIFICATIONS:

1. <sup>(0.79 Acre)</sup> "The land use of an area measuring 0.32 ha. falling in sub-zone F-7 (Sukhdev Vihar) bounded by District Park/Cultivated land in the North and East, MCD compost plant/Workshop in the South and NDMC Workshop/existing Road in the West, is proposed to be changed from 'recreational' (District Parks) to 'manufacturing' (Service Centre)."
2. "The land use of an area, measuring about 21 ha. (52.0 acres) forming part of Narela Sub-city Project Phase-I and bounded by proposed 80 M wide Road in the North, Rural use (Agricultural land) Village Tikri Khurd in the South, DDA acquired land developed for resettlement of Slum and JJ in the East and 40M R/W existing road and Recreational (developed green strip) in the West, is proposed to be changed from 'Rural use' to 'Residential use'."
3. "The land use of an area measuring about 39.3 ha. (97.0 acres) and bounded by Western Yamuna Canal in the East, Rural use (Agricultural land) in the North and West and 80M proposed R/W Bawana Narela Road (Urban Extension) in the South is proposed to be changed from 'Rural use' to 'Public & Semi Public facilities' (CRPF Battalion 6 nos. )"

...2/-

of land use of an (100 acres) from 'recreational manufacturing (Service Park) at Khkhdev Vihar, New Delhi (110083) 95-MP

Public notice issued on 18.7.96. The matter was discussed on 18.7.96.

Public notice issued on 18.7.96.

The matter was discussed on 18.7.96. The matter was discussed on 18.7.96. The matter was discussed on 18.7.96.

**COMMENTS :**

objection from LOSC & E has already been submitted. The Govt. is to provide open areas for change. In this case, there are 2 plots have been added more and owned by D.D.A.

Govt. of NCT of Delhi  
2001  
Any person who has  
to the proposed  
suggestions  
Delhi  
INA  
date  
objection  
address

MODIFICATIONS  
1. The land use of the site is to be changed from 'recreational manufacturing' to 'industrial'.

2. The land use of the site is to be changed from 'recreational manufacturing' to 'industrial'.

3. The land use of the site is to be changed from 'recreational manufacturing' to 'industrial'.

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(94)

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2. The plan indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master Plan Section, 6th floor, Vikas Minar, I.P.Estate, New Delhi on all working days within the period referred above.



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



NEW DELHI

DATED 8.6.96.

APPENDIX 'D' TO ITEM NO.89/96

Sub : Change of land use of an area measuring 0.32 ha. (0.79 acres) from 'recreational (District Park)' to 'manufacturing (Service Centre)' for LPG godown near Sukhdev Vihar, New Delhi.

F.20(18)95-MP

Summary of objections/suggestions received in response to public notice issued on 8.6.96.

-----

1. Objectgion/suggestion received from Town Planner, MCD dated 18.7.96.

"The matter was discussed in LOSC under item no.91/96 dated 5.7.96 which observe that the land use should not be changed particularly in the light of the instructions ISSUED BY MOUA&E vide letter no.K-13011/11/92-DDIB dated 11.1.96 that the land use of recreational area should not be changed to any other urban use".

PLANNING COMMENTS :

The objection from LOSC, MCD has been noted. The MOUA&E has already sought these clarifications before permitting to invite objections/suggestions for the proposed change of land use. The instructions of the Govt. is to prohibit the actually developed green areas for changing the land use . In this case, there are 2 gas godowns existing and only 2 have been added more. The green area is undeveloped and owned by D.D.A.

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ITEM Sub : Draft Zonal Development Plan for Zone 'C'.  
NO. F.1(16)92-ZP  
90/96  
A-27.06.96

P R E C I S

1.0 BACKGROUND :

- 1.1 The draft zonal plan of zone 'C' was approved by the Authority vide resolution no.38/93 dt.23.3.93 under section 10 of D.D.Act for inviting objections/suggestions. (Appendix..... Page No..... 3-5.....)
- 1.2 The draft zonal plan was published for inviting objections/suggestions vide notification dt.14.1.95. A period of 90 days was given for filling objections/suggestions. (Appendix..... 'B' Page No..... 6.....)
- 1.3 In response to notice of this publication, 14 nos. objections/suggestions were received in total. Out of these, 5 nos. were from Govt. organisations and remaining 9 nos. are from private individuals and others.
- 1.4 These objections/suggestions were considered on 12.10.95 by the Screening Board constituted by the Authority. The representatives of Govt. organisations and private association who had filed the objections/suggestions were invited to present their cases to the Screening Board in September, 1995.

2.0 EXAMINATION/ACTION TAKEN :

- 2.1 The summary of objections/suggestions received, recommendations of the Screening Board there upon and the action required/taken report is given at (Appendix..... Book-let containing pages 1-9.....)
- 2.2 Based on the recommendations of the Screening Board the draft zonal plan and the text report have been modified. The salient features are given as under:
- 2.2.1 All factual errors have been corrected.
- 2.2.2 The text/plan have been modified accordingly.
- 2.2.3 Annexure-VIII to XII are added in the modified report (Appendix..... 'D' Book-let containing pages 1-66 )

Contd/.....

4/10/96

- 2.2.4 The cases of change of land uses under process with MOUA&E are given at (App. 'D' Book-let containing pages 1-6)
- 2.2.5 Cycle tracks have been marked as per provision of MPD-2001, it is incorporated both in the plan and the text.
- 2.2.6 Directions of Supreme Court issued vide orders dt.21.3.96 regarding change of land use of Bara Hindu Rao Hospital from 'recreational (Northern ridge area)' to 'public and semi-public facilities' have been incorporated both in the plan and the text.
- 2.2.7 Several other minor modifications as detailed out in comparative statement report have also been carried out. (Appendix... 'E' .....Page No.....7-9.....)
- 2.2.8 Besides the above precis of Zone 'C', there are two instances of change of land uses at Master Plan level (given at page 24 of the report) are being processed separately under section 11-A of D.D.Act, 1957.
- 2.2.9 It may be stated that the policy of mixed land use is being reviewed and shall be processed separately. The proposals of draft zonal plan in respect of mixed land use are within the existing framework of MPD-2001. However, any modification in Master Plan for Delhi-2001 shall be applicable mutatis mutandis in the zonal plan.
- 3.0 The draft zonal plan of zone 'C' suitably modified as per above is placed before the Authority for consideration.

RESOLUTION

Resolved that modified Draft Zonal Plan of Zone 'C' be approved.

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ITEM NO.  
38793

A-23.03.93

-1  
APPENDIX 'A' TO ITEM NO. 90 /96  
SUB. : DRAFT ZONAL (DIVISIONAL) DEVELOPMENT  
PLAN FOR ZONE 'C' (CIVIL LINES & EXTENSION)  
AND AMENDMENTS IN MPD-2001.

File No. F.1(16)92/EP-Pt.]

**P R E C I S E**

National Capital Territory of Delhi, as per MPD-2001 is divided into 15 Zones (Divisions) out of which Zone 'C' (Civil Lines & Extension) has been sub-divided into 21 sub-zones (earlier known as sub-zones).

2. Area Planning Wing of the Authority has formulated draft zonal (divisional) development plan for Zone 'C' (Civil Lines & Extension) together with the draft text (report). (Appendix 'C'. (Booklet).

3. Zonal Development proposals are to be processed under Section 10 and the land use changes of Master Plan are processed under Section 11-A of Delhi Development Act, 1957.

4. The proposal for the draft zonal (divisional) development plan along with the text (report) were considered in the Technical Committee in its meeting held on 21.01.93, wherein the Jt. Director (AP) & Jt. Director (SPG) explained the proposals with the help of drawings and report. The Technical Committee after detailed discussion desired that the proposal be modified incorporating the following observations for placing it to Authority for its consideration:

i) On page 6 para 4.1 of the text, MPD-2001 be replaced as Master Plan-62.

ii) The figure pertaining to the strength of the high secondary schools may be collected from Delhi Admn. and be compared with the strength of the students of the zone as per the norms to establish where really there is some deficiency of higher secondary schools in Planning Division 'C'.

iii) The list of the roads/streets supplied by MCD to be declared as commercial street may be annexed with the report and those roads which are not considered feasible to be declared as commercial streets be indicated after giving reasons. The constitutions for such streets declared for the mixed land use, may be indicated, based on MPD-2001 proposals in the text.



- 9/8/96
- iv) For group housing schemes, the right of way of roads as 15.5 mtrs. given in the study of Bungalow Area will require no amendment in MPD-2001 where the minimum right of way of the road is 20 mtrs. due to the reason that the density in the Bungalow Area is only 15 DUs instead of 50 DUs; in case of group housing where minimum 20 mtr. width of road is required.
- v) MPD-2001 provides that approved zonal plan in consonance with MPD-2001 will be operative. Therefore, as there are 12 sub-zones where the Zonal Plans were earlier approved may be examined whether there is any change indicated now from the approved Zonal Plan which were in line with the provisions of MPD-2001. If there is any change justification be given.
- vi) In the Bungalow Zone Area, for governmental use where the maximum FAR is 150 with 25% ground coverage; the height has been restricted as 14 mtrs. It was felt that height of such complexes may be maximum to 26 mtrs.
- vii) Approved scheme of Dhirpur and Dhirpur Extension Area may be included in the Zonal Plan.
- viii) The list of polluting industries is given in the annexure. The proposal of utilisation of such lands vacated by the hazardous industries in the ratio of 60:40 needs to be elaborated; further to indicate on the basis on which this has been suggested.
- ix) Location of the intersection/grade/seperator/33 66, 220 KV sub-stations and their alignment wherever approved may be incorporated.
- x) Configuration of ISBT fly over and proposed fly over of Wazirabad Road with the right of way of the roads may be indicated. Also the existing petrol pump may be indicated with the provisions that petrol pumps along the Ring Road may also be used for 'Natural gas facility'.
- xi) Proposed MRTS/LRT alignments may be indicated.
- xii) Details of area under the District Parks and the zonal green may be indicated in the writ up separately.

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5. The zonal development plan (5 plans) and the text(report) have since been modified incorporating the observations of Technical Committee referred to above and are placed before the Authority for its consideration and approval for further processing under the provisions of Delhi Development Act, 1957.

R E S O L U T I O N

Resolved that draft zonal (divisional) development plan for Zone 'C' (Civil Lines & Extension) and the proposed amendment in MPD-2001, be approved for inviting objections/suggestions from the public, and the report be suitably edited before publishing.

-----

No.F.1(16)/92-ZP

Dated: 4.1.95


PUBLIC NOTICE

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

Notice is hereby given that:

- a) A draft of a Zonal Development Plan for Zone 'C' (Civil Lines Area) in the National Capital Territory of Delhi has been prepared.
  - b) A copy thereof will be available for inspection of the office of the Delhi Development Authority, on Ground Floor, Vikas Minar, I.P.Estate, New Delhi between hours of 11 A.M. to 5 P.M. on all working days till the date mentioned in para '3' hereinafter.
2. Objections and suggestions are hereby invited with respect to this draft plan.
  3. The objection or suggestion may be sent in writing to the Commissioner-Cum-Secretary, Delhi Development Authority, Vikas Sadan, INA, New Delhi-23, before the 13th. day of April, 1995.

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

  
(V.M. BANSAL)

COMMISSIONER-CUM-SECRETARY  
DELHI DEVELOPMENT AUTHORITY

NEW DELHI

DATED 14.1.95

APPENDIX 'E' TO ITEM NO. 90 /96

COMPARATIVE STATEMENT OF MODIFICATION IN THE ZONAL PLAN OF ZONE 'C'

S.NO.	PAGE NO.	DRAFT ZONAL PLAN	PAGE NO.	MODIFIED ZONAL PLAN	REMARKS
1.	2.	3.	4.	5.	6.
1.	1	1.1 Covering an area of 3959 ha. and consists	1	1.1 Covering an area of 3888 ha. and consists	Typing error has been corrected.
2.	1	1.2 The main feature of the zone is Northern Ridge	1	1.2 The main feature of the zone is Northern Ridge and old Secretariate complex.	As per factual positio of the site
3.	7	5.6 The area under recomprehensive development is about 150 ha.	7	5.6 The area under comprehen development is about 298 ha.	As per the approved scheme boundary
4.	10	6.2.1 In this sub-zone there are two grade separators exists i) ..... ii) .....	11	6.2.1 In this sub-zone follo -wing grade separators exist i) ..... ii) ..... iii) On Rly crossing near Satyawati College iv) Rly. crossing on Ring Road near Azadpur v) Rly-crossing on Outer Ring-Road near Sanjay Transport-Nagar	As per existing factur position
5.	11	6.2.3 <u>L.R.T. Route</u>	12	6.2.3 <u>MRTS/HST ROUTE</u> The mass Rapid Transport System (MRTS) Ph.I is app- roved in principle by Govt. of India on dated 19.7.1994 (Conveyed to DDA vide office memo no.K-14011/43/94-UD.11 dated 13.6.1995). This pro- posal is being incorporated (Refer Annexure VIII)	As per recommendations of Screening Board on page 5 of obj./sug.No. 5(vii)

5/6/93

1.	2.	3.	4.	5.	6.
			13	6.2.5 Bus Depots Table CT-4	Corrected in the text Plan as per existing situation as per recd available in the

(103)

1	2	3	4	5	6
6.	11	6.2.5 Bus Depots Table CT-4	13	6.2.5 Bus Depots Table CT-4	Corrected in the text Plan as per existing situation as per reco available in the office.
7.	12	6.2.6 BUS TERMINALS Table CT5	14	6.2.6 BUS TERMINALS Table CT-5	As above
8.	14	6.4 Also shown in the Physical in- frastructure Plan are in electric grid station and Tower Lines of 33 KV and above.	16	The Plan indicate 66/220KV Electric Grid station	As per recommendation of Screening Board at Pg.4 obj./sug.No.4(i)
9.	19	In table CT-12 New Facility Centres	14	Added one more facility centre FC-6 at S.No.5	As per MPD-2001 which was not included at the draft stage.
10.	23	9.0 Land Use changes at Master Plan Level - As per .....		9.0 Land use changes at Master Plan Level As per ..... .....details below: (Table CT-15) The proposal for ..... .....placed in Annexure IX	Separate list of char of land use is added prepared by M.P.Sect:
11.	27	10.2(iii) Road widening .....	27	10.2(iii) Para deleted	As per Screening Boar recommendation at p 6 of obj./sug.No.5(i)
12.	38	10.10.1 BOUNDARY OF THE BUNGALOW 37-38 AREA, CIVIL LINES: The boundary .....from ISBT along outer ring road, Ashram Marg..... .....at ISBT		10.10.1 BOUNDARY OF THE BUNGALOW AREA, CIVIL LINES : The boundary..... from ISBT, Mahatama Gandhi Marg in east, Ashram Marg/ part of Shammath Marg in the North and Ridge boundary in the West Boulevard Road (Judasia) Road in the South meeting at ISBT	As per recommendation of Screening Board at Page 3&4 of obj/sug : 4(i)

1	2	3	4	5	6
13	-	-	53	Annexure VIII K-14011/43/94-UD.II Government of India	As per recommendation of screening Board at page 5 of obj./sug. No.5(vii) regarding MRTS/HST Route
14.	-	-	56	Annexure IX Position of change of land use/modification in MPD-2001 Pending with MOUA&E	Separate list of char of landuse is added prepared by M.P.Sect:
15.	39	10.10.2(i) Development norms shall be as per DDA resolution No.184 dt. 24.12.1980.....	38	10.10.2(i)Development norms .....and 38/03 dated 23.3.03 (Annexure x) i.e.	As per recommendation of Screening Board of Page 1 of obj./sug.2 (i) & (ii)
16.	12	-	14	Add one more para as 6.2.8 Proposed Cycle track shown in the plan as per annexure XI	As per recommendation of Screening Board at page 5 of obj./sug.5 (iv)
17.	9	6.12 Polluting industries. According to .....provisions in MPD-2001	10	6.12 Polluting industries .....provision in MPD-2001/Supreme Court directions.	As per Supreme Court directions.

(12)

ITEM NO. Sub : Formulation of area and development control norms  
91/96 for Golf Course sites in Delhi - Amendment in MPD-2001  
F.3(25)96-MP  
A-27.08.96

P R E C I S

- Reference has been received from Director (CL) to communicate the development control norms for the Golf Course sites for Bhalswa Lake complex.
2. In MPD-2001, neither specific area has been mentioned nor any development controls have been prescribed for Golf Courses. This activity is predominantly as open air activity where play area ranges between 20 to 50 ha. The norms for 'sports and cultural activities' as a part of large educational research centres having an area more than 8 ha. with maximum ground coverage 10% and maximum FAR 50 has been prescribed in MPD-2001.
  3. Normally, there are 3 types of Golf Courses namely;
    - i) 'Pay & Play' concept (Golf Course is run by Govt./Local Body),
    - ii) Golf Course run by registered societies; and
    - iii) Golf Course run by Private Developers.
  4. The Technical Committee discussed 3 categories of Golf Courses stated above and the type of facilities required in the building of the Golf Course. The Technical Committee in its meeting held on 16.7.96 under item no.81/96/TC recommended only one set of norms as per details given below:
    - i) Maximum ground coverage 3000 sqm.
    - ii) Maximum floor space 3000 sqm.
    - iii) Maximum height 8 mtr.
    - iv) Parking @ 10 ECS per 100sqm. of floor space.
    - v) Basement, if constructed is to be included in the FAR calculations except equivalent to 20% of the ground coverage (below curtilage of the building for providing services and storage only).

Contd.../-





ITEM NO. Sub : 220 KV grid sub-station at Siri Fort.  
92/96 F.6(3)91-MP

2-27.08.96

P R E C I S

1. Additional Chief Engineer(Plg.) & SLDC, DESU vide his letter dt.14.6.96 has requested for allotment of 5th 220 KV grid sub-station at Siri Fort in South Delhi, which is included in DESU's 8th Plan Project Report and technicalaly approved by Central Electricity Authority, Ministry of Power, Govt. of India.
2. As per MPD-2001 norms, one 220 KV grid sub-station (depending upon the load) is to be provided for a population around 5 lac persons. According to the population projection for the year 2001 division 'F' (entire South Delhi), 2 to 3 sites will be required, whereas 4 sites are already existing. Over and above, the present request is for 200m.X250m. site within Siri Fort area. The Master Plan however, recommends 200m.X 200m.
3. Siri Fort complex forms part of Master Plan green area (district park), which is in extension of Siri Fort sports complex. The area is densely developed green area having Siri Fort wall of archaeological importance/protected monuments involving permission from Archaeological Survey of India as well as Ministry of Environment.
4. The Under Secy.(DD), Govt. of India, Ministry of Urban Affairs & Employment vide his letter no.13011/11/92-DDIB dt.11.1.96, Govt. of India has communicated that in future the areas actually developed as 'green' in the Regional/District/Neighbourhood Park or in other recreational zones in the city will not be allowed to be converted into any other use (Appendix...<sup>1</sup>..... Page No...<sup>3</sup>.....)
5. According to the survey report conducted by Jt.Dir. (Hort) Divn.VI, a total no. of 930 trees of various types are already existing in this site at Siri Fort Complex. To supplement the position, a number of photographs of the said site have been taken. The said site is a part of developed green area and is also having remains of historic Siri Fort wall in the form of continuous mound. The juxta position of large grid sub-station at this location

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92/96 F.6(3)91-MP

27.08.96

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5. According to the survey report conducted by Jt.Dir. (Hort) Divn.VI, a total no. of 930 trees of various types are already existing in this site at Siri Fort Complex. To supplement the position, a number of photographs of the said site have been taken. The said site is a part of developed green area and is also having remains of historic Siri Fort wall in the form of continuous mound. The juxta position of large grid sub-station at this location

would also adversely affect the environment of the surroundings.

6. The proposal of DESU was discussed in various Technical Committee meetings and number of alternative sites were examined. The total discussion in the Technical Committee meetings has been summarised as under:-
- i) Number of alternative sites were examined in the area as per technical requirements of DESU.
  - ii) Possibility of underground grid sub-station with modern technology was also deliberated upon and was not found feasible.
  - iii) There was no other option except to recommend Siri Fort site (to the East of Gargi College) by sacrificing the developed green.
  - iv) The case will not require change of land use since as per MPD-2001 "utilities" (ESS) are permitted in all use zones.
  - v) Ministry's letter no.K-13011/11/92-DDIB dt.11.1.96 regarding conversion of developed green areas was also discussed.

7. The Technical Committee in its meeting held on 16.7.96 under item no.79/96 decided that the proposed site near Gargi College in the Siri Fort area was recommended for approval of the Authority with the following observations:
- a) Minimum size measuring 200m x 170m was agreed.
  - b) DESU will obtain all necessary clearances from concerned agencies/departments.
  - c) Actual demarcation of site shall be done by Director(Hort) in consultation with Director(LS) DDA so as to affect minimum number of trees as well as archaeological and environmental considerations.
  - d) DESU will plant double the number of trees affected in the adjoining areas.
  - e) The proposal be submitted for approval of the Authority.
8. The proposal is placed before the Authority for its consideration and approval as contained in para '7' above.

RESOLUTION

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

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To

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Sub: Change  
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(Appendix 'A' -3- to item No. 92/96 )

No.K-13011/11/92-DDIB  
Government of India  
Ministry of Urban Affairs & Employment  
(Delhi Division)  
...

New Delhi, dated the 11th January, 1996

To

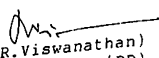
The Vice Chairman  
Delhi Development Authority  
Vikas Sadan, INA  
New Delhi.

Sub: Change of land use in respect of areas in Delhi developed  
as 'Green' in recreational zones, etc.  
.....

Sir,

I am directed to say that the proposal for change of land use in respect of land in INA near office of DDA was considered by this Ministry and it was noted that DDA had recommended change of land use from 'Recreational' to 'Residential' in respect of pockets of land earmarked and developed as District Park. The Minister of Urban Development has directed that in future the areas actually developed as 'Green' in the Regional/District/Neighbourhood parks or in other recreational zones in the city will not be allowed to be converted into any other use. It is, therefore, requested that DDA may keep in view the aforesaid directions while planning and finalising the proposals for change of land use.

Yours faithfully,

  
(R. Viswanathan)  
Under Secretary (DD)

Year	Ministry's Nominee	Oil Selection Board	Total
1993	9	1	10
1994	7	23	30
1995	4	5	9
<b>TOTAL</b>	<b>20</b>	<b>29</b>	<b>49</b>

5. The matter was discussed in the Technical Committee meeting held on 11.6.96 under item no.67/96/TC, where following decisions were made:

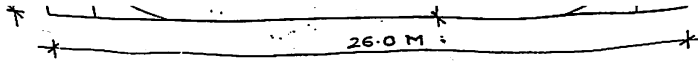
- i) **NORMS:** Three LPG godowns for one lakh population.
- ii) **CHOWKIDAR HUT:** It is recommended that 2mx2m size chowkidar hut after leaving 7 mtr. safe distance can be located within the gas godown site of 26 x 20 mtr (App. 'A' P.No. ....)
- iii) **FIRE SAFETY NORMS:** Consequent to the discussions the modified guidelines for fire safety were received from Deputy Chief Fire Officer (App. 'B' P.No. ....). It is recommended that the norms received from Deputy Chief Fire Officer be considered while identifying the size.
- iv) **USE ACTIVITY ZONES :** Gas godowns are permitted in all use zones except in regional parks/distt. parks and developed recreational areas/parks.
- v) **LOCATION OF SHOWROOM-CUM-OFFICE:** Suitable location be made for matching number of shops showroom-cum-office of size 3mx4.5m in the nearby service centre/shopping centre located at a distance of 0.5 to 1.0 K.M. The allotment will be on predetermined commercial rates.
- vi) The Development Commissioner, Government of NCTD, may also be requested to integrate the sites for gas godown in growth centres and also in villages having population of 20,000 and above to meet the requirement of rural areas.

6. The proposal contained in para '5' above is placed before the Authority for consideration & approval and further processing of the corresponding modifications in MPD-2001.

RESOLUTION

Resolved that proposals contained in paras 5 & 6 of the agenda item be approved.

\*\*\*



AND CHOWKIDAR HUI  
SCALE 1:200 DATE 8.5.96  
PLG. | MAN. | ASST. DIR. | DY. DIR. | IT. DIR. | DIRECTOR

(12)

APPENDIX 'B' TO ITEM NO. 93/96

FIRE SAFETY GUIDELINES FOR SITE CLEARANCE OF  
L.P.G. GODOWNS IN UNION TERRITORY OF DELHI

1. Any LPG storage area should not have more than 04 LPG godowns at a single site.
2. LPG godowns should be located on minimum 18 mtrs. wide metalled road. There should be no dead end.
3. It should not be located in residential/Jhuggi-Jhopary area.
4. Minimum 30 mtrs. distance should be kept from any industries, dealing in hazardous material/chemical fire works, explosives, hospitals, schools, cinemas, public assembly building etc.
5. No repair/maintenance shop of automobiles, Bidi cigarettes hop or any other trade generating spark, heat should be allowed around the LPG godowns and atleast 15 mtrs. distance should be kept from such trades.
6. All around, minimum 15 mtrs. clear distance should be kept.
7. It is suggested that the LPG godown should preferably be located near the Buffer zone/wood land.
8. There should be no high tension/low tension wire over the LPG godowns.
9. No sites for gas godowns shall be approved by the Building Sanctioning Authority, unless and until the site is approved by Delhi Fire Service.
10. To cut short the procedural delay, once the layout is approved by Delhi Fire Service, the NOC for site clearance may be issued by D.D.A./concerned building authorities directly alongwith the standard fire guidelines copy of which is attached herewith.
11. These gas godowns shall not be allowed to function unless the final varification is done and NOC issued by Delhi Fire Service.

*Sush*  
243-91  
CHIEF FIRE OFFICER,  
DELHI FIRE SERVICE.



ITEM Sub: Relaxation in building height from 12.5m to 24m  
NO. for issuing NOC in property NO.7361/A Ram Nagar on  
94/96 main Qutab Road, New Delhi for construction purpose.  
A-27.08.96 (F.3(204)/61-MP)

PRECIS

1. M/S Dewan & Sons Investment Pvt. Ltd. requested DDA to issue NOC to MCD to process building plans for construction of Cinema/Commercial Complex with 300 FAR on plot of land measuring about 5000 sq. yds. fronting Qutab Road. The company has also filed a case in Delhi High Court CWP No. 647 of 1995 which was decided in favour of his predecessor M/s Goodwill India Ltd. that DDA should give no objection for sanction of plans for constrn. of commercial building with 300 FAR on the plot.
2. M/s. Goodwill India Ltd. submitted plans to MCD in 1961 for construction of a commercial complex and to avail of 300 FAR permissible at that time. The MCD advised that the plans could be entertained provided clearance was obtained from the Delhi Development Authority from the land use and ownership point of view.
3. The issue of grant of NOC was considered in Technical Committee meeting held on 3.2.92 and subsequently on 6.9.94 wherein it was desired that an Urban Renewal Plan covering about 1.0 ha. of area be prepared by DDA and be brought before the Technical Committee along with information about the ownership of land and other inputs.
4. The urban renewal/redevelopment scheme was prepared for the area measuring 3.34 ha. which was considered by the Technical Committee meeting held on 6.2.96 (Addl. P.A. P. 3-8). The decision of the Technical Committee is as under:  
"AC(AP) was authorised to discuss with the owner of the property for achieving the spirit of the concept, may consider relaxation in the permissible height with a view to achieve the mandatory public open spaces and other facilities by compensating these areas."  
The decision of the Technical Committee was submitted on an affidavit in the High Court as directed by the Panel Lawyer, DDA CWP No.647/1995.

Contd...2/-

24/9/96

5. In pursuance of the Technical Committee's decision, the issue was also discussed with Shri Raj Gopal of M/s. Dewan & Sons Investment (Pvt.)Ltd. in a meeting held with Commr.(Plg.) DDA on 15.4.96, wherein A.C.(AP), AC(DC&B) and other officers of the Planning Department were also present. In this meeting M/s. Dewan & Sons Investment (Pvt.) Ltd. was requested to give their suggestions in writing so that the matter could be decided.
6. M/s.Dewan & Sons Investment (Pvt.) Ltd. vide letter dt. 19.4.96 through their Advocate initially insisted upon to honour the Authority Resolution of 1971 (which granted FAR 300 and ground coverage of 50%) but subsequently agreed for reduction of FAR from 300 to 250 and reduction of ground coverage from 50% to 45%. It was also submitted that for the road widening, if necessary, in the light of the Supreme Court Judgement, as in case of 'Statesman' FAR be granted on the original plot area and open spaces may be carved out upon the petitioner's plot by giving appropriate relaxation in the FAR, ground coverage and height.
7. The proposal was considered by the Tech.Committee in its meeting held on 28.5.96 under item no.56/96/TC and recommended the following observations for consideration of Authority:
  - i) The land use of the property for the commercial purpose permitted in the residential use zone but with the norms stipulated for residential area as per MPD-2001 i.e. 33.33% ground coverage & 83 FAR.
  - ii) Relaxation in height from 12.5 to 24 m. for achieving this control and to accommodate permissible floor space with flexibility and parking requirement.
8. As per the provisions of MPD-2001 wherever there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendations of Delhi Urban Art Commission and approval of Delhi Development Authority/Govt.of India.
9. The proposal is placed before the Authority for its consideration and approval of para 7 above for relaxation in height from 12.5m to 24m.

**RESOLUTION**

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

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Sr. No. 5/Item No. 21/96/TC

**SUBJECT:-** Issue of NOC for construction of commercial complex on property No. 7361 (pt.) Ram Nagar on Main Qutab Road to M/s. Dewan & Sons Investment Pvt. Ltd.  
E.3(204)61-MP

1.0 BACKGROUND

- 1.1. There is a request from M/s. Dewan & Sons Investment Pvt. Ltd. to issue NOC for construction of Cinema/Commercial complex. 300 FAR of plot of land measuring about 5000 sq. yds. fronting of Qutab Road adj. to the existing building/tourist hotel. The said NOC is requested to be issued to MCD for processing the building plans for a commercial complex on the said plot.
- 1.2. M/s. Dewan & Sons Investment Pvt. Ltd. has also filed a case in Delhi Court CIVP No. 647 of 1995 and their case is that the case pending in the High Court having been decided in favour of his predecessor in interest, M/s. Goodwill India Ltd. DDA should give no objection for sanction of plans for construction of commercial bldg. with 300 FAR on the plot.
- 1.3. The property falls in Development area No 130 of D.D.A.

2.0 OBSERVATIONS:

- 2.1. M/s. Goodwill India Limited submitted plans for construction of a commercial complex and to avail of FAR 300 prevailing then, to the Municipal Corporation of Delhi in 1961. The MCD advised that the plans could be entertained provided clearance was obtained from the Delhi Development Authority from the land use and ownership point of view.
- 2.2. The draft Zonal Plan A-6 (Qadam Sharif area) in which jurisdiction the lands falls was published for inviting public objections/suggestions. According to this the said property was shown with the adjacent plot as Neighbourhood Centre with a view to accommodate the shops affected in the N/W of Qutab Road and for providing other facilities required in that area.
- 2.3. While considering the individual objections/suggestions the Screening Board of the Authority recommended that the land use of the plot being adjacent to the built up property, be shown in accordance with the use of the adjacent plot as Commercial with 300 FAR.

*Al. Choudhary P. S. 9  
ACC/MP  
15/4/96*

*3/2/96*

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- 112
- 2.4. The recommendations of the Screening Board were placed before the Authority in its meeting held on 30.8.71 and based on the recommendations of the Screening Board Authority resolved "The plot should be treated at par with Neighbouring plots but no building plans sanctioned pending disposal of the case in the High Court."
- 2.5. In the approved Zonal Development Plan of Zone A-6, the R/W of Qutab Road is 30 meter and the use of remaining land is shown as retail business and commercial " up to 1 plot depth or 50 ft. which ever is applicable."
- 2.6. It has been reported by the Lands Section that DDA has lost the case in the High Court and the M/s. Goodwill India Ltd. is declared the owner of the land. It has further been clarified that all appeal/ Revision and SLP filed in High Court and the Supreme Court have been dismissed.
- 2.7. The above property owned by M/s. Goodwill India Ltd. is acquired by M/s. Dewan & Sons Investment Pvt. Lt. vide sale deed dt. 13th Feb., 1990.
- 2.8. As per MPD-62 the land use of the property is residential (density 200-250 P.P.A.) as per approved Zonal Plan (A-6). Retail business and commercial.
- 2.9. As per MPD-2001 a draft Zonal Plan of Zone A (Other than Walled City) published for inviting objections/suggestions the land use is Urban renewal (conservative surgery) - residential with a density 800-1000 p.p.h.
- 2.10. As per the provision of MPD-2001 already approved sub zonal plans (earlier name zonal plan) in conformity with Master Plan continue to be operative. In the absence of zonal plan of any area, the development shall be in accordance with the Master Plan. In the present case the zonal plan earlier approved of zone A-6 is not in conformity with the MPD-2001 and, therefore, cannot be operative.
- 2.11. The issue of grant of NOC was considered in Technical Committee meeting held on 3.2.92 and 6.9.94 wherein in the meeting held in 1994 following was decided:-
- Signature*  
"After detailed discussions Technical Committee decided that an Urban renewal plan covering about 1.0 hect. of area be prepared and brought before the Technical Committee by the end of Dec. 1994 for this work- Dy. Dir. (Plg.) be deputed. Lands Deptt. shall provide

24/16

expeditiously the information about the ownership of land and other inputs."

3.0 URBAN RENEWAL SCHEME

Based on the information made available by the Lands Department, physical survey conducted by Area Planning Wing and on the basis of the assessment of site conditions in terms of ground coverage, F.A.I., height and activities already taking place in the area a redevelopment scheme is prepared salient features of which are as under:-

3.1. Site Conditions:- The scheme area measures about 3.34 hecta and comprises of private as well as DDA lands. The ground floor is being used mostly for commercial purposes including manufacturing and storage and the upper floors are either for commercial or residential. There is a hotel namely tourist hotel within the scheme and the plot under reference i.e. 7361 (part) Ram Nagar for which NOC is being sought for is being used for motor repair workshop.

3.2 The properties are sub-divided to small plots by recognition/identification and the projection of their floors are to the extent that they almost touch each other. Most of the buildings have 100% ground coverage and have encroached upon on the public land. The roads are narrow with poor drainage. No community facilities worth mention exist. Most of the buildings are structurally or otherwise in dilapidated conditions.

3.3 CONCEPT FOR REDEVELOPMENT:-

- i) As far as possible the areas which are being used as mixed land use are allowed to continue to be used for mixed land use purposes i.e. ground floor commercial and upper floor residential.
- ii) The area available for redevelopment provides some relief in the scheme without adding commercial activities in the scheme area.
- iii) In view of the fact that it is not possible to ascertain and identify the sub-division in the plot/area within the property the concept for redevelopment of the area by involving private builders/developers could achieve the results of the redevelopment in the scheme.
- iv) The circulation system of the scheme area is proposed to be improved upon so that the fire tenders can reach

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within the controllable distance and also there is a movement of atleast light vehicles on the periphery.

v. In order to involve the private builders a component of additional FAR than existing at present within the FAR prescribed in MPD-2001 in a particular use zone has been introduced to make the scheme financially viable for redevelopment.

4.0. PROPOSAL (The report and plans are laid on the table.)

4.1 Circulation :- Existing circulation system has been retained with the widening of Qutab road as 30mt. R/W as envisaged in MPD-2001 and given the benefit of FAR of the plot so affected in road R/W to the owners. The peripheral roads are proposed to be widened to 7.5 mts. and the internal roads to 6 mts.

4.2. The whole scheme area is reconstituted into various blocks with assigned ground coverage and FAR (table annexed)

4.3 The private property in the area measuring about 3875 sq.mts. after leaving the road area required for widening of Qutab Road is proposed to be developed for residential use with the norms of 33% ground coverage 83 FAR and Maximum height 24 mts. with a provision of mandatory open space of '0' FAR.

4.4. Wherever possible, sites for housing area facilities parking etc. have been identified and planned for.

5.0. The proposal contained in para 4 above is placed before the Technical Committee for its consideration.

*Signature*  
24/1/96

DECISION

Urban Renewal Scheme for the area measuring 3.34 ha. & comprising of Pvt., DDA land & the property no. 7361(Pt.) belonging to M/s Dewan & Sons Investment Pvt. Ltd. at Ramnagar Qutab Road was presented before the Technical Committee. The Technical Committee made the following observations:

- i) Qutab Road widening be incorporated as per approved alignment plan.
- ii) Approval of the total urban renewal scheme be *delinked* from detailing and development of land belonging to M/s Dewan & Sons.

9/11/16

REDEVELOPMENT OF PART OF RAM NAGAR

AREA REDEVELOPMENT PROPOSALS

EXISTING BLOCK DETAILS	RECONSTITUTED BLOCK DETAILS	
------------------------	-----------------------------	--

# REDEVELOPMENT OF PART OF RAM NAGAR

## AREA REDEVELOPMENT PROPOSALS

SL. NO.	EXISTING BLOCK DETAILS						RECONSTITUTED BLOCK DETAILS						DIFFERENCE IN FLOOR SPACE	SETBACKS			
	REFER-ENCE	PLOT AREA M <sup>2</sup>	GROUND COVERAGE M <sup>2</sup>	FLOOR SPACE M <sup>2</sup>	NO. OF STOREYS	BUILDING USE	REFER-ENCE	PLOT AREA M <sup>2</sup>	GROUND COVERAGE M <sup>2</sup>	FLOOR SPACE M <sup>2</sup>	NO. OF STOREYS (HT.)	BUILDING USE		FRONT M	BACK M.	SIDE M.	SIDE M.
1.	1	1068.75	1068.75	2137.5	2	MIXED USE	A	756	710.7	2842.8	4	MIXED	705.3	-	4	4	-
2.	2	1912.5	1912.5	1912.5	1	- DO-	B	1932	635.9	2543.62	4	- DO-	631.12	4	4	6	3
3.	3	1640	1640	4360	2 & 3	- DO-	C	1517.5	1468.75	5875	4	- DO-	1515	-	-	-	4
4.	4	2682	2682	5368	2	- DO-/RES	D	2035	1677.5	6710	4	- DO-	1342	-	-	-	-
5.	5	1140	1140	2280	2	- DO-	E	810	758	3032.4	4	- DO-	752.4	3.5	-	4	-
6.	6	1896	1896	3792	2	- DO-/RES.	F	1188	1188	4740	4	- DO-	948	-	-	-	-
7.	7	600	600	600	1	MIXED USE	G	450	200	798	4	- DO-	198	-	5	4	4
8.	8	480	480	960	2	- DO-	H	780	*	*	*	HOUSING AREA FACILITY	-	-	-	-	-
9.	9	264	264	528	2	RES.											
10.	10	1462	1462	2924	2	MIXED USE	I	1083	971.2	3884.92	4	MIXED	960.92	-	4	-	-
11.	11	1031.25	1031.25	2062.5	2	- DO-	J	803	687.5	2750	4	- DO-	687.5	-	-	5	5
12.	12	325	325	650	2	- DO-	K	231	216	866.6	4	- DO-	216.6	-	-	2	-
13.	13	4085	1812	2532	14.2	WORKSHOP	L	1075	-	-	-	-	-	-	-	-	-
14.	14	5124.5	3650	10950	3	TOURIST HOTEL	M	2041	804	3216.25	4	RESIDENTIAL	-	8.5	6	6	6
							N	4245	3650	10950	3	TOURIST HOT.	-	-	-	-	-
							O	442	-	-	-	-	-	-	-	-	-

\* TO BE DETERMINED

(11)



ITEM Sub : Issue of revised guidelines by the Ministry of  
 NO. Urban Development vis-a-vis proposal of building  
 95/96 plans of Cooperative Group Housing Societies dealt  
 A-27.08.96 during that period.  
F.23(14)88/Bldg.

P R E C I S

In the year 1988 when MPD-62 was in force and MPD-2001 was under the process of preparation, Ministry of Urban Development issued guidelines to encourage high rise buildings in Delhi (App. 'A' P.5-9). Subsequently vide no.K-13011/17/86-DDIIA dt.12.9.88, Ministry of Urban Development clarified that before these guidelines come into force they will have to be translated into bye-laws of the respective local bodies (Appendix 'B' P.No. 10).

2. Since, MPD-2001 was in the process of preparation for the enforcement of revised guidelines in the interim period, a meeting was held in the chamber of Secretary(UD) on 23.8.88 (App. 'C' P. 11) and the following decisions were taken:

"Building activity should be governed by the provisions of the old Master Plan (MPD-62) and provisions of revised guidelines. In the event of any party having option between the two, the harsher provisions should be enforced".

3 Accordingly, a check list was prepared keeping in mind the spirit of the guidelines to get more green area, less ground coverage, parking in the basement upto the envelope line and no height restriction (App. 'D' P.No. 12-14). But the FAR & Density was kept in conformity with MPD-62. Regarding height no restriction subject to the approval of DUAC, Civil Aviation (2(11) of check list) and basement was allowed equivalent to ground coverage in the case of the Cooperative Group Housing Societies.

4. Thereafter, some of the societies submitted the building plans in accordance with the guidelines/check list and the same were also approved by DUAC, Chief Fire Officer and National Airport Authority.

5. As the provisions of revised guidelines were not incorporated in the BBL and Master Plan at that time, the sanction of the Building Plans to these societies were released with the condition that before carrying out the construction beyond 80', approval be obtained from the Building Section of DDA.
6. At present, there are three such cases namely; New Town CGHS, Kanungo CGHS and Aashiana CGHS in which the construction has been carried out beyond 80' against the condition laid down at the time of giving sanction. Details are given in (appendix 'F' P.No. 15-16).
7. All these societies were booked under unauthorised construction as per Section 30(i) and 31(a) of Delhi Development Act, 1957. Further in the case of New Town CGHS after giving appropriate opportunity the construction beyond 80 ft. height in two of the six towers was compounded by the then Director (Building).
8. Subsequently, all these societies have applied for release of 'D' form, the next building permit. As height in respect of these societies is beyond 80 ft. against the provision of Master Plan/BBL, the case was discussed in the Technical Committee's Meeting held on 27.1.95. The decision of the Technical Committee is as under:  
"The Technical Committee observed that Dir.(Bldg.) is a competent authority to examine and pass the quasi-judicial order, may take necessary action with due consideration of BBLs and in consultation with CLA".
9. As per the decision of the Technical Committee the matter was referred to CLA of DDA. Briefly, in his opinion, quasi judicial powers under section 30 and 31 of Delhi Development Act, 57 can be exercised within parameters of the Master Plan/Unified Building Bye-laws. As parameters of revised

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: 3 :

guidelines were not incorporated in Master Plan and the then Dir.(Bldg.) in his quasi judicial powers cannot regularise the construction of Building under the revised guidelines.

10. As per the MPD-2001, maximum height in respect of Cooperative Group Housing Societies has been kept to 26 mtrs. However, as per the recent modifications vide a notification of Ministry of Urban Affairs & Employment dated 15.5.95 amending the MPD-2001, the following is added :  
"Wherever there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendation of DUAC, and approval of DDA, Govt. of India".

11. According, to the recent modifications notified on 15.5.95 amounting the MPD-2001, the following modifications have been made in respect of maximum height and provision of basement for group housing construction.

Height: Wherever there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendations of the DUAC/Govt. of India. In this case the approval of DUAC is already accorded .

Basement: Basement(s) in the group housing scheme shall be permitted upto the building envelope line subject to that the maximum area shall not exceed the building envelope area and subject to the restriction that at one level the basement area is not to exceed equivalent to permissible ground coverage and that remaining would be taken in the lower level of the basement.

12. The Authority vide Resolution No.161 dated 21.10.78 (APP. P. No. 17) has delegated the powers to VC/DDA under Section 13 of D.D.Act relating to "Application for permission to exercise it in consultation with Commr.(Plg.)". The relevant provisions in the delegated powers for relaxation in the height are reproduced below:

i) 13(3) :

On the receipt of an application for permission under sub-section (1) the Authority after making such enquiries has considered it necessary in relation to any matter specified in clause (d) of sub-section (2) of section 8 or in relation to any other matter, shall by order in writing, either grant the permission subject to such conditions, if any as may be specified in the order or refuse to grant such permission.

ii) 8(2)(d)(iv) :

Erection of building on any side and the restriction & condition in regard to the open spaces to be maintained in or around buildings and height & character of buildings.

It is decided to put up the matter before Authority.

12. In view of the above, the matter is placed before the Authority for consideration and approval of the following:

- a) Relaxation of the height beyond 26 mtr. in respect of these 3 CGHS & similar CGHB Societies were issued building sanction as per the check list prepared under the revised guidelines.
- b) Relaxation of construction of basement upto envelope line.

**R E S O L U T I O N**

Resolved that proposals contained in the agenda item be further examined and the matter be brought to the Authority, thereafter.

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95/96

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APPENDIX 'A' TO ITEM NO. 95/96

R.L. PARDEEP  
JOINT SECRETARY (UD)

GOVT. OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
D.O.NO.K-13011/17/86-DDIIA

Dated New Delhi 110 011, the 8th Feb. 1988

Dear Shri Dharam Dutt/Kumar/Chauhan/Majithia.

As you are aware, this Ministry had imposed temporary ban on construction of multi-storeyed buildings in New Delhi, including areas under the DDA and the MCD falling in South Delhi, with effect from 17.10.85; till the Master Plan for Delhi 2001 is finalised. This ban was partially lifted in respect of Connaught Place area, subject to certain conditions, vide this Ministry's O.M. NO K-13011/19/85-DDIIA dated the 18th July, 1986. Pending finalisation of the Master Plan for Delhi for 2001, it was decided that revised comprehensive guide-lines in regard to multi-storeyed buildings in Delhi should be prepared. A Committee under my chairmanship with representatives of other con-concerned agencies, was accordingly set up in the Ministry. This Committee made certain recommendations to the Government in its report submitted in October, 1986. Thereafter, the DUAC was also consulted and their recommendations made in December, 1987 were also placed before the Government.

2. After consideration of these recommendations, the Government have now declared that high rise constructions in Delhi may continue to be regulated subject to compliance with conditions of detailed urban design clearance, fire fighting requirement and requirements under other provisions like the Master Plan, zoning regulations, Building bye-laws etc., but further subject to the following modifications

- (a) The space to be constructed should be guided only by per floor coverage and floor area ratio (FAR) norms. These would, in general influence the height of buildings, leaving at the same time some independence to the builders with regard to height. There is, therefore, no need to impose any specific height restrictions. The maximum per floor coverage should be 25% of the net plot for all zones. This will include the area required for all services except passage to the building. The remaining 75% must include only the passage to the building and the green area around.
- (b) Lutyen's Bungalow Zone : In order to maintain the present character of Lutyen's Delhi, which is still dominated by green areas and bungalows, there should be a separate set of norms for this Zone area. This area has been clearly demarcated. It will consist of the entire Lutyen's Delhi excluding (i) the area lying between Baba Kharag Singh Marg on the South, Panchkuian Road on the north and the ridge on the west, (ii) the area between Baba Kharag Singh Marg, Ashok Road, Ferozeshah Road, Barakhamba Road and the Connaught Place, (iii) Mandi House and (iv) the Institutional area where the Supreme Court is situated. It will, however, include the areas presently out of Lutyen's Delhi which consist of (i) Nehru Park, (ii) Yashwant Place, (iii) the area lying between Yashwant Place and the Railway line on the South, and (iv) the area and the boundary of Lutyen's Delhi on the western edge and the boundary of Lutyen's Delhi on the western edge of Safdarjung Aerodrome and the Race Course. The demarcation has been high-lighted in blue colour on the map enclosed. There will be following norms for construction in the Lutyen's Bungalow Zone.

Contd...2.

9.5/96

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- (i) The new construction of dwellings, on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place or, if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots.
  - (ii) In the commercial areas, such as Khan Market, Yashwant Place etc. and in Institutional areas within the Lutyen's Bungalow Zone, the norms will be the same as those for these respective areas outside the zone.
  - (iii) The existing regulations for the Central Vista will continue to be applicable.
  - (iv) The demarcation line of the Lutyen's Bungalow Zone should not run along prominent roads because, if it does so, there will be bungalows on the side of the road and high-rise buildings on the other side. It has, therefore, been decided that the demarcation of the Lutyens Bungalow Zone should run along the first inner/outer road or lane from the prominent road through which the demarcation line is shown in the map. However, the demarcation can run through the prominent road where there is park, ridge or green area in the other side of the road.
- (c) As already stated, the maximum per floor coverage of 25% should include the area required for all services except passage to the building. Thus the parking facility must be included in the 25% and it must be underground in case of new buildings that come up in the Central Business District (Connaught Place) and Business Districts. The remaining 75% must include only the passage to the buildings and the green area around.
- (d) The FAR for the six areas listed below will be as indicator against each:

S.No.	Zone	Maximum permissible FAR
1.	CBD (Central Business District) or Connaught Place area.	250
2.	District Centre	250
3.	Sub-District Centre	100
4.	Community Centre/Local Centre	100
5.	Group Housing (Residential Areas)	250
6.	Institutional	250

Contd...3.

There will not be a separate governmental category for FAR specification. The norms for Government construction will be governed by the norms specified for the zone where the Government building is to be constructed.

3. While the maximum per floor coverage norms cannot exceed 25% a relaxation in FAR norms could be granted to all low taller constructions in all zones except in Lutyen's Bungalow Zone in re-defined provided that the builder pays in appropriate mode the additional cost incurred on the infrastructure, such as water and fire fighting services by the urban body on account of additional FAR (height). The detailed guidelines to determine the (a) the additional cost and (b) the mode of payment will be issued by this Ministry.

4. You may kindly ensure that the above guidelines are now adhered to while approving plans for multi-storeyed constructions. In view of these revised guidelines, the temporary ban on multi storeyed constructions imposed by this Ministry' O.M. No.K-130111/19/35-DDIA dated 17th October, 35 may be treated as withdrawn.

With regards,

Yours Sincerely,

Sd/-x x x x x x  
(R.L. PARDEEP)

SHRI DHARAM DUTT  
Administrator,  
NDMC,  
New Delhi.

SHRI OM KUMAR,  
Vice-Chairman,  
Delhi Development Authority,  
NEW DELHI

SHRI P.O. CHAUHAN,  
Commissioner,  
Municipal Corporation of Delhi,  
Town Hall,  
Delhi.

Shri J.J.S. MAJITHIA,  
Secretary,  
Delhi Urban Art Commission,  
Lok Nayak Bhavan,  
NEW DELHI.

Copy forwarded to :

1. Shri Dush Raj Singh, JS(WL), Ministry of Urban Development.
2. Shri Harish Chandra, Director General of Works, CPWD, New Delhi.

Contd...4.

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3. Shri E.F.N. Ribeiro, Chief Planner, TCPO, New Delhi.
4. Shri R.C. Manchanda, Chief Architect, Design Group, I.O. Bhawan, New Delhi.
5. Shri Ganga Dass, Secretary, (L&B), Vikas Bhavan, New Delhi.
6. Shri R.P.S. Pawar, Land & Development Officer, Nirman Bhavan, New Delhi.
7. Shri S.C. Gupta, Director (DC&B) Delhi Development Authority, New Delhi.
8. Lands Division, Ministry of Urban Development.

Sd/-xxxxxxx  
(HARJIT SINGH)  
Director (DD)



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MOST IMMEDIATE/BY SPECIAL MESSENGER

R.L. PARDEEP  
JOINT SECRETARY (HD)

GOVT. OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
D.O. NO.K-13011/17/86-DDIIA

New Delhi-110 011, the 27th July, 1988

Dear Shri Kumar,

Please refer to my I.O. letter of even number dated the 8th February, 1988 regarding revised guidelines for high rise construction in Delhi.

2. You had made certain observations on these guidelines which were further discussed at two meetings convened by the Secretary, Ministry of Urban Development. On the basis of these discussions and some further suggestions received in this Ministry in regard to these guidelines from professional Architects and certain organisations, the question whether the revised guidelines issued on 8.2.88 would require any clarification/modification was further examined. It has now been decided to issue the following clarifications/modifications to the revised guidelines communicated in my D.O. letter of 8th February, 1988 referred to above.

- (i) These guidelines are applicable only to high rise construction i.e. to buildings with height above 45 ft. or having more than 4 storeys. Low Rise buildings regarding FAR, floor coverage etc. provided at least 50% of the area of the plot is left green. The parking and passage to the building will have to be accommodated in the other 50%.
- (ii) The underground basement for parking may be permitted to extend beyond the building line upto the envelope line, subject to the condition that the top roof level of the basement beyond the actual building line should be flush with the ground and that it should be properly landscaped to make it green.
- (iii) For Group Housing with FAR of 250, permissible density should be increased from 60 dwelling units per acre to 100 dwelling units per acre (i.e. from 150 units per hect. to 250 units per hectare).
- (iv) Height restriction in sensitive areas having their special character and historical heritage will continue through the application of the provisions of the DUAC act.

3. Kindly ensure compliance.

With regards,

Yours sincerely,

(R.L. PARDEEP)

Shri Om Kumar  
Vice Chairman  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi.

Shri Om Kumar  
Vice Chairman  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi.

(R.L. PRADEEP)

Yours sincerely,

3. Kindly ensure compliance.  
With regards,

- (iv) Height restriction in sensitive areas having their special character and historical heritage will continue through the application of the provisions of the DUAC act.
- (v) Height restriction in sensitive areas having their special character and historical heritage will continue through the application of the provisions of the DUAC act.
- (vi) For Group Housing with FAR of 250, permissible density should be increased from 60 dwelling units per acre to 100 dwelling units per acre (i.e. from 150 units per hect. to 250 units per hectare).
- (vii) The underground basement for parking may be permitted to extend beyond the building line upto the envelope line, subject to the condition that the top roof level of the basement beyond the actual building line should be flush with the ground and that it should be properly landscaped to make it green.
- (viii) For Group Housing with FAR of 250, permissible density should be increased from 60 dwelling units per acre to 100 dwelling units per acre (i.e. from 150 units per hect. to 250 units per hectare).
- (ix) The underground basement for parking may be permitted to extend beyond the building line upto the envelope line, subject to the condition that the top roof level of the basement beyond the actual building line should be flush with the ground and that it should be properly landscaped to make it green.
- (x) These guidelines are applicable only to high rise construction i.e. to buildings with height above 45 ft. or having more than 4 storeys. Low rise buildings regarding FAR, floor coverage etc. provided at least 50% of the area of the plot is left green. The parking and passage to the building will have to be accommodated in the other 50%.

2. You had made certain observations on these guidelines which were further discussed at two meetings convened by the Secretary, Ministry of Urban Development on the basis of these discussions and some further suggestions received in this Ministry in regard to these guidelines from professional architects and certain organisations, the question whether the revised guidelines issued on 8.2.88 would require any clarification/modification was further examined. It has now been decided to issue the following clarification/modifications to the revised guidelines communicated in my D.O. letter of 8th February, 1988 referred to above.

Please refer to my D.O. letter of even number dated the 8th February, 1988 regarding revised guidelines for high rise construction in Delhi.

Dear Shri Kumar,  
R.L. PRADEEP  
JOINT SECRETARY (III)  
GOVT. OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
D.O. NO. K-13011/17/80-DILA  
New Delhi-110 011, the 27th July, 1988

MOST IMMEDIATE/BY SPECIAL MESSENGER

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9/1/88

S.P. Singal,  
Director (DD)

GOVT. OF INDIA  
MINISTRY OF URBAN DEVELOPMENT

Dated, New Delhi 110 011, the 12 Sept. 1988

Dear Shri Bains,

Please refer to the revised guidelines issued under Shri Pardeep's D.O. letter of even No. dated the 8th February, 1988 and further clarification/notifications issued on 27.7.1988. Before these guidelines come into force, they will have to be translated into bye-laws of the respective local bodies. Amendments/Alterations of the bye-laws can be done only after following the prescribe statutory procedure such as previous publication etc.

2. I shall, therefore, be grateful if you would immediately initiate necessary action to amend the bye-laws incorporating the revised guidelines.

With regards,

Yours Sincerely,

(S.P. SINGAL)

Shri K.S. Bains,  
Vice Chairman,  
DDA Vikas Sadan,  
New Delhi.

APPENDIX 'C' TO ITEM NO. 95/96  
Minutes of the Meeting held in the Chamber of Secretary,  
Urban Development at 3.00 PM on 23.8.1988

1. A list of the officers who were present is annexed.
2. Opening the discussions, the Secretary inquired about the procedural and other problems involved in implementing the Revised guidelines since these are yet to be incorporated in the Building Bye-laws and the Master Plan/Zonal Development Plans after following the prescribed procedure. After some discussions, it was decided that a Committee consisting of the representatives of the M.C.D., N.D.M.C. and the D.D.A. should initiate action for amendment of building bye-laws/ Master Plan/Zonal Development Plans to incorporate the revised guidelines so that those guidelines would also become locally enforceable. The representatives of these bodies were requested to take further necessary action in this direction.
3. The question of enforcement of the revised guidelines in the interim period was next considered. The consensus was that the building activities should be governed by the provisions of the old Master Plan and the provisions of the revised guidelines. In the event of any party having an option between the two, the harsher of the provisions should be enforced.
4. The next point which came up for discussion is regarding the implementation of the provisions of the revised guidelines as modified with reference to processing building plans especially the building plans of Group Housing Societies. It was pointed out by the representatives of all the local bodies the condition of keeping 50% of the plots for green is not feasible especially in respect of development of housing on individual plot basis. The Secretary as well as JS (UD) suggested that these and the other problems in the implementation of the Revised guidelines could be brought to the notice of the Government in the course of the proposed amendments to the building bye-laws and the Delhi Master Plan in the form of objections and suggestions which are required to be invited before making any changes in the bye-laws for the Master Plan. The Government can at that time take a conscious decisions keeping in view of all the repercussions.

PA/JP(B)/Bldg/88

29.11.88

Subject : Check list for scrutiny of CGHS and other projects during the interim period till the guidelines issued by the Ministry of Urban Development are legally translated into the Master Plan for Delhi/ Building bye-laws.

The Ministry of Urban Development issued the guidelines vide letter dated 8.2.88 and subsequently vide letter dated 27.7.88 issued the clarifications/modifications to the revised guidelines. A letter dated 12.8.88 was issued by the Director, Ministry of Urban Development stating that before these guidelines come into force, they will have to be translated into bye-laws of the respective local bodies. In this regard, a meeting was held in the Chamber of Secretary, Urban Development on 23.8.88 and the question of enforcement of revised guidelines in the interim period was also considered. The consensus arrived in the meeting that the building activity should be governed by the provision of the old Master Plan and the provisions of the revised guidelines. In the event of any party having option between the two, the harsher of the provision should be imposed. In order to work out the harsher of the two provisions, a check list for the scrutiny of projects during the interim period was prepared in a meeting held on 17.10.1988 under the chairmanship of Comr (Plg). Subsequently the check list was again discussed on 18.11.1988 in a meeting held under the Chairmanship of Comr (Plg) which was attended by Director (PPW), Director (CP), Addl. Chief Architect, Joint Director (Bldg) and DO (L/Bldg). As per the discussions and decisions taken in the meeting the check list was finalised as enclosed. The check list for the scrutiny of Coop. Group Housing Schemes and other projects during the interim period till the amendments are made in the Master Plan of Delhi and in the building bye-laws shall be imposed.

The check list and its enforcement is submitted for approval and orders.

(P.C. JAIN)  
JOINT DIRECTOR (BLDG)

COMR (PLG)

VC

+ check list

FOR INTERNAL USE OF BUILDING SECTION

CHECK LIST FOR SCRUTINY OF COOP. GROUP HOUSING SOCIETY'S SCHEME AND OTHER PROJECT

- 196
1. FOR LOW RISE BUILDING I.E. BUILDING UPTO 45' (13.72 M) HEIGHT
    - i) Group Coverage, parking & Passage to the Building/ building - 50% of the plot area. Maximum Ground Coverage 35%
    - ii) Area for green 50% of the plot area:
    - iii) F.A.R. 175
    - iv) Mandatory to-let 7.50% or 15% of the plot area as specified in the structure plan.
    - v) No. of DUs 60 DUs per acre.
    - vi) Parking As per the earlier norms/regulations
    - vii) Basement (for parking only) Equivalent to the ground coverage proposed subject to the maximum 35% of the plot area. In order to have one continuous/inter-connected basement for easier vehicular movement and to avoid number of ramp, it shall be allowed to extend beyond the building line upto the envelop line subject to the condition that the top roof level of the base beyond the actual building line should be flushed with the ground and it should be properly landscaped to make it green.
    - viii) Still floor Area of the still floor shall be counted in the FAR. In case the height of the still floor is restricted to non-habitable height, i.e. 8'(2.44M), the area shall not be counted in the F.A.R.
  2. FOR HIGH RISE BUILDING I.E. BUILDING ABOVE 45' (13.72M) HEIGHT
    - i) Ground coverage 25% of the plot area.
    - ii) Height No restriction subject to the approve of DUAC and Civil Aviation Deptt.
    - iii) Area for green (including the passage to the building only) 75% of the plot area
    - iv) F.A.R. 175
    - v) No. of DUs 60 DUs per acre.
    - vi) Mandatory to-let 7.5% or 15% of the plot area as specified in the structure plan.
    - vii) Basement (for parking-only) Equivalent to area required for cars and scooters @ 35 sq.mtr. per car and 10 sq.mtr. or scooter. In order to have one continuous/inter-connected basement for easier vehicular movement and to avoid number of ramp, it may be allowed to extend beyond the building line upto the envelop line subject to the condition that the top roof level of the basement beyond the actual building line should be flushed with the ground and it should be properly landscaped.
    - viii) Still Floor Same as para 1 (viii)

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3. FOR COMPOSITE SCHEMES i.e. COMBINATION OF LOW RISE AND HIGH RISE BUILDINGS

All regulations for High Risk Buildings as mentioned in para 2 shall apply.

4. GUIDELINES FOR WORKING OUT GROUND COVERAE AND GREEN AREA

For low rise building, 50% green area can worked out by deducting ground coverage (maximum 35% of the plot) and area of the road/passage, parking and shaft from the plot area. The shaft provides for light and ventilation for toilet, kitchen, etc. shall be excluded from the ground coverage but shall not be treated as green. The area of that shaft shall be counted in the 50s of the plot area under the building, road and parking i.e.

Green area = Plot area - (Ground coverage + road area + parking area + shaft area)

- (i) For multi-storey buildings, the maximum ground coverage permissible is 25% of the plot area and remaining 75% shall be kept green which shall only include the passage to the buildings. The parking shall be allowed along the road/passage or beyond 25% of the ground coverage. However, parking under stilt i.e. within 25% of ground coverage shall be permitted but shall be counted in F.A.R.
  - (ii) The foot paths up to the width of 1.00 mt. besides the main passage as access to the buildings shall be allowed. All footpaths shall form part of the landscape design.
  - (v) No underground water tank or water reserved or pump house shall be allowed to project more than 0.75M above the ground level. Above these, area shall be landscaped.
  - v) In case of multi-storeyed buildings, as a requirement of Fire Deptt. minimum of 6 mt. wide hard surface (suitably land scapes) shall run all around the building/block. The top level of this mandatory passage shall be made flushes with the ground and shall have green turf top.
  - vi) Sky-light for the light and ventilation for the basement shall be permitted to the merger with the landscape. It shall not be allowed to project more than 0.75M above the ground level and the location of sky-lights shall take pro per care for the movement of fire tenders.
5. All other regulations, norms and building bye-laws as applicable for C o o p . Housing Societies and other projects shall continue to apply.

Sd/-

(P. C. JAIN)  
JOINT DIRECTOR (BLDG.)

Comdr. (Plg.-/)  
V.C. D.D.A.

95/96  
APPENDIX 'E' TO ITEM NO. 95/96

ANNEXURE - V

DETAILS OF THE SOCIETIES IN WHICH CONSTN.  
HAS BEEN CARRIED OUT BEYOND 80' FT. HEIGHT.

1. NEW TOWN C.G.H.S. AT ROHINI:

- a. Proposed height - 34.45 Mtr.
- b. Sanction - Sanctioned with the condition that Society will not carry out the construction beyond 80' height without the approval of DDA.
- c. Constn. completed - Constructed beyond 80' ft. height without approval.
- d. Present status - The society is booked under section 30(1) & 31(A) of Delhi Development Act, 1957 for unauthorised construction. However, for two of the six blocks after levying the penalty on construction beyond 80' was compounded by the then Director(Building).

2. KANUNGO C.G.H.S. AT PATPARGANJ:

- a. Proposed height - 28.40 Mtr.
- b. Sanction - Sanctioned with the condition that society will not carry out the construction beyond 80' without the approval of DDA.
- c. Constn. completed - constructed beyond 80' ht. without approval.
- d. Present status - The society is booked under section 30(1) & 31(A) of Delhi Development Act, 1957, for unauthorised construction.

3. AASHIANA G.G.H.S. AT MAYUR VIHAR:

- a. Proposed height - 30.48 Mtr.
- b. Sanction - Sanctioned with the condition that the society will not carryout the constn. beyond 80' ht. without the approval of DDA.
- c. Constn. completed - constructed beyond 80' ft. ht. without approval.



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d.. Present status - The society is booked under section 30(1) & 31(A) of Delhi Development Act, 1957 for unauthorised construction.



Dy. Dir.(Layout)Bldg.

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APPENDIX 'F' TO ITEM NO. 95/96

Res.No. 161  
21.10.78

Sub: Delegation of powers to the Vice-Chairman DDA under section 13 of the Delhi Development Act.  
PA/VC/78/540-N  
...

Under section 13 of the Development Act any person desirous of developing land has to submit plans for approval of the Authority. The oratically the layout plan of the land to be developed ranging from a single plot to a multiplicity of plots would go to the Authority. The approval of the layout plans is nasically a technical function and does not involve any decision of policy. It is, therefore, proposed that in exercise of the powers vested in the Authority under section 52 of the Delhi Development Act the powers under section 13 be delegated to the Vice-Chairman, who will exercise it in consultation with the Member incharge of planning.

2. The proposal is placed before the Authority for consideration and approval.

RESOLUTION

Resolved that in exercise of the powers vested in the Authority U/S 13 of the said Act be delegated to the Vice-Chairman, DDA, who shall exercise the same in consultation with the DDA's Member in-charge of the planning.

ITEM NO.      Sub:      MAJOR PENALTY PROCEEDINGS TO BE INITIATED AGAINST  
96/96                      SHRI H.S. TANWAR, Jt. Director (SURVEY) RETIRED.  
A-27.08.96                      No. F. 27(2)/95-Vig.

P R E C I S

Shri H.S. Tanwar, Jt. Director (Survey) Retd. while working as Dy. Director (Survey)-II DDA during the year 1992 was also a member of Claims Examination Committee alongwith Sh. S.P. Kaura, Jt. Director (Instl.) and Co-ordinating Officer (Damages), Sh. O.P. Verma to scrutinise the claim tendered by one Sh. Jaswant Singh regarding regularisation of land measuring 215 sq. yds. (184.30 sq. mtrs.) situated in front of premises No. 52/1, Old Rajinder Nagar, New Delhi.

2. The Committee held its meetings on 29.05.92, 5.06.92 and 22.06.92. Sh. S.P. Kaura, the then Jt. Director (Instl.) did not attend the meeting as he remained busy in other departmental works. Sh. O.P. Verma, C.O. (Damages) and Sh. H.S. Tanwar, Dy. Director (Survey)-II had examined the claims of Sh. Jaswant Singh. It is alleged that the person who has been pursuing this case and filed various papers is not Jaswant Singh, the resident of B-4/11, Vasant Vihar, New Delhi who was the original occupant of the land in question in Old Rajender Nagar. It is alleged that one Sh. Onkar Singh Sethi a resident of 9952/4, Multani Dhanda, Phar Ganj, New Delhi had impersonated himself as Sh. Jaswant Singh. F.I.R. No. 49/94 PS ACB had been got registered against Sh. Onkar Singh Sethi, the impersonator alongwith some DDA officer/officials in this case of lack of identification.

3, It is further alleged that Sh. H.S. Tanwar was a member of Claims Examination Committee which did not take pains to establish the identity of the claimant which led to allotment of the said land to a non-genuine person. Thus he was partly responsible for allotment of land to a wrong person. The action of Sh. H.S. Tanwar, Jt. Director (Survey) Retd. amounts to a misconduct contravening in the process of Rule 9 of the CCS (Pension) Rules, 1972 as made applicable to the employees of the DDA. C.V.C. has already concurred with initiation of major penalty proceedings against him.

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Now the matter is placed before the Authority for according their approval for initiating the major penalty proceedings against Sh. H.S. Tanwar, Jt. Director (Survey) Retd.

R E S O L U T I O N

Resolved that proposals contained in the agenda Item be approved.

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ITEM NO. SUB: Major penalty proceedings against Sh. R.C. Yadav, AD since retired-imposition of penalty of cut in pension.  
97/96  
A-27.08.96      No.F.23(15)/88/Vig.

P R E C I S

The instant case emanates from the Director(Housing)'s note dt. 10.07.87, wherein he had reported that Sh. R.C. Yadav, AD(Housing), had exceeded his limits in the restoration of a cancelled registration on the request of the registrant. The then Vice-Chairman, DDA had ordered initiation of major penalty proceedings against Sh. R.C. Yadav, A.D. vide his minutes dt. 19.7.87.

2. Accordingly, the major penalty charge sheet bearing No. F.23(15)/88/Vig. dt. 27.7.88 (Appendix 'A' P.No. 4 - 11) initiating disciplinary proceedings against Sh. R.C. Yadav, Asstt. Director(Housing), was issued on the following charges:-

"Sh. R.C. Yadav, while functioning as AD, S.F.S. in the management Wing of Housing Deptt. during the period 1986-87 & 1987-88 failed to maintain absolute integrity and devotion to duty in as much as:-

Article-I.

He issued a restoration letter to the registrant Sh. A.K. Verma (Ashok Kumar Verma) on 7.5.87 in respect of Registration No. 10224 under SFS/VI/II scheme, without the approval of his senior officers, on the basis of getting the calculation of the restoration charges to be recovered, from the accounts Branch (HAU-IX/AO(H)/III) without the knowledge/orders of Dy. Director/Director(H). etc.

He also exceeded his authority in referring the matter at his own level to accounts Section for knowing as to whether the restoration charges would be applicable or not, asking for the details of charges, without obtaining the orders of the Competent Authority viz. Commissioner(H), for in this case registration had been cancelled and registration money had been refunded on the request of the registrant himself.

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Article-II.

That during the aforesaid period Sh. R.C. Yadav had also issued a letter No. F.126(5239)83/SFS/VK dt. 23.3.87 under his signature to Sh. Rajiv Gupta asking him to deposit all dues/instalments within 15 days of issue of the letter otherwise his allocation will be cancelled without any further reference to him, as per photostat copy submitted in the DDA vide his letter dt. 14.9.87. The office copy of this letter dt. 23.3.87 as well as noting to this effect is not available on the file in question i.e. F.126(5239)/83/SFS/VK.

As the allocation for allotment of Cat. III flat on ground floor at Vasant Kunj under SFS to Sh. Rajiv Gupta had been already cancelled, the letter dt. 23.3.87 under the signature of A.D.SFS-II Sh. R.C. Yadav has been wrongly issued and this letter should not have been issued by him.

Sh. R.C. Yadav by his above acts exhibited lack of absolute integrity and conduct unbecoming of a Authority servant thereby violating Rule 3 of CCS (Conduct) Rules 1964.

3. Sh. R.C. Yadav, A.D. submitted his defence reply dated 03.10.88, denying the charges framed against him.

4. The case against Sh. R.C. Yadav, A.D. was entrusted to the Inquiry Officer Sh. K.D. Gupta, CDI, Vikas Minar, vider order No. 80/vig./89 dt. 10.03.89. The case was subsequently entrusted to Sh. V.M. Bansal, G.M. ISET, DDA vide order No. 175/vig./92 dt. 14.08.92. (Appendix 'B' P.No. 12 ) and he sent his inquiry report bearing No.PA/G.M./ (ISET)/93/Inquiry/1337 dt. 05.07.93(Appendix 'C' P.No. 13 - 21 ) establishing that both the charges against Sh. R.C. Yadav, A.D. stood proved.

5. The case was submitted to the Finance Member, being the Disciplinary Authority, who on examining the inquiry report, passed orders on 13.07.95 for 10% cut in pension for three years. Since Sh. R.C. Yadav, A.D. has retired on 31.07.93, action can only be taken under the pension Rules.

6. It has been intimated by the Accounts Officer (Pension), DDA vide his letter No. F.51(Misc.)/Pension/DDA/208/812 dt. 20.11.95 that Sh. R.C. Yadav, AD(Retd.) was sanctioned/is being

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Article-II.

That during the aforesaid period Sh. R.C. Yadav had also issued a letter No. F.126(5239)83/SFS/VK dt. 23.3.87 under his signature to Sh. Rajiv Gupta asking him to deposit all dues/instalments within 15 days of issue of the letter otherwise his allocation will be cancelled without any further reference to him, as per photostat copy submitted in the DDA vide his letter dt. 14.9.87. The office copy of this letter dt. 23.3.87 as well as noting to this effect is not available on the file in question i.e. F.126(5239)/83/SFS/VK.

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Sh. R.C. Yadav by his above acts exhibited lack of absolute integrity and conduct unbecoming of a Authority servant thereby violating Rule 3 of CCS (Conduct) Rules 1964.

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6. It has been intimated by the Accounts Officer (Pension), DDA vide his letter No. F.51(Misc.)/Pension/DDA/208/812 dt. 20.11.95 that Sh. R.C. Yadav, AD(Retd.) was sanctioned/is being

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From pre-page

paid pensionary benefits as under:-

- i) Superannuation pension Rs.1046/- per month(provisional) w.e.f. 1.8.93 in addition to dearness relief admissible from time to time.

The present rate of pension being paid w.e.f. 1.1.95 is Rs.2354/- (Pension Rs1046/- +D.A. (rate 125%) = Rs.1308/-

- ii) In addition Sh. Yadav was sanctioned gratuity amounting to Rs.34,500/- which has not yet been released to him due to pending vigilance case against him.

DDA is the competent authority who can exercise the cut in pension in this case. The Disciplinary Authority i.e. the Finance Member, DDA has proposed for 10% cut in pension for a period of 3 years, which will meet the ends of justice. The case is accordingly submitted to the Authority for consideration and approval.

R E S O L U T I O N

Resolved that proposals contained in para 6 of the Agenda Item be approved.

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DEBRI DEVELOPMENT AUTHORITY  
( VIGILANCE BRANCH )

No. F. 23 (15) 88-4

Dated the 27/7/84  
Vikram Sadan  
B Block  
7th floor,

MEMORANDUM

It is proposed to hold an inquiry against Shri R.C. Yadav AD (A) U/S under Regulation 16 of the DDA (Salaries, Allowances and Conditions of Service) Regulation, 1961. Substance of the imputations of misconduct or misbehaviour in respect of which the inquiry is proposed to be held is set out in the enclosed statement article of charges (Annexure I). A statement of imputations of misconduct or misbehaviour in support of each article of charge is enclosed (Annexure II). A list of documents on which, and a list of witnesses by whom the article of charge are proposed to be sustained are also enclosed (Annexure III & IV).

2. Shri R.C. Yadav AD (A) U/S is directed to submit within 10 days of the receipt of this memorandum a written statement of his defence and also to state whether the desired to be held in person.

3. Shri R.C. Yadav AD (A) U/S is informed that inquiry will be held only in respect of those articles of charges as are not admitted. He should, therefore, specifically admit or deny each article of charge.

4. Shri R.C. Yadav AD (A) U/S is further informed if he does not submit his written statement of defence on or before the date specified in para 2 above or does not appear in person before the inquiring authority or otherwise fails or refuses to comply with the provisions of Regulation 16 of the DDA (Salaries, Allowances and Conditions of Service) Regulation, 1961 or the orders/directions issued in pursuance of the said Regulation, the Inquiring Authority may hold an inquiry against him ex-parte.

5. Attention of Shri R.C. Yadav AD (A) U/S is invited to Rule 20 of the Central Civil Services (Conduct) Rules, 1964, made applicable to the employees of the Authority vide Regulation 11 of the DDA (Salaries, Allowances and Conditions of Service) Regulations, 1961, under which no employee of the Authority shall bring or attempt to bring any political or outside influence to bear upon any superior authority to further his interest in respect of matters pertaining to his service in the Authority if any representation is received on his behalf from another person in respect of any matter dealt within these proceedings, it will be presumed that Sh. R.C. Yadav AD (A) U/S is aware of such a representation and if it has been made at this instance and action will be taken against him for violation of Rule 20 of the Central Civil Services (Conduct) Rules, 1964 as applicable to the employees of the Authority.

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6. Sanction for inspection of relevant documents is hereby accorded. He (Sh. R. C. Yadav A.D.(H) C/S) may contact the Dy. Vigilance Officer, 1922, in his office at 7th floor B Block, Vikas Sadan, INA New Delhi for this purpose.

7. The receipt of the memorandum may be acknowledged.

*Ambs*  
(Chakrabarti)  
Vice-Chairman  
DDA.

Shri R. C. Yadav  
A.D.(H) C/S  
S.P.S. Murthy  
DDA

Statement of article of charges framed against Shri R.C. Yadav, A.D.(H) (U/SW).  
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Shri R.C. Yadav, while functioning as Asstt. Director, SFS in the Management Wing of Housing Deptt. during the period 1986-87 and 1987-88 failed to maintain absolute integrity and devotion to duty in as much as.

Article I

He issued a restoration letter to the registrant Shri A.K.Verma (Ashok Kumar Verma) on 7.5.87 in respect of Registration No.10224 under SFS/VI/II Scheme, without the approval of his senior officers, on the basis of getting the calculation of the restoration charges to be recovered, from the Accounts Branch (H.U. IX/AO(H) III) without the knowledge/orders of Dy. Director/ Director(H) etc.

He also exceeded his authority in referring the matter at his own level to Accounts Section for knowing as to whether the restoration charges would be applicable or not, asking for the details of charges, without obtaining the orders of the competent authority viz. Commissioner(H), for in this case registration had been cancelled and registration money had been refunded on the request of the registrant himself.

Article II

That during the aforesaid period Shri R.C. Yadav had also issued a letter No.F.126(5239)83/SFS/VK dt. 23.3.87 under his signature to Shri Rajiv Gupta asking him to deposit all dues/instalments within 15 days of issue of the letter otherwise his allocation will be cancelled without any further reference to him, as per photosate copy submitted in the DDA vide his letter dt. 14.9.87. The office copy of this letter dt. 23.3.87 as well as noting to this effect is not available on the file in question i.e. F.126(5239)83/SFS/VK.

As the allocation for allotment of Cat. III flat on ground floor at Vasant Kunj under SFS to Shri Rajiv Gupta had been already cancelled, the letter dt. 23.3.87 under the signature of Asstt. Director, SFS II Shri R.C. Yadav has been wrongly issued and this letter ~~isn~~ should have been issued by him.

Shri R.C. Yadav by his above acts exhibited lack of absolute integrity and conduct unbecoming of a Authority servant thereby violating Rule 3 of CCS (Conduct) Rules 1964.

(On Kumar)  
Vice-Chairman,  
D.D.A.

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Statement of imputations of misconduct in support of articles of charges framed against Shri R.C.Yadav, Asstt. Director (H) (U/S).

\*\*\*\*

Shri R.O. Yadav while working as Asstt. Director, SFS in the Management Wing of Housing Deptt., DDA during the years 1986 to 1988 committed the following irregularities:-

Article I

Shri R.O. Yadav while functioning as Asstt. Director, SFS in the Management Wing of Housing Deptt. during the period 1986-87 and 1987-88 was dealing with the matters relating to registration/allotment of flats under SFS Schemes. One Shri A.K. Verma (Ashok Kumar Verma) was registered for a SFS flat under this scheme vide Registration No. 10224, dt. 23.7.85 under SFS VI Cat. II, for this purpose, he had deposited a sum of Rs. 10,000/- vide challan No. 36301 dt. 23rd July, 1985. Vide his letters dt. 14.12.86 (diary No. 11941 dt. 14.2.86) and dt. 10.3.86 (diary No. 18071 dt. 10.3.86) Shri A.K. Verma, registrant applied for refund of registration money amounting to Rs. 10,000/-. On the request of registrant the registration under reference was cancelled on 24.2.86 and refund of registration money amounting to Rs. 10,000/- was ordered to Shri Verma. This refund of amount i.e. Rs. 10,000/- was made to him on 9.3.86 vide cheque No. 0647028 dt. 5th March, 1986.

Shri Verma ex-registrant requested for restoration of the said registration under SFS vide the application dt. nil received on 6.4.87 (diary No. 7305). The said letter was dealt with on the relevant file i.e. No. F/10224/85/SFS/VI/II on 9.4.87. As per order No. F.2(23)86 PC (H) dt. 4.3.87, ~~Shri R.O. Yadav~~ only Commissioner (H) is competent to pass orders in respect of request for restoration of registration. Shri R.O. Yadav without getting the approval of the competent authority i.e. Commissioner (H) referred the case to the Housing Account Unit IX to know whether the restoration charges are applicable and if so the details of the amount to be charged from the registrant for restoration. The dealing clerk had marked the file to Dy. Director (SFS) also, but the file was sent to the Accounts Branch at the level of Asstt. Director himself without the approval of Dy. Director (SFS) to whom it was marked by the dealing asstt.

The Housing Account Unit IX(AO)H III calculated ...../-

the same and on the basis of the report of Accounts Branch the restoration letter was issued under the signature of the said Shri R.C. Yadav, Asstt. Director on 7.5.87 to Shri A.K. Verma demanding therein restoration charges amounting to Rs.2500/-. Referring the case to Accounts Branch for getting the calculation of restoration charges as well as issue of registration restoration letter by Shri Yadav is not proper as he was not competent to restore the registration under reference. The case was not submitted by Shri Yadav to his senior officer such as Dy. Director/Director (H) Commissioner (H) etc. for seeking the proper approval for restoration of registration. Based on the registration restoration letter issued by Shri Yadav to Shri Verma, he made the payment amounting to Rs.25,00/- on account of restoration charges. Subsequently, letter for the restoration of registration under reference was withdrawn on 10th. July, 1987. This resulted in great harassment to the Ex-registrant/DVA.

Shri Yadav thus exceeded his limits in referring the matter firstly to the Accounts Branch for restoration charges without obtaining administrative approval for restoration from Commissioner (H) and secondly issuing the letter to the party suppressing the fact from his senior officers. As Asstt. Director he had no competence to allow restoration.

#### Article II

Shri R.C. Yadav has also issued a letter No.F.126(5239)/83/SFS/VK dt. 23.3.87 to Shri Rajiv Gupta who was registered with the DDA for allotment of a Cat.III flat on ground floor at Vasant Kunj under SFS as per photostat copy of this letter submitted by Shri Gupta in the DDA. Shri Rajiv Gupta was registered for allotment of a Cat.III flat with the DDA vide registration deposit receipt No.5239/5284 dt. 4.8.82. Shri Gupta was allocated a flat under this category in Vasant Kunj on ground floor II Sector 'C' Pkt.VI and allocation letter was issued to him on 20.1.84 asking him to deposit the requisite instalments. Shri Gupta did not deposit the due instalments and as such the allocation of flat under reference was cancelled on 15.7.86 and allocation cancellation letter was issued to him on 2.9.86. Shri Gupta, vide office letter No.F.126(5239)/83/SFS/VK dt. 7.11.86 was asked to deposit the cancellation charges amounting to Rs. 5468/- within 15 days from the date of issue of the letter failing which his registration will be cancelled without any further reference to him. Shri Gupta deposited all the due instalments and he vide his letter dt. 14.9.87 which has been signed by some one on his behalf, requested to restore allocation/allotment of the flat in question. The noting portion with regard to issue of letter dt. 23.3.87 referred above as well as its office copy is not available in the file in question. Since the allocation of flat in this case already stood cancelled due to non-payment of requisite

instalments this letter dt. 23.3.87  
to Shri Gupta should not have been issued  
by him. This is a major lapse on his part.

Shri R.C. Yadav by his above acts  
exhibited lack of integrity and conduct  
unbecoming of a Govt. servant thereby  
contravening Rule 3 of CCS (Conduct) Rules  
1964 as made applicable to the employees  
of the Authority.

*(Signature)*  
(Om Kumar)  
Vice-Chairman,  
D.D.A.


*(Signature)*

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List of documents in support of article of charges framed against Shri R.C. Gupta, <sup>Yadav</sup> Asstt. Director (Housing).  
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1. File No R/10224/85/SFS/VI/II containing all the relevant records (page 1 to 8 and 1 to 23/C).
2. File No.F.126(5239)83/SFS/V.K./III containing all records (P.1 to 7/N and P.1 to 27/C).
3. Copy of order No.F.2(23)86/PC/H dt. 4.3.87 issued by Commissioner(H).

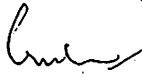
  
( Om Kumar )  
Vice-Chairman,  
D.D.A.

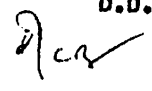
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List of witnesses in support of article of charges framed against Shri R.C. Yadav, Asstt. Director (H). \*\*\*

1. Shri M.S. Friend, Dy. Director (H) SFS.
2. Shri U.S. Jolly, Director (H).
3. Asstt. Director (P) P.B.I.

  
( Om Kumar )  
Vice-Chairman,  
D.O.A.



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APPENDIX 'B' TO ITEM NO. 97/96

DELHI DEVELOPMENT AUTHORITY  
(VIGILANCE BRANCH)

Order No. 175/Vig./92

Dated: 14-8-92

O R D E R

WHEREAS an inquiry under Regulation 16 of the DDA (Salaries, Allowances and Conditions of Service) Regulation, 1961 is being held against S/Shri R.C. Yadav, Asstt. Director, N.L. Passi, Officiating Supdt. and Naubat Ram, Asstt., DDA.

AND WHEREAS Shri K.D. Gupta, C.D.I./DDA was appointed as Inquiry Officer to enquire into the charges framed against S/Shri R.C. Yadav, Asstt. Director, N.L. Passi, Officiating Supdt. and Naubat Ram, Asstt., vide order No. 80, 81 & 82/Vig./89 dated 10.3.89 and Sh. S.C. Tuteja, Asstt. Director (Vig.) was appointed as Presenting Officer vide order No. 170, 169 and 168/Vig./91 dated 3.7.91 respectively.

AND WHEREAS Sh. K.D. Gupta, C.D.I./DDA is no longer available for functioning as the Inquiring Authority.

NOW, THEREFORE, the undersigned in exercise of the powers conferred by Sub-Regulation 4 of the said Regulation is pleased to appoint Shri V.M. Bansal, General Manager, I.S.B.T., DDA as Inquiry Officer to enquire into the charges framed against S/Shri R.C. Yadav, Asstt. Director, N.L. Passi, Officiating Supdt. and Naubat Ram, Asstt. and Shri S.C. Tuteja, Asstt. Director (Vig.), DDA will continue to act as Presenting Officer to present the case before the Inquiry Officer in support of the Articles of charges against the said officials on behalf of the Authority.

(S.P. Jakhwal)  
Vice-Chairman/DDA.

No.F.23(15)/88/Vig./

Dated: 14-8-92

Copy forwarded for information and necessary action to:-

1. Sh. V.M. Bansal, General Manager, ISBT, DDA.
2. Sh. S.C. Tuteja, Asstt. Director (Vig.)/DDA.
3. Sh. R.C. Yadav, Asstt. Director (Slum & JJ) Vikas Kuteer, New Delhi.
4. Sh. N.L. Passi, Asstt. 4th floor, 'B' Block, Nazarat Branch, Vikas Sadan, N. Delhi.
5. Sh. Naubat Ram, Asstt. SFS (Regn.) Housing Deptt. 'D' Block, Vikas Sadan, N. Delhi.

(Madan Lal)  
By: Director (Vig.)  
-D.D.A.

97/96  
Phone : 231507

-13-  
APPENDIX 'C' TO ITEM NO. 97/96



**CONFIDENTIAL**

Govt. of National Capital of  
Delhi

महाप्रबन्धक  
General Manager

ब० रा० बस अड्डा  
INTER STATE BUS TERMINUS  
कश्मीरी गेट  
Kashmere Gate

दिल्ली-110006

Delhi-110006

दिनांक

Dated 5-7-93 199.....

No. PA/GM (ISBT)/93/Inquiry/1337

From:-

V. M. Bansal  
Inquiry Officer/  
Director & General Manager (ISBT)  
Kashmere Gate,  
Delhi-6

To

Shri S.P. Jakhanwal,  
Vice-Chairman, DDA  
Vikas Sadan, INA,  
New Delhi.

Sub:- Departmental Inquiry into the charges framed  
against Shri R.C. Yadav, Asstt. Director, DDA

Sir,

I had been appointed as Inquiry Officer to  
conduct inquiry in the case cited above, vide order  
No. F.23(15)/88/Vig dated 14-8-92.

Enquiry report in this case is enclosed (pages 1 to 8).  
All files and records of the case have been separately  
sent to the Chief Vigilance Officer.

Yours faithfully,

(V. M. Bansal)  
INQUIRY OFFICER

Encl: Enquiry report

Phone: 231507

APPENDIX 'C' TO ITEM NO. 97/96

-13-



CONFIDENTIAL

Govt. of National Capital of Delhi

महाप्रबन्धक  
General Manager

ब. रा. बस भट्टा  
INTER STATE BUS TERMINUS  
कश्मीरी गेट  
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दिल्ली-110006

Delhi-110006

दिनांक

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All files and records of the case have been separately  
sent to the Chief Vigilance Officer.

Yours faithfully,

(V.M. Bansal)  
INQUIRY OFFICER

Encl: Enquiry report

97/96

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✓ INQUIRY REPORT in the case of Shri R.C. Yadav,  
Assistant Director, D.D.A.

Disciplinary Authority had vide its order No. 175/Vig/92 dated 14-8-92 appointed the undersigned as Inquiry Officer to conduct the inquiry into the following charges against Shri R.C. Yadav, Assistant Director, D.D.A.:-

Article I


He issued a restoration letter to the registrant Shri A.K. Verma (Ashok Kumar Verma) on 7.5.87 in respect of Registration No. 10224 under SFS/VI/II Scheme, without the approval of his senior officers, on the basis of getting the calculation of the restoration charges to be recovered, from the Accounts Branch (MAU IX/AO) (III) without the knowledge/orders of Dy. Director/Director(I) etc.

He also exceeded his authority in referring the matter at his own level to Accounts Section for knowing as to whether the restoration charges would be applicable or not, asking for the details of the charges, without obtaining the orders of the competent authority viz Commissioner(H), for in this case registration had been cancelled and registration money had been refunded on the request of the registrant himself.

Article II

That during the aforesaid period Shri R.C. Yadav had also issued a letter No. F.126(5239)/83/SFS/VK dt. 23.3.87 under his signatures to Shri Rajiv Gupta asking him to deposit all dues/instalments within 15 days of issue of the letter otherwise his allocation will be cancelled without any further reference to him, as per photostat copy submitted in the DDA vide his letter dt. 14.9.87. The office copy of this letter dated 23.3.87 as well as noting to this effect is not available on the file in question i.e. F.126(5239) 83/SFS/VK.

As the allocation for allotment of Cat. III flat on ground floor at Vasant Kunj under SFS to



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Shri Rajiv Gupta had been already cancelled, the letter dt: 23.3.87 under the signature of Asstt. Director, SFS II Shri R.C. Yadav has been wrongly issued and this letter should not have been issued by him.

Shri R.C. Yadav by his above acts exhibited lack of absolute integrity and conduct unbecoming of a Authority Servant thereby violating Rule 3 of CCS(Conduct Rules 1964".

The proceedings had earlier been completed by the previous Inquiry Officer Shri K.D. Gupta. The file was transferred to me as no Inquiry report was written by the previous Inquiry Officer.

In order to have complete background of the case, the Presenting Officer was requested to file oral arguments and the brief and thereafter opportunity was extended to the Charged Officer Shri R.C. Yadav to furnish oral arguments and written brief. The case taken long time since the Charged Officer took unduly long time to file the written brief. Postponements were sought on one or the other pretext by the Charged Officer Shri R.C. Yadav. As the inquiry proceedings had earlier been conducted by another Inquiry Officer, it was therefore necessary in the interest of justice, to give necessary time to the Charged Officer Shri R.C. Yadav to file his written brief and oral arguments. The brief was finally submitted on 15-3-1993.

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*[Handwritten signature]*



FINDING OF THE INQUIRY OFFICER

Article of Charge - I

The charges under Article I can be broken into following parts:-

- (i) Charged officer issued restoration letter without approval of the Senior officers;
- (ii) He exceeded his Authority in referring the matter to the Accounts Section at his own level for ascertaining as to whether restoration charges were payable and if so, the exact amount thereof; without obtaining orders of the competent authority i.e. Commissioner (Housing).

---  
The Charged Officer himself agrees that he issued the letter of restoration. He, however, justifies the same on the plea that he was competent to do so. The justification emanates from the fact that restoration charges were calculated by the Competent Authority in the Finance Department and that the file, on its return from the Finance Department, was seen by the then Deputy Director(Housing), who did not object to the Charged Officer's initiating the file or to the comments of the Accounts Department.

As regards the second part of this charge, mentioned above, here also the Charged Officer agrees that he referred the matter to the Accounts Department. According to him he was competent to refer the matter to the Accounts Officer and orders of the Commissioner (Housing) were not required for that purpose.

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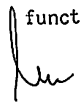
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The Charged Officer denies that he exceeded his Authority in either referring the file to the Accounts Department or in issuing the letter of restoration. According to him, as per prevailing practice, Deputy Director was the Competent Authority to take decisions and he issued letter of restoration only after the file had been duly seen by the then Deputy Director. According to him, orders of the Commissioner(Housing) were not required at all.

Prosecution has attempted to rely on orders issued by Commissioner(Housing), DDA vide No.2(23)/86/PC/H dated 4-3-87 to prove its point. The Charged Officer however, has produced sufficient evidence to show that these orders, defining powers vested with different officers of the Housing Department for carrying out certain activities, were never received by him and on this plea he justifies his non reference of the file to the Commissioner Housing.

It would be evident from above that the Charged Officer did actually refer the request of the applicant for restoration to the Accounts Officer, on his own and he did this without any written approval of any officer superior to Deputy Director(Housing). To this extent, the charge levelled against Shri R.C. Yadav stands proved. Whether this amounts to violation of any code of conduct and whether there was any ulterior motive in doing so, has neither been alleged nor pleaded by the Presenting officer. It seems that the Prosecution and the Charged Officer are both unaware of any specific rules which were required to act as guide at that time. It has been established on file that orders issued by Commissioner(Housing), defining the delegation of powers were not received by the Charged Officer and these orders seem to have served no purpose. However, coming down to practical realities and keeping in view the functioning of Housing Department in D.D.A., it cannot be



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presumed that an officer of the rank of Assistant Director was infact ignorant of the orders issued by the Commissioner(Housing) regarding delegation of duties, although in the present case he takes shelter on account of lack of evidence of the orders being actually made known to him. The Prosecution has itself alleged in para-2 of Article of Charge-I that the Charged Officer went ahead "Without obtaining the orders of Competent Authority viz Commissioner(Housing)". From the article of charge itself it is quite clear, therefore, that applicant's registration could be restored. The evidence given by Shri U.S. Jolly, Director(Housing) that the registration could not be restored, therefore, is incorrect and cannot be relied upon being contrary to the stand taken by Disciplinary Authority that registration's restoration could be done by Commissioner(Housing).

It is evident from the above facts that specific charge laid in the present case that Assistant Director Shri R.C. Yadav referred the request of the applicant Shri A.K. Verma for restoration of its registration, at his own level to the Accounts Department, is proved, presuming that Shri Yadav himself was not competent to issue the letter of restoration, merely on clearance of the Accounts Department and of the Deputy Director and that approval of Commissioner(Housing) was essentially required.

What has been totally missed by the Disciplinary Authority and also by the Prosecution is that no malafides, whatsoever, have either been alleged or proved against the Charged Officer. It has been admitted that Commissioner(Housing) was competent to allow the issue of such a letter. Whether action taken by the Asstt. Director without approval of the competent Authority was to be detriment of the Authority or to his personal benefit has not been alleged; Sh. A.K. Verma the applicant whose registration is in question could in any case get his registration restored from the Commissioner, Housing as indicated by the disciplinary Authority in the

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article of charge itself. I am aware of numerous cases where requests for restoration of Registration by the applicants are invariably accepted on payment of necessary restoration charges and interest etc. As earlier mentioned, the prosecution or the Disciplinary Authority have not levelled any charges of malafides against the Charged Officer on account of his exceeding his authority; nor any such material has been placed on record. Yes, the powers seemingly vested in superiors were acted upon by the Charged Officer himself and to this extent the charge levelled against him stands proved. Even the Charged Officer agrees with this contention. Since there is no allegation of either causing loss to the Organisation or causing undue favour to the applicant or causing undue gain to his ownself, what exact purpose is proposed to be served by proving that he exceeded his authority has not been made clear to the Inquiry Officer. The prosecution has been unable to lead the Inquiry Officer even one step in this direction.

What is essentially required to be kept in mind is that misuse of power and assumption of powers of Senior Officers can be checked if the Accounts Department had objected to referring of this file by the Assistant Director. But it did not. Similarly Deputy Director(Housing) also did not make any observation about the conduct of the Assistant Director or of the Accounts Department. Further more, the concerned Superintendent and the dealing Assistant who ultimately dealt with the file, also did not point out if there was any lapse in this direction.

It, therefore, gives an impression that the Deputy Director and the Accounts Officer were competent to agree to such a restoration or else they were, alongwith the Superintendent and the dealing Assistant, all working in liaison with the Charged officer.

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Article of Charge-II

Crux of the Charge under this article is that Shri R.C. Yadav wrongly issued letter dated 23-3-87 and this letter should not have been issued by him.

As regards this charge, Shri Yadav, Asstt. Director (Charged Officer) does not question that he was not competent to issue such letter. He himself, though impliedly, agrees that such a letter could not be issued by him. However, emphasis of the charged officer in this case is on the fact that no such letter was ever issued by him. He is basing his claim on the fact that the prosecution has not been able to show the original letter purported to have been signed and sent, which is the basis of the charge.

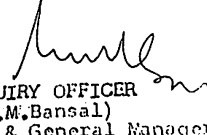
It is presumed that the Disciplinary Authority must have taken enough pains to come to the conclusion that such a letter was in fact issued. Moreover, unless any benefit was to go to Shri Rajiv Gupta, to whom such a letter is alleged to have been issued, the Disciplinary Authority would not have spent so much of time in coming to a conclusion that the charged officer actually issued this letter. It is quite possible that the Charged Officer, or some one else, who was a part of the total process, could have "taken care of" the original letter so as to plead innocence for the charged officer. Since a photocopy of the letter, issued to Shri Rajiv Gupta, is very much on record, the Charged Officer cannot take the plea that unless the original letter is produced before him, he has nothing to defend against. The Charged Officer has repeatedly tried to plead innocence by alleging that the Department was biased against him and that no such original letter exists. He has, however, not filed any evidence of bias against him. Mere allegations of bias without any reason or proof cannot discount the

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Charges against him: The Charged Officer does not even plead that the photo-copy of the original letter, as alleged, does not contain his signatures or that such a letter does not bestow any kind of favours to Shri Rajiv Gupta. In-fact, the Charged Officer has not taken any steps, whatsoever, to defend himself against this charge and he has laid his total emphasis on the fact that there was no such original letter. In the absence of any facts or evidence, mere statement of the Charged Officer cannot form basis of negation of specific charge against him; which, to whatever extent, stands proved by photo-copy of the said letter. This charge, therefore, stands proved against Shri R.C. Yadav. Prosecution or the Disciplinary Authority have not alleged that the Charged Officer played any role in the loss of the original letter.

Before closing, it must be recorded that drafting of the Articles of Charge has been of very poor order. What must essentially be kept in view is that whenever a charge of exceeding authority is levelled, it must be coupled with either loss to the Organisation or benefit to the individual or the third party. In the absence of these charges, what is proposed to be achieved by continuing such cases for umpteen number of years is not understood.

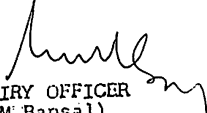
  
INQUIRY OFFICER  
(V.M. Bansal)  
Director & General Manager  
Inter State Bus Terminus  
Kashmere Gate, Delhi-6

DATED: 29-6-93

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INQUIRY OFFICER  
(V.M. Bansal)  
Director & General Manager  
Inter State Bus Terminus  
Kashmere Gate, Delhi-6

DATED: 29-6-93

ITEM Sub : Delegation of disciplinary powers and powers under the  
NO. CCS Conduct Rules.  
98/96 No. F7(30)/96/PB-I  
A-27.08.96

P R E C I S

It has been decided to delegate more powers to the officers working in the Zones so that personnel/administrative matters relating to the employees working in the Zonal Offices could be, as far as possible, finally settled at the level of the Chief Engineers. This will help making Zonal offices as one integrated unit. It will reduce unnecessary transfer of papers and files to the Personnel Department in the headquarters. Delegation of some of the powers requires approval of the Authority. This agenda is, therefore, placed for consideration of the Authority for delegation of the following powers :

Delegation of disciplinary powers

2. To ensure better discipline and speedier disposal of disciplinary cases in the Zonal offices, it is proposed to delegate more disciplinary powers to the Zonal Chief Engineers as well as to Directors (Hort.) and their subordinate officers in respect of the Group 'B', 'C' & 'D' employees is indicated at (Appendix 'A' Page No. 3 to 6) In addition to the existing delegation of powers, it is proposed to delegate disciplinary powers to the Zonal Chief Engineers, Superintending Engineers, Director (Hort.) and the Executive Engineers, Dy. Director (Hort.) as indicated in columns 7, 8, & 9 of (Appendix 'A' page No. 3).

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Delegation of powers under the CCS Conduct Rules

3. Powers under the CCS Conduct Rules, presently being exercised by different officers in the headquarters are indicated in column 5 of (Appendix 'A' P.No. 4 to 6). In addition to this delegation, it is proposed to delegate these powers to the Engineer Member/Zonal Chief Engineers and their subordinate officers in such a manner that the cases of all Group 'B', 'C' & 'D' employees working in the Zonal offices are settled expeditiously. It is, therefore, proposed to delegate these powers as indicated in the column no. 6 of (Appendix 'A' P.No. 4 to 6).

4. Proposals contained in paras 2 and 3 are submitted for kind approval of the Authority.

**R E S O L U T I O N**

Resolved that proposals contained in paras 2 & 3 of the Agenda Item be approved.

While confirming the minutes of the meeting of the Authority held on 27.8.96, Authority further amended/ added the following paragraph of the minutes of the item No.98/96 vide Res. No.1/GA/97, dated 31.3.97.

" Minutes as recorded were confirmed. The Authority however, conceded the request of the Vice Chairman to keep the implementation of the resolution in abeyance, in view of the operational difficulties expressed by him and advised that a revised paper on the subject be brought before the Authority."

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APPENDIX 'A' TO ITEM NO. 98/96

DELEGATION OF DISCIPLINARY POWERS

Sl. No.	Description of service	Appointing Authority as per notification Dt.1.3.1994	Existing Authorities to impose penalties as per notification dated 1.3.94		Existing Appellate Authority	PROPOSALS		
			Authority	Penalties		Proposed Authority to impose penalties in addition to the existing Authority	to Proposed Appellate Authority	Appellate Authority in addition to existing Appellate Authority.
1.	2.	3.	4.	5.	6.	7.	8.	9.
1.	Group 'B' Officers	Any full time Member	Any full time Member	All	Vice-Chairman	Chief Engineer	Minor penalty	Any full time Member
2.	Group 'C' Employee	Commissioner (Personnel)	Commissioner (Personnel) Other Commissioners/Chief Engineer/C.A.O.	All Minor penalties	Any full time Member Any full time Member	S.E. (S.E. will be substituted in place of CE) Director (Horticulture)	Minor penalty do	Chief Engineer Chief Engineer
3.	Group 'D' Employees	Director (Personnel)	Director (P) Executive Engineer	All Minor	Commissioner (Personnel) Commissioner (Personnel)	Dy. Director (Hort.) Executive Engineer	Minor do	Director (Hort.) S.E.

98/96

APPENDIX 'A' TO ITEM NO. 98/96

DELEGATION OF DISCIPLINARY POWERS

PROPOSALS

Sl. No.	Description of service	Appointing Authority as per notification Dt.1.3.1994	Existing Authorities to impose penalties as per notification dated 1.3.94		Existing Appellate Authority	Proposed Authority to impose penalties in addition to the existing Authority			Proposed Appellate Authority in addition to existing Appellate Authority.
			Authority	Penalties		Authority	penalties	Authority.	
1.	2.	3.	4.	5.	6.	7.	8.	9.	
1.	Group 'B' Officers	Any full time Member	Any full time Member	All	Vice-Chairman				
2.	Group 'C' Employee	Commissioner (Personnel)	Commissioner (Personnel)	All	Any full time Member	Chief Engineer	Minor penalty	Any full time Member	
			Other Commissioners/Chief Engineer/C.A.O.	Minor penalties	Any full time Member	S.E. (S.E. will be substituted in place of CE)	Minor penalty	Chief Engineer	
3.	Group 'D' Employees	Director (Personnel)	Director (P)	All	Commissioner (Personnel)	Director (Horticulture)	-do-	Chief Engineer	
			Executive Engineer	Minor	Commissioner (Personnel)	Dy. Director (Hort.)	Minor	Director (Hort.)	
						Executive Engineer	-do-	S.E.	

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9/27/64

DELEGATIONS UNDER C.G.S. (CONDUCT) RULES 1964

Sl.No.	Rule Number	Nature of power	Category of employees in respect of whom the power is delegated	EXISTING Existing delegation of powers	PROPOSED. Authority to whom powers are proposed to be delegated in addition to the existing delegation
1.	2.	3.	4.	5.	6.
1.	3.	To join educational institution for higher studies	All Group 'B' employees All Group 'C' & 'D' employees in the zones	Commr. (Pers.) Director (Pers.)	Chief Engineer Superintending Engineer
2.	4 (2)	Employment of near relative in private firms.	All Group 'B' employees All Group 'C' & 'D' employees working in Zonal Chief Engineer Office.	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer
3.	4 (2) (ii)	Intimation of acceptance by a number of family of an employment in any firm.	All Group 'B', 'C' & 'D' employees working in the zone.	Commr. (Pers.)	Chief Engineer
4.	5 (2)	Report when a member of Government servant's family takes part in politics	All Group 'B' employees All Group 'C' & 'D' employees	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer
5.	8 (1)	Editing or management of newspaper or other periodical publication	All Group 'B' employees All Group 'C' & 'D' employees	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer
6.	8 (2)	Participation in radio broadcasts, contribution of article to newspapers	All Group 'B' employees All Group 'C' & 'D' employees	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer
	8 (2)	Publication of any book			

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				EXISTING	PROPOSED
1.	2.	3.	4.	5.	6.
7.	10.	Evidence before an enquiry conducted by a person, committee or authority.	All Group 'B' employees All Group 'C' & 'D' employees working under Chief Engineers	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer
8.	13.	Acceptance of gifts	- do -	Commr. (Pers.)	Chief Engineer
9.	14.	Public demonstrations in honour of Government employees	- do -	Commr. (Pers.)	Chief Engineer
10.	15 (1) (2) & (3)	Private trade or employment.	- do -	Commr. (Pers.)	Chief Engineer
11.	15 (4)	Acceptance of fee	- do -	Commr. (Pers.)	Chief Engineer
12.	16 (4)	Lending and borrowing	- do -	Commr. (Pers.)	Chief Engineer
13.	16 (4) (ii)	Report on transfer to a place which involves break of Rule 13 (4) or 13 (5)(16(4) (i))	In case of Group 'B' employees In case of Group 'C' & 'D' employees	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer
14.	17.	Report on becoming the subject to a legal proceeding for insolvency.	In case of Group 'B' employees In case of Group 'C' & 'D' employees	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer
15.	18(2)	a) Immovable Property	In case of Group 'B' employees In case of Group 'C' & 'D' employees	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer

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1.	2.	3.	4.	EXISTING	PROPOSED
16.	18(3)	b) Movable Property	In case of Group 'B' employees In case of Group 'C' & 'D' employees	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer
17.	19(2)	Vindication of acts and character of Govern- ment servant	In case of Group 'B' employees In case of Group 'C' & 'D' employees	Commr. (Pers.) Director (Pers.)	Chief Engineer Suptg. Engineer

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ITEM Sub: Recruitment Regulations for the post of  
NO. Chief Security Officer, DDA.  
99/96 No.F.7(49)/96-PB-I

A-27.08.96

P R E C I S

Recruitment Regulations for the post of Chief Security Officer are yet to be finalised. This post is in the pay scale of Rs.3000-4500/- and was created for security arrangements of Asian Games Village Complex, during ASIAD - 1982, vide Estt. Order No. 2669 dated 3.8.82. After closure of the Games, this post is being operated for the security of Vikas Sadan and Vikas Minar. Draft R.Rs for the post have been framed and are at (Appendix 'A' P.No. 2).

- 2. There are 5 posts of Security Officers in DDA which serve as the feeder cadre for the post of Chief Security Officer. These are in the pay scale of Rs.2000-3500/-. Senior most Security Officer has been working in the same post since 7.8.76.
- 3. Draft Recruitment Regulations for the post of Chief Security Officer, as at annexure-A, are placed before the Authority for consideration and approval.

R E S O L U T I O N

Resolved that Recruitment Regulations for the post of Chief Security Officer, as contained in para 3 of the Agenda Item, be approved.

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75/96

APPENDIX 'A' -2- TO ITEM NO. 99/96  
RECRUITMENT REGULATIONS FOR THE POST OF  
CHIEF SECURITY OFFICER

169

1. Name of post : Chief Security Officer
2. No. of post : One
3. Classification : Group 'A'
4. Scale of pay : Rs.3000-4500/-
5. Whether selection post of non-selection post. : Selection
6. a) Age limit for direct recruitment : Not exceeding 40 years (Relaxation in case of Ex-Serviceman, SC & ST candidates in accordance with the instructions issued by the Central Govt. from time to time.
- b) Whether benefit of added year of service admissible under Rule-30 of CCS(Pension) Rules, 1972. : As per Govt. instructions.
7. Education and other qualifications required for direct recruitment. : Essential :
  1. Degree of a recognised university or equivalent.
  2. An Ex-Officer from the Defence force/Police with minimum 5 years of service, OR
  3. Ex-Non-Commissioned Officer from the Defence/Force/Police with minimum 9 years of service.
8. Whether age & educational qualification prescribed for direct recruitment will apply in the case of promotions. : Not applicable.
9. Period of probation, if any. : Two years.
10. Method of recruitment, whether by direct recruitment or by promotion and percentage of the vacancies to be filled by various methods. : All by promotion from the Security Officer possessing minimum qualification of B.A. and having minimum six years of service as Security Officer in DDA. In case suitable departmental candidates are not available then by direct recruitment.
11. In case of recruitment by promotion grade from which promotion is to be made. : As given in Column No.10 above.
12. If DPC exists, what is its composition. : The senior level DPC comprising the following :
  - a) Chairman : V.C.
  - b) Members : E.M.  
F.M.
  - c) Member Secy. : Commr.(Pers.)
  - d) Head of Deptt. : Commr.-cum-Secretary.



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ITEM NO.  
100/96  
A-27.08.96

Sub: Revision of rates of FCA/FTA/MCA payable to various categories of officers/officials of DDA.  
No. F.8(4)/87/PB-II/Pt.III.

P R E C I S

In its meeting held on 19.2.96 and 17.6.96 vide item Nos.33/96 and 73/96 respectively, the Authority increased the existing rates of FCA/FTA/MCA being paid to various touring categories of officials/officers in DDA by 10% w.e.f. 1.3.96. Accordingly orders in this regard were issued at (Appendix 'A' Page No. 2-3).

2. After consideration of the matter by the Authority, on 17.6.96, Govt. ordered further upward revision of the administered prices of petrol in Delhi by Rs.4.18/litre raising the price from Rs.16.95/litre to Rs.21.13/litre w.e.f. 4.7.96.

3. To enable the employees to meet the increased expenditure on transportation for official work, after careful consideration and with the approval of L.G., Delhi/Chairman,DDA it was decided to increase, w.e.f. 1.7.96, the rates of FCA/FTA/MCA admissible to touring officers/officials of DDA by 20%. (Appendix 'B' Page No. 4).

4. The matter is now placed before the Authority for information and ex-post-facto approval of 20% increase in rates of FCA/FTA/MCA granted w.e.f. 1.7.96 to touring officers/officials of DDA.

R E S O L U T I O N

Resolved that proposals contained in para 4 of the Agenda Item be approved.

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12/7/96

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**APPENDIX 'A' TO ITEM NO. 100/96**  
**DELHI DEVELOPMENT AUTHORITY**  
**[FINANCE AND ACCOUNTS]**

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Dated:- 12th July, 1996

FINANCE AND ACCOUNTS CIRCULAR No. 33 /96

SUB:- Revision of rates of FCA/FFA/MCA payable to various categories of officials/officers in DDA.  
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The rate of FCA/FFA/MCA in respect of different categories of employees of DDA were notified in E.O. No.284 dated 25.1.94 of Personnel Department. Representations for enhancement of the rates/change of category were received from various bodies/associations of the employees of the Authority. After careful consideration the Authority vide its resolution Nos.33/96 & 73/96 has decided to increase the existing rates of FCA/FFA/MCA by 10% for all touring categories.

2. The Authority has also decided to effect the following additions/changes/re-categorisation in touring categories as detailed in Personnel Deptt. E.O.No.284 dated 25.1.94:-

S.N. Category	From	To
i) S.O. (Hort.)	-	Extensive
ii) Accountant/AAO who are posted in divisions and posted outside Vikas Sadan/ Vikas Minar.	-	Marginal (FCA & FFA @ Rs.253/- & Rs.203/- respectively).
iii) Photo Officer	Occasional	Normal
iv) Asstt.Landscape Architect/AD(LS)	Marginal	Normal
v) Manager/Asstt. Manager posted in sports complex.	-	Marginal
vi) Jt. Director/Dy. Dir. posted in Personnel Branch.	-	Marginal

3. The Authority has also decided to regulate Cycle Allowance and reimbursement of Conveyance charges, as under:-

- (a) Restore the Cycle Allowance to Rates/NIS to which they were entitled prior to their categorisation from Group "D" to Group "C".

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- (b) Enhance the upper limit of reimbursement of conveyance charges for non-entitled categories of Group "B" and Group "C" from Rs.150/- per month to Rs.175/- per month.
- (c) Enhance the upper limit of reimbursement of conveyance charges for non-entitled categories of Group "D" employees from Rs.120/- per month to Rs.140/- per month.
4. These orders shall be effective from 1st March, 1996.

*Impd. Incharge Fin.*  
12/7/96  
[ J.K. PURI ]  
CHIEF ACCOUNTS OFFICER

No. F. 8(4)87/PB-II/Pt. III/ 3237

Dated: 12th July, 1996

Distribution:-

1. Vice Chairman
2. Finance Member
3. Engineer Member
4. Principal Commissioner
5. All Commissioners/CVO/CEs/CLA/CA/Secretary.
6. FA(H)/All Directors/All SEs.
7. All EEs/All Branch Officers/JCAOs/JFAs(H)
8. All D.D.Os.
9. All Accounts Officers
10. PS to CAO

15/7/96

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APPENDIX 'B' TO ITEM NO. 100/96  
DELHI DEVELOPMENT AUTHORITY  
[FINANCE AND ACCOUNTS]

Dated:30.7.96

FINANCE AND ACCOUNTS CIRCULAR NO.37/96.

SUB:-Revision of rates of FCA/FTA/MCA payable to various touring categories of officers/officials of DDA.

The rates of FCA/FTA/MCA in respect of various touring categories of employees of the Authority were last revised vide Finance and Accounts Circular No.33/96 dated 12.7.96.

2. Since then the administered prices of petrol have been revised. After careful consideration the L.G., Delhi/Chairman, DDA is pleased to order an increase of 20% in the existing rates of FCA/FTA/MCA for all touring categories.

3. These orders will be effective from 1st July, 1996.

*Sd/- J.K. PURI*  
30/7/96  
[ J.K. PURI ]  
CHIEF ACCOUNTS OFFICER

No.F.8(4)87/PB-II/Pt.III/3489

Dated:30.7.96

Distribution:-

1. Vice-Chairman, DDA.
2. Finance Member, DDA
3. Engineer Member, DDA
4. Principal Commissioner, DDA
5. All Commsrs/CVO/CEs/CLA/Secretary.
6. All EEs/All Branch Officers/Jt.CSOs/Jt.FAs(H).
7. All D.D.Os.
8. All Sr.Accounts Officers.
9. PS to CAD.
10. Guard file.

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ITEM Sub:  
No.  
101/96  
A-27.08.96

**ADDITIONS & ALTERATIONS IN DDA FLATS BY THE ALLOTTEES/OCCUPANTS**  
No. F. 2(83)/94-Coordn.(H)/Pt.

**INTRODUCTION**

**P R E C I S**

1. Allottees of DDA flats are not permitted to make any additions/alterations in the flats allotted to them under the terms and conditions of allotment. It is however noticed that few additions and alterations are of minor nature and can be deemed non-actionable. Few such items had been earlier declared as condonable; by this proposal some more items are proposed to be declared as condonable.

**BACKGROUND:**

2. There exists a list of 15 (fifteen) items of additions and alterations made in DDA flats which have been declared condonable. A copy of order dated 16.11.87 issued in this regard is at (Appendix 'A' Page No. 6)

To suggest some more items of additions and alterations that may be added to the above list, Lt. Governor, Delhi was pleased to constitute a Committee under the Chairmanship of Shri S.K. Sharma, Ex-Chairman, HUDCO. This Committee has since given its recommendations.

**SHARMA  
COMMITTEE  
REPORT**

3. The first report was given by the Committee in April, 1995. A gist of the recommendations contained in this report is placed at (APP. 'B' P.No. 7 to 9) Thereafter, Chairman of the Committee sent another communication addressed to the Lt. Governor giving some more recommendations. (Appendix 'C' page No. 10 to 13)

In a meeting held subsequently with the LG, Shri Sharma, Chairman of the Committee gave another idea of involving the community/Residents Welfare Associations in the enforcement work.

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He proposed that DDA should write to all the Residents' Welfare Associations (RWAs) of the DDA housing estates asking them to prepare a list, in a specified time frame, of the unauthorised constructions in their areas. This list should give details of additions/alterations in each flat. The RWA should then give its recommendations for each flat by saying that addition and alteration in it be either removed or regularised. As a follow up, a team of officers from DDA/MCD with a representative from public (preferably a woman) should go into these lists. As a first step, action should be taken to remove those unauthorised constructions which have recommended for action by the RWAs. Thereafter cases recommended for regularisation should be scrutinized in detail. If this list does not include cases of serious alterations, their removal could be taken up after the removal of recommended cases and other serious cases.

4. After examining the above recommendations, following has been observed:-

- 1) All but one recommendation contained in first report of the Committee require amendments in the Municipal Law. While a list of additional items of additions and alterations has been suggested, to give effect to the other recommendations, devolution of powers to empowered neighbourhood committees [presently known as residents' welfare associations] for controlling additions and alterations would be necessary. While dealing with this subject matter in future, the recommendations made in this regard shall be made use of.
- 11) A total scheme for utilising surplus FAR, if any, available in a pocket on being brought before the concerned civic authority for clearance could be considered.

Contd.../-

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- (iii) The suggestion given to regulate additions and alterations by obtaining no objection from neighbours by a flat owner who wishes to carry out certain additions and alterations involves the process of documenting the 'no objections' of neighbours on the modifications plans, resolution of conflict by resident welfare associations etc. It is felt that this concept will not be easy to put into practice. Moreover few neighbours can combine to undertake activities which are otherwise not permissible.
- iv) Suggestion to permit covering of open terrace with sloping roof is welcome even though it leads to generation of some extra FAR which may not be available in all the pockets.
- v) The list of 12 additional items which may be added to the existing list could be submitted to the Authority for acceptance.

5. In light of the above and in pursuance of discussions held in a meeting presided by Lt. Governor where Vice-Chairman, DDA, Commissioner (Housing), Chief Engineer (QC), Chief Architect DDA and Shri Sharma, Chairman of the Committee were present, following conclusions have emerged in the matter for taking further action:-

- 1) The nature of construction in the group housing flats of DDA is such that it is not possible to permit any large scale additions or alterations because it leads to affecting adversely either the architecture facade, structural safety of the building or increases in the ground coverage. Any scheme of regularisation of additions and alterations has to be thought of in the background of this constraint. Since this means that regularisation on large scale is not possible, more emphasis has to be given to control the additions and alterations, and for this, apart from the existing mechanism, new measures need to

Contd. //-

be thought of.

- ii) Chief Architect, DDA has opined that there exists some unutilised FAR in many of the group housing schemes of DDA. The recommendations of the Sharma Committee relating to grant of approval of a total scheme aiming at utilising the available FAR for the benefit of all the residents of the area may be taken up for implementation. The method of processing such requests shall be worked out and role of local bodies viz DDA and MCD defined. Thereafter, the scheme shall be made public.

Though covering of open terraces results in marginal increase in the plinth areas, it is felt that those who wish to cover the terraces may be allowed to do so through light-weight sloping roofs. The space being covered can be enclosed but only with glazing. The roofing material, the desirable height etc. shall be got finalised after obtaining advice from architectural and structural point of view. Upon finalisation of the same, this item shall also be declared as condonable.

- iii) From the list of 12 additional items of additions and alterations, 10 items have been found acceptable for notifying to the public. After merging these items with the earlier list, a revised list of condonable items of additions and alterations has been prepared and is placed at App.'D'P.No. 14 -15.) Item Nos. 1 to 15 in this list were declared condonable in the year 1987 while item Nos. 16 to 25 have now been added. It is proposed to notify to the public the revised list. And.

- iv) The concept of involving Resident welfare Association in the enforcement work by inviting their views on existing additions/alterations will be studied further before it is taken up for implementation.

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10/1/97

6. Matter is now submitted for consideration of Authority and approval of proposals contained in para 5(ii) & 5(iii) above.

Resolution

Appreciating the need to regulate/condone additions and alterations in DDA and Group Housing Societies' flats, Authority approved the proposals contained in paras 5(ii) and 5(iii) of the Agenda Item.

2. While approving the proposals, suggestions were made to further liberalise the norms in order to accommodate the growing requirements of expanding families.

While confirming the minutes of the meeting of the Authority held on 27.8.96, the Authority further amended/ added the following paragraph of the minutes of the item No.101/96 vide Res. No.1/GA/97 dated 31.3.97.

\* It was decided that the agenda item and the related papers be circulated to the New Members for comments. If no specific comments are received within 15 days, the draft minutes shall stand confirmed.

APPENDIX 'A' TO ITEM NO. 101/96

10/19/86

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Delhi Development Authority

A.R.2(95)/87/P&C(H)

Dated: 16.11.87

Office Order

It has been decided that the following additions/ alterations made by the allottees of the flats constructed by the DDA in various localities may be treated as condonable additions/alterations and no action against the allottees may be taken under the terms of allotment.

- 1 Converted mummy into room;
- 2 Grill & Glazing in Verandaha;
- 3 Raising height of courtyard walls upto 7' in rear courtyard by putting jali or by fencing etc. at 10' in rear courtyard;
- 4 Providing additional door in courtyard;
- 5 Providing sun shades on doors and windows;
- 6 Fixing doors in back or front courtyard;
- 7 Converted window into almirah;
- 8 Closing the door;
- 9 Shifting of water tank/raising of parapet wall or putting additional water tanks;
- 10 If the bath room or WC are not having any roof these can be treated as open urinal and may be allowed;
- 11 Raising the wall of balcony and terrace parapet with grill or glazing upto the height of 5'0" of lintal height.
- 12 Construction of bathroom and WC in the rear courtyard.
- 13 Removal of original structure and reconstruction with due permission in the case of single stroyed built up houses only, subject to the satisfaction of Bldg. Bye Laws and prior approval of the local authority.
- 14 Interchange the position of kitchen, bathroom and WC with proper power connection subject to structural safety.
- 15 Construction of open staircase where no staircase has been provided for approach to the terrace.

This issues with the approval of VC, DDA.

SC/-  
( U.S. Jolly )  
Director (H)-I  
12.11.87

APPENDIX 'B' TO ITEM NO. 101/96

SIX RECOMMENDATIONS OF SHARMA COMMITTEE ON ADDITIONS AND ALTERATIONS IN DDA FLATS (EXTRACTED FROM THE REPORT OF APRIL, 1995).

RECOMMENDATION 1

Civic Law to provide for empowered Neighbourhood Committee

The Committee recommends that the State Government should take immediate steps for amending the Delhi Municipal Corporation Act and/or Rules to provide for constitution of Neighbourhood Committees and levy of monthly neighbourhood tax of minimum 25 paise per square foot of floor area in the occupation of a resident for managing the neighbourhood services, which shall be collected and used by the Neighbourhood Committee on neighbourhood management.

RECOMMENDATION 2

Neighbourhood Committees to permit upto five per cent of floor area

After deliberating upon the matter, the Committee recommended that the Neighbourhood Committees should be empowered to allow every flat owner to build additional floor area to the extent of five percent of the floor area of the flat as per the allotment, subject to the following conditions:

1. Proper drawings shall be submitted to the Neighbourhood Committee in triplicate endorsed by a registered architect and structural engineer in regard to design and structural stability.
2. The addition and/or alteration did not disturb the privacy, light or ventilation of the flat or neighbouring flats.
3. The Neighbourhood Committee did not find them architecturally disturbing.
4. The flat owner shall, while submitting the application, pay to the Neighbourhood Committee the prescribed fee and, if the proposal was approved, development charges on rates prescribed by the MCD from time to time for the additional FAR for various zones of the city. Fifty per cent of the development charge would be retained by the Neighbourhood Committee and the remainder credited with the Municipal Corporation.
5. The Neighbourhood Committee would use the money thus collected to improve the services and facilities in the neighbourhood to mitigate the possible loss in quality of life resulting from the addition.

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6. The additions and alterations permitted through the order dated 16th November, 1967 may be allowed by the Neighbourhood Committee.

The Committee further recommended that in case a Neighbourhood Committee wanted relaxation in utilization of the FSI in excess of five per cent of the total built-up area, it would have to make a total scheme for the entire neighbourhood and submit it to the civic authority for approval.

**RECOMMENDATIONS 3**  
**Permission for conversions**

The Committee recommended that if any flat owner wanted to change a part of his flat not exceeding 25% of its floor area into residential-commercial, he would have to submit a proposal along with prescribed fees to the Neighbourhood Committee for approval. If the proposal involved modifications in the flat, necessary drawings certified by an architect and structural engineer indicating the type of commercial activity he wanted to pursue would also have to be furnished. The proposal would be considered in the general body and if the consensus was in favour, permission would be given indicating the specific activity that would be permitted. The Society would levy the conversion charge and annual fee, 50 per cent of which would be credited in the Neighbourhood Committee for improving the quality of the neighbourhood to compensate the possible loss in quality due to conversion of the flat to commercial and the remaining 50 per cent transmitted to MCD. In other words, the community should decide whether the facility of the residential-commercial would benefit the neighbourhood and should also be compensated for any loss of quality that results.

In no circumstances should business commercial be permitted in a residential neighbourhood.

**RECOMMENDATION 4**  
**Transfer of Building Control to MCD**

The Committee deliberated upon this problem of multiplicity of authorities leading to problems of management of neighbourhoods. The Committee recommends that even if several years were required for the DDA colonies to be transferred to MCD for maintenance of services, building control should be deemed to have been transferred to MCD from the date a flat was occupied and property tax became payable. In other words, MCD would be the controlling authority for the flats from the date possession was taken, thus establishing single authority control over further building activity.

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The civic authority consequently will alone have control over residents associations. The Committee recommends that until the MCD Act and Rules were amended to provide for Neighbourhood Committees, the Residents Association constituted under the DDA Act or the Apartment Owners Association which ev.r, under the law is required to be constituted, should by an order of the MCD be required to be registered with MCD for purposes of neighbourhood management.

Before handing over the possession of any flat in the area to the allottee, the DDA Engineering Department shall send a full set of as built plans to the MCD Zonal office to enable it to exercise proper building control.

**RECOMMENDATION 5**  
**Old modifications**

Residents who have already illegally made modifications, will have to apply to the Neighbourhood Committee for regularisation. The Neighbourhood Committee would consider the request and if it falls within the permissible limits proposed in this Report, approve them on payment of prescribed composition fee. If the modification did not fall within the permissible limits, the Neighbourhood Committee would refer the matter to the civic authority for composition or demolition, as it deemed fit. The civic authority would take a decision on the report of the Neighbourhood Committee within three months and notify it of its decision.

Internal disputes over parking, use of common spaces, etc, will have to be settled by the Neighbourhood Committees themselves.

**Recommendation 6**  
**Building Approvals after consulting Neighbourhood Committees**

The civic authority shall not approve any modifications or change in land use or give building approval on its own without considering the recommendation of the Neighbourhood Committee and while granting approval, send a copy thereof to the Neighbourhood Committee. If any approval is granted without the knowledge of the Neighbourhood Committee, the Neighbourhood Committee should be in its right to stop construction in pursuance thereof.

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APPENDIX 'C' TO ITEM NO. 101/96

**SK Sharma**  
Member, Madhya Pradesh State Planning Board; Senior Advisor, Development Alternatives; Member TIFAC

(21)-4

22/9/95

September 9, 1995

Dear Shri Dave,

As desired by you, we have reviewed the scope of addition and alterations which may be permitted in DDA flats in a meeting of the Committee in which VC DDA was also present. I enclose a list prepared by the Housing Commissioner on the basis of the demand of flat owners. The technical view was that permission to build on front and back courtyards may not be given as it could block the exit and may not be safe under the building bylaws.

Another debatable issue was of covering the balcony and/or the terrace. The Chief Architect, DDA said that as per definition, a balcony is covered whereas a terrace is not. He is of the view that permission to enclose the balcony may be given but not to cover the terrace.

In my view, open terraces have lost significance in metropolitan cities. I feel that we may permit covering terraces if neighbours have no objection. However, the roof should be sloping to prevent misuse by the owner of upper flat. This will also generate a better civic design.

I enclose a paper which describes the above concept. Participants in meeting seemed to generally favour it. You may like to convene a meeting to take a final view on the above issues.

The above policy would seem to suggest that in future we should not provide terraces. This may not be desirable. I feel that terraces should be provided with pre-approval that they can be covered by a sloping roof in the design and specification prescribed. These who like terraces may not cover them.

Flat owners demand benefits but do not want to contribute anything to the society. Their contribution to civic aesthetics by providing permanent finish on the external walls, and to urban poor by providing our TARAcree tiles on the sloping roofs, deserve consideration.

With regards,

Shri PK Dave  
Lt Governor  
Delhi

Yours sincerely,  
*SK Sharma*  
SK Sharma

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DELHI DEVELOPMENT AUTHORITY

The following additions/alterations are to be included in the list of condonable items.

1. To cover the rear court yard & rear balcony with PVC sheets (Max. 75% coverage and no brickwork & No RCC work).
2. To cover the front court yard and front balcony with PVC sheet and iron pipes & Tee and angles etc. (no brick work. No RCC work).
3. To shift the front glazing of doors/windows upto max. 2'-0" outside.
4. To put/provide an additional PVC water tank at ground floor area without disturbing the common passage.
5. To provide/construct an additional water tank in the scooter garrage/car garrage upto the max. depth of 2'-6".
6. Protection of DDA planters by fixing temporary iron grills or barbed wires.
7. To make a barsati on terrace with PVC sheets covering & iron pipes & angles etc. where barsati not provided (no brick work & no RCC work).
8. To provide loft or self with stone slab.
9. To change the flooring with water proofing treatment.
10. To remove half (four & half inch) brick wall.
11. To make a ramp at front gate without disturbing the common passage.
12. To provide the false ceiling.
13. To provide sunshades on the outer doors & windows of 2'-0" wide projection.
14. To make an opening of max size one & a half by one and a half for exhaust fan or air conditioner

10/1/86

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**Additions and Alterations  
in DDA Flats  
Regulation proposed by  
SK Sharma**

September 1995

Additions and alterations may be permitted in DDA flats subject to the following conditions and stipulations:

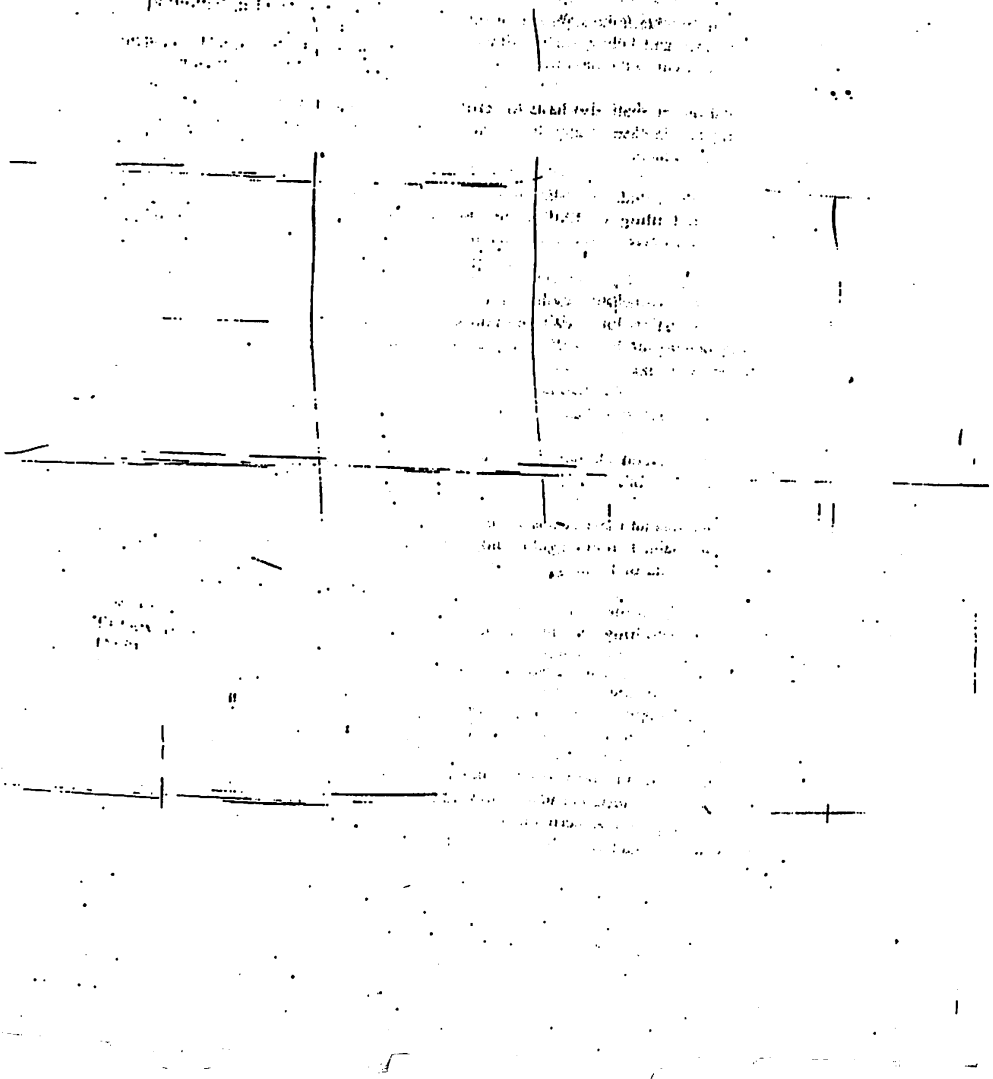
1. A flat owner shall have to obtain the signature of the neighbouring flat owners, that is, those one either side and above and below, on the drawings of the proposed additions and alterations, in token of their consent to the modifications.
2. The ground-floor flat owner shall also have to certify on the drawing that he was not blocking any community rights. In case of any disagreement, the Residents Association may use its good offices to resolve the matter.
3. All additions and alterations shall have sloping roof inclined at 30° with substructure in rafters and perkins or RCC and tiling in TARAcrite Micro Cement roofing tiles painted terracotta or bottle green. Alternatively, the roof can be in solar collectors, if technically feasible at the site.
4. Every flat owner shall provide permanent finish on the external visible area of his flat in beige or any other shade of earth colour. Failure to do so before a stipulated date shall lead to imposition of recurring penalty of Rs 2000/- per year on him by the MCD which shall be recovered along with the property tax.
5. Any new construction in flat roof shall not be permitted and shall be demolished.
6. In respect of old additions and alterations executed without approval, the flat owner shall obtain consent from the neighbouring flat owners defined in clause 1.
7. In cases in which additions and alterations were executed with proper approval or for which consent has now been obtained from neighbouring flat owners, the flat owner shall clad a band of ceramic tiles in terracotta or bottle green colour at lintel level to signify that they stood duly approved.
8. In cases in which neighbouring flat owners refuse to give consent to unauthorized modifications, DDA inspectors will inspect the site and prepare a report describing the nature of the modifications and the objections of the neighbouring flat owners. He shall then record his observations and recommendations, obtain the signature of the flat owner and neighbouring flat owners on the report and give a copy of it to each one of them. He shall forward the report to his superior officer for appropriate decision.

**Note 1 :** The stipulation that the roofs in the additions and alterations shall be sloping is intended to (1) make them clearly visible and (2) prevent construction on top of them. The stipulation that the flats will be provided permanent finish in earthy colours with additions clad in coloured tiles, will create an attractive civic design. Cities have a right to compel citizens to provide a good visual effect.



**Note 2:** TARAcrcle roofing tiles have been developed by Development Alternatives and are presently available from its 'Itra Nirman Kendra' on Mahrauli-Gurgaon road. They enable an affordable engineered rural roof. They are used in very high income housing in Philippines. Once they have a market in Delhi, small entrepreneurs living in slums can install a machine and produce and market them thus creating sustainable livelihoods for themselves. The slum dwellers or their kin can also gradually develop market in the surrounding rural areas. Government may consider banning Mangalore tiles in Delhi as they consume high energy in manufacture and transportation over long distances and create jobs in other States.

The above seems a legitimate method of allowing additions and alterations through community consensus. The exterior of the flats in permanent finish in different shades of earth colours and organic extensions with a dash of terracotta or green tiles here and there, will create an attractive civic design.



7/1/96  
APPENDIX 'D' TO ITEM NO. 101/96

(187)  
ANNEXURE 'D'

APPROVED LIST OF CONDONABLE ITEMS IN RESPECT OF  
ADDITIONS/ALTERATIONS MADE BY THE ALLOTTEES

1. Convert mumty into room;
2. Grill & Glazing in Verandaha;
3. Raising height of courtyard walls upto 7' in rear courtyard by putting Jali or by fencing etc. at 10' in rear courtyard;
4. Providing additional door in front & rear courtyard.
5. Providing sun shades on doors and windows;
6. Fixing doors in back or front courtyards;
7. Converted window into almirah;
8. Closing the door;
9. Shifting of water tank/raising of parapet wall or putting additional water tanks;
10. If the bath room or WC are not having any roof these can be treated as open urinal and may be allowed;
11. Raising the wall of balcony and terracc parapet with grill or glazing upto the height of 5'0".
12. Construction of Bathroom and WC or toilet in the rear courtyard.
13. Removal or original structure and reconstruction with due permission in the case of single storeyed built up houses only, subject to the satisfaction of Bldg. Eyc Laws and prior approval of the local authority.
14. Interchange in position of kitchen, bathroom and WC subject to structural safety.
15. Construction of open staircase where no staircase has been provided for approach to the terracc.
16. To shift the front glazing doors/windows upto max. 2'-0" outside/upto the existing chajja.
17. To put/provide an additional PVC water tank at ground floor area without disturbing the common passage.
18. To provide/construct an additional water tank in the scooter garrage/car garrage upto the max. depth of 2'-6' / subject to structural stability.
19. To provide loft or shelf with stone slab.
20. To change the flooring with water proofing treatment
21. To remove half (four and a half inch) brick wall.

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22. To make a ramp at front gate without disturbing the common passage/storm water drain.
23. To provide false ceiling in rooms.
24. To provide sunshades on the outer doors & windows upto 2'-0" wide projection.
25. To make an opening of maximum size 3'-0" X 1'-0" for exhaust fan or air conditioner in existing walls.

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ITEM NO.  
102/96  
A-27.08.96

Sub: Package deal proposal for partial remision of Penalty for delayed payment of hire purchase instalments.

No. F. 22(244)/94-HAC

P R E C I S

The Authority vide its resolution No. 1 of 1996 has decided as under:/

- i) The Hire Purchase Penalty Scheme 1995 may be extended with modifications for another 5 months i.e. upto 31.07.96.
- ii) For default/delayed payments on monthly instalments, penalty at simple rate of 24% per annum may be charged instead of 36 or 48% per annum as laid down in the terms & conditions of allotment provided such allottees clear upto date instalments with penalty within the extended period.
- iii) The old cases will not be reopened in which allottees had paid the penalty on the basis of original terms & conditions of allotment.

2. In the light of above decision of the Authority, a scheme known as Hire-Purchase Penalty Relief Scheme-96 was announced intimating the defaulting allottees through press advertisement to avail relief in penalty by clearing their dues of instalments & penalty during the period commencing from 1st Feb. 1996 to 31st July, 1996. For the guidance of the allottees, a booklet containing the salient features of the scheme and method of calculations of penalty payable by them was also published and made available at a nominal cost of Rs. 10/-. A special counter to receive such applications has also been opened in Vikas Sadan. As on 26th June, 1996, the position of receipt of applications and sale of booklet is as under :-

Applications received	-	470
Booklets sold	-	4500

3. DDA had issued about 90000 defaulter notices to the allottees of flats on H.P. basis under the General Housing Scheme, N.P.R.S. Scheme R.P. Scheme and A.A.Y. Scheme. In most of the cases (approx. over 60%) the properties have changed hands and persons

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holding general power of attorney are in occupation of the properties. In some of the cases, the outstanding amount runs into lacs of rupees. During public hearing days, a good number of allottees/GPA holders come with the request that they are very poor and can not arrange such a huge amount within the short period. In order to accelerate recovery of outstanding dues against the flats allotted on H.P. basis, a proposal has already been approved by the Authority that the allottees and general power of attorney may be permitted to raise loan from the Financial Institutions to clear DDA's dues and get their flats converted into freehold basis. It is expected that with the introduction of this facility to the GPA holders/allottees, response to the hire-purchase Penalty Relief Scheme-96 will be encouraging and DDA will be in a position to recover the maximum amount due against flats allotted on Hire-purchase basis. The Hire-purchase penalty Relief Scheme-1996 is open upto 31st July, 1996 whereas it will take not less than a period of 2 months for an applicant to get his application for loan processed and finalised. It is submitted for consideration before the Authority that the Hire purchase Penalty Relief Scheme - 96 may be extended upto 31st December, 96 so that there may be an attraction for the applicants seeking loan to avail relief in penalty under the scheme.

The matter is placed before the Authority for consideration and approval.

R E S O L U T I O N

Resolved that past-facto approval be accorded to the extension of the Hire purchase Penalty Relief Scheme-'96, upto 31st December '96.

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ITEM NO.  
103/96  
A-27.08.96

Sub: Priority allotment in favour of retired/  
retiring public servants registered under  
NPRS - 1979 & AAY - 1989.

NO. F. 9(41467)/79/H/Pt.

P R E C I S

The Authority in continuation of its earlier Resolution No.10 dated 16.5.1989, Resolution No.95 dated 12.10.1989, Resolution No. 58 dated 17.5.1991 and vide its Resolution No. 168 dated 16.12.93 and Resolution No. 1 dated 22.2.94 resolved that DDA may invite applications from the registrants of NPRS-1979 who have retired between 31.12.91 and 31.12.92 or were going to retire by December, 1994 for giving priority allotment of flats. The last date for receipt of the applications in pursuance of the above mentioned Authority Resolutions was 17th August, 1994. These Resolutions extended the benefit of priority allotment to retired and retiring public servants registered in MIG and LIG categories under NPRS. It was specified that the allotments shall be made only on Cash Down basis and in case the allotment was cancelled/ surrendered the Registration shall automatically be cancelled. This benefit was extended to retired/retiring employees of Central Govt., Delhi Administration, Statutory Autonomous Body, Public Sector Undertakings/Institutes of Govt. of India/Delhi Administration, Nationalised Banks, All India Services, State Govt., Public Sector Undertakings and Statutory Autonomous Bodies of State Govts. and Union Territories and the Public Servants who have taken voluntary retirement not prior to 31st Dec. 1992. This was, however, not applicable to the registrants of Ambedkar Awas Yojna - 1989.

Housing Department of the DDA has been receiving applications from the retired/retiring persons registered under New Pattern Registration

contd.

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(12)

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Scheme (NPRS) -1979 and Ambedkar Awas Yojna (AAY) - 1989 who could not apply earlier and thus could not avail of this opportunity, of getting an allotment in their favour. Keeping in view the perpetual request from retired/retiring persons, the matter has been re-considered and it is felt that the applications may again be invited from the public servants. The benefit should be given to the registrants of NPRS-1979 and AAY - 1989 for priority allotment of LIG and MIG flats. The allotment should be made only on Cash Down Basis and in case an eligible registrant surrenders his allotment after allotment of a flat, his registration should be cancelled. This will be extended to the Public Servants as defined in the last scheme of Priority allotments.

It is, therefore, proposed that the applications may again be invited from the public servants, registered under NPRS-1979 and AAY - 1989, who retired not prior to January-95 or are likely to retire by Dec, 1997 and priority allotment of LIG and MIG flats be made on cash down basis in favour of those who apply and fulfil the eligibility criteria. If a registrant fails to avail of the opportunity after allotment of the flat, his registration shall be cancelled. The term public servants would mean and include employees of the following:-

1. Central Govt.,
2. Govt. of National Capital Territory of Delhi;
3. Statutory Autonomous Body, Public Sector Undertakings/Institutes of Govt. of India/ Govt. of National Capital Territory of Delhi,
4. Nationalised Banks,
5. All India Services,

contd. . .

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6. State Governments.
7. Public Sector Undertakings and Statutory Autonomous Bodies of State Govts. and Union Territories

The employees of above mentioned categories who have taken voluntary retirements not prior to January-1995 may also be considered for allotment under this scheme.

The priority allotment would be made only in LIG and MIG categories.

The matter is placed before the Authority for consideration and approval.

**RESOLUTION**

Keeping in view that allotments were being made to the existing registrants, Authority approved the proposals contained in the Agenda Item.

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ITEM NO. Sub; Charging of composition fee on account of non-construction of building over plot by the Kirti Nagar Timber Traders.

104/96

A-27.08.96

No.F.6-A(176)67/LSBT

P R E C I S

Allotments of plots at Kirti Nagar W.H.S. were made in the year 1967 onwards for carrying out the business of timber merchants, being evictees of various non-conforming areas of Delhi. As per terms of allotment/lease deed, these allottees were required to complete the construction work within two years + one year grace period but they did not complete the construction within the stipulated period. On charging composition fee, the units, inspite of depositing the said charges, approached the then Vice-Chairman, Sh. M.N. Bish and pleaded that they were under the impression that they were not required to construct the building, being Timber Merchants. The then Vice-Chairman decided not to cancel the lease on account of non-construction, if the plot was being put to the use for which it was allotted and issued a public notice on 19.06.79. A press note was issued under the signature of Commr. (Land), wherein it was notified that construction of of these plots has to be completed within the stipulated period in accordance with the sanctioned building Plan. They were given final opportunity to complete the construction latest by 31st Dec. 81 failing which the lease of the plots will be cancelled.

2. The plots holders, inspite of raising construction and depositing the composition charges, challenged the said decision in the court of law. The Trial Court vide its order dt. 21.1.95 restrained from demanding any composition charges and determining the lease of the plaintiff and dispossessing the plaintiff from suit property.

3. In view of the Trial Court's order dt.21.1.95, DDA filed an appeal in the Court of Sh. Kuldeep Singh, Addl. Distt. Judge challenging the decision of the Trial Court

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in Feb.1995 and the Hon'ble Court disposed off the said appeal with the directions that while modifying the judgement of trial court, findings of the trial court is upheld. The appellant DDA shall not enforce the letter dt. 9.9.81. However, the appellant DDA is at liberty to initiate fresh action, if there is any violation of the terms of the lease deed in accordance with the law.

4. The case was accordingly processed for framing a uniform policy and following proposals are submitted:-

i) Penalty for non-construction of building in case of Timber Traders of WMS Kirti Nagar may be waived upto 31.12.81 in view of the notification dated 9.6.79 issued by the then Vice-Chairman, DDA.

ii) The Timber Traders may be given another opportunity to construct buildings upto 31.12.96 subject to payment of usual charges w.e.f. 1.1.82 onwards at the current rate.

5. The matter is placed before the authority for approval of the above proposals .

R E S O L U T I O N

Resolved that proposals contained in para 4 of the Agenda Item be approved.

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ITEM NO. Sub:  
105/96

Grant of an incentive to the applicants of proposed Expandable Housing Scheme - 1976 for making payment on cash down basis.

A-27.08.96

No:F. 10(15)/96/EHS.

P R E C I S

To dispose of about 7000 expandable houses available with DDA, a new scheme was brought before the Authority in its meeting held on 22.3.1996. Authority had approved the proposal for i) offering 50% of the flats to the various Public Sector Undertakings/Government organisations and ii) for offering the remaining 50% houses to the public by announcing a new Expandable Housing Scheme. A copy of the relevant Agenda Item together with the resolution recorded by the Authority is added as (Appendix P.No: 3-9 )

Under this proposal, matter is being placed before the Authority for considering giving a rebate to those applicants who accept the allotment of the flats on cash down basis.

2. On the basis of the aforesaid resolution of the Authority, 50% flats are proposed to be offered to the public. It is also being proposed to offer to public the unavailed flats if any out of the 50% flats being reserved for Govt. organisations/PSUs. In this manner, number of flats to be offered to the public can go beyond 50%.

3. The nature of hire purchase mode of payment to be incorporated in the scheme being opened to public is separately under finalisation.

4. While this facility is being given to all the applicants, it is felt that we may simultaneously think of measures by which allottees are encouraged to pay the entire price of the flat before taking possession. When the hire purchase facility exists, ordinarily no one comes forward to accept allotment on cash down basis. To provide an incentive to the allottees to pay cash-down by raising loans or otherwise make arrangements to pay full price of the flat before possession, it is proposed that following discount may be provided in the scheme.

Name of the locality	Discount to be provided
(i) Dwarka sub-City	: 5% on the disposal price
(ii) Rohini, Narela and Kondli Gharoli	: 15% on the disposal price

Contd.../-

5. To balance the reduced cash in-flow because of the proposed discount it will be necessary to charge premium in the areas where the real value in the market of DDA flats is much more than what DDA is charging as per its costing formula in the demand letters. It would be in the fitness of things to charge premium of 20% over the disposal cost worked out for the flats in South Delhi SFS.

6. This discount, however, will not be provided to the Public Sector Undertaking/Government Organisations availing the flats.

7. The above proposals were placed before the Lt. Governor/Chairman, DDA and his permission was sought for implementing the proposals and seeking post facto approval of the Authority since the proposals are linked with announcement of Expandable Housing Scheme-1996 and Self Financing Housing Scheme-1996. Matter is now accordingly placed before the Authority for approval.

.....RESOLUTION.....

Resolved that proposals contained in the Agenda Item be approved.

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APPENDIX 'A' TO ITEM NO. 105/96

ITEM Subj, New Scheme for disposal of 7000 Expandable Houses.  
NO.  
48/96

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

A-22.03.96

P R E C I S

INTRODUCTION

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

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

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

3. To dispose off these flats, a new scheme, Expandable Housing Scheme - 75, was announced. About 6000 flats only could be allotted under this scheme. Many successful aplicants have however again surrendered their flats. The number of those who have accepted allotments comes to about 1000. There are about 7000 flats available again for allotment. The reasons for non-acceptance of these flats are found to be as under:

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

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

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

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

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

a) In the recent past, some public sector undertakings (PSUs) have been showing interest to buy DDA flats as staff quarters. It is however felt that if an opportunity is given to a large spectrum of PSUs in Delhi, some of them may want to purchase these flats. Considering that the expandable houses have already been offered to registrants and then to general public as well, we may now earmark half of the available flats for offering to the PSUs etc. in Delhi. Written communication will be addressed to these organisations. Offers will be sent also to the Resident Commissioners of different states, Government of Delhi, MCD, DEGU and Cantonment Board. Allotments shall be made to the different organisations with the approval of Vice - Chairman.

b) For the remaining about 3500 flats, it is proposed to announce another housing scheme more attractive as compared to the Expandable Housing Scheme-1995. For this, it is proposed that all the houses may be allotted on hire purchase basis. With this, rate of acceptance

Contd.../-

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

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

6. At this stage, it is also submitted that an agenda item for disposal of 576 incremental/expandable flats was brought before the Authority by item No. 127/73 along with the disposal of 3700 Janta Category flats. Authority considered the item and made the following resolution:

"After detailed discussions, the Janta Housing Scheme-1973 was approved, in principal. It was resolved that :-

- (a) 576 flats constructed under the incremental housing pattern be offered to the retiring Govt. employees;
- (b) Janta flats be offered to the general public as per criteria laid down in the Agenda item;
- (c), (d) & (e) ..... (not reproduced)....."

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

Contd..../-

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

**SCHEME TO  
BE OPENED  
TO PUBLIC**

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

**DETAILS OF  
FLATS**

8.1 Type A 3,500 flats.

- i) constructed Area: From about 15 to 41.12 Sqm.
- ii) Ultimate area: From about 37.03 to 82.5 Sqm.
- iii) Cost range : Rs. 1.80 to 3.80 lac (approx.)

Type-B 500 flats.

- i) constructed area 40.00 to 66.00 Sqm.
- ii) Ultimate area: 51.00 to 82.00 Sqm.
- iii) Cost range : Rs.4.50 lacs to Rs. 5.5 lacs

**ELIGIBILITY**

8.2 1) GENERAL

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

Contd.../-



**0.3 2) INCOME CRITERIA:**

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

**RESERVATIONS 0.4.**

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

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

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

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

**LOCALITY CHOICE AND TYPE OF FLAT CHOICE**

8.5 Applicants shall be given the facility of deciding their <sup>order</sup> preference for flats types and localities on offer as was done under EHS-1995.

**INITIAL DEPOSIT**

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

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deposit.

**LOCATION OF FLATS**

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

**HOW TO APPLY**

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

**MODE OF PAYMENT**

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

**REFUND TO UNSUCCESSFUL APPLICANTS**

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

Matter is submitted before the Authority for consideration and approval.

**R E S O L U T I O N**

Resolved as follows:-

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

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

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

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ITEM NO.  
106/96  
A-27.08.96

Sub: Filling up of vacant posts of Kanoongo - amendment to the Recruitment Regulations for the S.T. category.

No. F. 1(30)/93-PB-IV.

P R E C I S

Recruitment Regulations for the post of Kanoongo in D.D.A. were approved by the Authority vide Resolution No. 85 dated 12.10.1989 (App. 'A' P.No. 3-5) According to the R.Rs, posts of Kanoongo are to be filled up by promotion, failing which by deputation.

2. There has been a backlog of 2 posts of Kanoongo under the ST category and no candidate is available with requisite experience in the feeder cadre. Names of suitable candidates were sought from the Labour Secretaries of various Tribal States, but no candidates were sponsored. It was finally decided by the Appointing Authority to issue Press Notice in the leading newspapers for inviting applications to fill up the backlog of 2 posts of Kanoongo under the ST category. On scrutiny of the applications, 2 candidates of ST category were shortlisted by the Committee headed by the Director (Lands Management)-I, DDA.

3. Out of these 2 candidates, Shri Shadi Ram S/o Shri Rulia Ram is a departmental candidate and is working as Patwari in DDA. The other candidate is Shri Mukesh Kumar S/o Shri Hukum Chand. Both of them were called by the Selection Committee headed by Shri Hans Raj, Director (LM)-I on 6.5.96. Sh. Mukesh Kumar did not attend the proceedings and Sh. Shadi Ram (the departmental candidate) was present for interview and was found fit by the Selection Committee. Shri Shadi Ram has been working as Patwari for 5 years & 3 months. under the R.Rs the period of experience is required to be 8 years. The Selection Committee has recommended relaxation in the stipulated working experience from 8 years for Sh. Shadi Ram so that he could be appointed against one of the reserved posts under the ST category. Relaxation in the working experience under the R.Rs can be made by the Authority under Para 15, Appendix 'A'

: 2 :

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4. The matter is accordingly placed before the Authority for considering relaxation in the R.Rs to the extent that one post of Kanoongo which was to be filled up by promotion as per Clause 10 of the R.Rs, be allowed to be filled up through the procedure of direct recruitment and the working experience of 8 years be relaxed to 5 yrs. 3 months in order to fill up the reserved vacancies under the ST category.

R E S O L U T I O N

Resolved that proposals contained in para 4 of the Agenda Item be approved.

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APPENDIX 'A' TO ITEM NO. 106/96.

RECRUITMENT REGULATIONS FOR THE  
POST OF KANOONGO IN DELHI DEVELOPMENT  
AUTHORITY

R.No: 85 dated 12.10.89  
F.No.PA/DD(P)III/85/RR AGENDA

1. Name of the Post : Kanungo
2. Number of Posts : 36
3. Classification : Group 'C'
4. Scale of Pay : Rs. 1200-30-1560-EB-40-2040/-
5. Whether selection or non-selection post : Non-Selection
6. a. Age limit for direct recruits. : N.A.
- b. Whether benefit of added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No
7. Educational and other qualifications required for direct recruits. : N.A.

100/96

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R.No.85 dated 12.10.89  
F.No. PA/DD(P)III/88/RR AGENDA

8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotions and deputationists. : No
9. Period of probation, if any. : 2 years
10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the Vacancies to be filled by various methods. : By promotion failing which by deputation.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer deputation is to be made. : i) Promotion:  
Patwari with 8 years regular service in the grade.  
ii) By Deputation:  
Karnungo in a Central/State Govt./Autonomous Bodies/ Public Sector Undertakings. (Period of deputation shall not ordinarily exceed 3 years)
12. If a DPC exists what is its composition. : Junior level DPC comprising of the following:-  
Finance Member Chairman  
Commr. (P)/Dir. (P) Member  
C.A.O. Member  
Deputy Dir. (P) Member-Secy

R.No.85 dated 12.10.89  
F.No. PA/DD(P)III/88/RR AGENDA

13. Saving

: Nothing in these regulations shall effect reservations, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, Scheduled Tribes Ex-serviceman and other special categories of persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

: No person:

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

15. Power to relax

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

Note- subject to variation dependant on work-load.



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ITEM NO.  
107/96  
A-27.08.96

Sub: Revision of pay scale of Work Assistant -  
implementation of the revised pay scale of  
Rs.1200-1800/- with effect from 1.1.86.  
NO. F.1(l)/86/PB-IV/Vol.iii

P R E C I S

The Authority vide its Resolution No.9 dated 16.5.89 (Appendix-A, pages 2 to 4) revised the pay scale of Work Assistants of DDA on the pattern of CPWD and pay scale of Rs.1200-1800/- was given to those who possessed educational qualifications as prescribed by the CPWD. This was done on the recommendations of a Committee of Chief Engineers and the Director (Works).

2. Revised pay scale was made effective in DDA with effect from the date of Resolution i.e. 16.5.89. Work Assistants of DDA have been seeking implementation of the revised pay scale with effect from 1.1.86, on the analogy of CPWD. In CPWD, the new scale was given with effect from 1.1.86 on the recommendations of 4th Pay Commission.

3. The matter has been examined by DDA's Finance Deptt., who have concurred to the sanction of the scale to our Work Assistants on the CPWD pattern w.e.f. 1.1.86 provided they are eligible as per CPWD norms. It is therefore proposed to give the revised scale of Rs.1200-1800/- to those Work Assistants of DDA who fulfilled the eligibility criteria as laid by the CPWD, as on 31.12.85.

4. Draft Recruitment Regulations for the post of Work Assistant in DDA are also proposed for approval of the Authority at (Appendix-B pages 5 to 6) . These did not exist till date and have been drafted now. The same may also be approved by the Authority. These are the same as in the CPWD.

5. The matter is, therefore, placed before the Authority for implementation of the revised pay scale of Rs.1200-1800/- for the Work Assistants of DDA with effect from 1.1.86 on the pattern and as per norms of the CPWD and for approval of the Recruitment Regulations of the post of Work Assistants in DDA. Proposals in paras 3 & 4 of the agenda are submitted for kind approval of the Authority.

R E S O L U T I O N

Resolved that proposals contained in paras 3 & 4 of the Agenda Item be approved.

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107/96  
 Subject : Adoption in DDA, the Orders of Govt. of India relating to 4th Pay Commission-F1(1)86PBIV.Pt-I  
 A-16.5.89.

Reference is invited to the Authority's Resolution No. 29 dated 19.1.87 (Appendix A Page 4 to 9) vide which the Committee consisting Commissioner(MCD), Secretary, DDA, Director(Personnel) and Chief Accounts Officer, DDA was constituted to examine the anomalies in the pay scale, if any. The representations received from the employees/Unions for revision and upgradation of the pay scale in respect of certain categories have been considered by the Pay Commission Committee and Senior Level Committee of the DDA and recommended as under:-

1) PARA MEDICAL STAFF

The para medical staff i.e. Pharmacists in the pay scale of Rs. 1200-2040 and Nurses in the pay scale of Rs. 950-1400 have represented that their pay scales may be fixed as per Govt. of India OM No. F15(1)IC/86 dated 13.9.86 as per recommendations of the 4th Pay Commission:-

Pharmacist	:	Rs. 1350-2200/-
Nurses	:	Rs. 975-1540/-

The Committee considered the matter and decided that since DDA had adopted the pay scale of other categories as recommended by the 4th Pay Commission, as such the scale of pay in respect of Pharmacist and Nurses as contained in the OM No. F15(1)IC/86 dated 13.9.86 may be adopted.

2) HINDI TRANSLATOR

The Jr. Hindi Translator in the pay scale of Rs. 1400- and Sr. Hindi Translator in the pay scale of Rs. 1800-2650 have represented that their pay scales may be fixed as follows as per Govt. of India's OM No. F15(1)IC/86 dated 22.9.86 as recommended by the 4th Pay Commission:-

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Jr. Hindi Translator : 1400-2600/-

Sr. Hindi Translator : 1640-2900/-

The Committee considered the matter and decided that since DDA has adopted the pay scale of other categories as recommended by the 4th Pay Commission, as such the pay scale in respect of Jr. Hindi Translator and Sr. Hindi Translator as contained in Om No. F15(1) 10-86 dated 13.9.86 may be adopted

3) WORK ASSISTANT

The Work Assistant who are presently working in the pay scale of Rs. 260-410/- (P.R.) have represented that they may be given pay scale of Rs. 330-480/- (P.R.) and Rs. 1200-1800/- (Revised) in accordance with the pay scale prevalent in the CPWD.

The Committee considered the matter and decided that the pay scale of Work Assistant may be fixed as per pay scale in the CPWD i.e. Rs. 330-480/- (P.R.) and Rs. 1200-1800/- (Revised) in respect of such Work Assistants who possess educational qualification as prescribed by the CPWD. This will be checked by a Committee consisting of Director (Works) in 'E.M.' office and two Chief Engineers.

4) ACCOUNTANT

The Accountants who are working in the pay scale of Rs. 1540-2960/- have represented that 80% of the Accountants may be given the pay scale of Rs. 2000-3200/- in accordance with the Govt. of India OM No. F.2(32)E-III/86-87 dated 12.6.87.

The Committee considered the matter and decided that the pay scale of Rs. 2000-3200/- may be given to the 80% of the Accountants who will be selected through DPC on the basis of merit-cum-seniority.

The recommendations of the Pay Commission Committee and Senior Level Committee of the DDA contained in para 1 to 4 are placed before the Authority for consideration & approval

RESOLUTION

The Authority resolved that the proposal contained in the agenda item for adoption of new pay scales in case of Pharmacists, Nurses, Hindi Translator, Work Assistant and Accountant as detailed in the agenda item be approved.

The Authority further desired that the proposal relating to increase in minimum wage of muster roll employees of DDA be also brought before the Authority in its next meeting.

The Authority further desired that in the pre-revised scale, the case of Accountant was brought at par with that of Superintendent and, therefore, the case bringing the scale of Superintendent at par with that of Accountant be also examined and brought before the Authority.

.....  
attested  
Jit Singh  
3.8.89  
अध्यक्ष समिति  
आर.डी.डी. का पत्रकारिता  
और विकास

107/86

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(APPENDIX 'B' TO ITEM NO. 107/96)  
RECRUITMENT REGULATIONS FOR THE POST OF WORK ASSISTANT  
IN D. D. A.

Job Requirement

1. Name of Post : Work Assistant
2. No. of posts : 50
3. Classification : Group 'C'
4. Scale of pay : Rs. 1200-1800/7
5. Whether selection post or non-selection post : Not Applicable
- 6.a) Age limit for direct recruits : 18 to 28 years
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS(Pension) Rules 1972 : No
7. Educational and other qualifications required for direct recruits : 10th pass/High School from recognised Board/School or equivalent with Mathematics and Engineering Drawing as one of the subjects.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees or deputationists :  
Age : No  
Qualification : Yes
9. Period of probation if any : One year
10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. :  
a) 25% by direct recruitment  
b) 75% by promotion failing which by direct recruitment.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made :  
On the basis of Trade Test from amongst the Carpenters, Masons, Blacksmith, Plumbers and Painters etc. with 8 yrs. service in the grade.

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12. If a D.P.C. exists, what is its composition : Group 'C' D.P.C.
13. Saving : Nothing in these regulations shall affect reservation, relaxation or age limit and other concession required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex. Servicemen and other Special Categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.
14. Disqualification : No person who has entered into or contract a second marriage when his/her spouse is alive.
15. Power to relax : When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing relax any of the provisions of those regulations in respect of any class or category or persons or posts.

SUB: ADJUSTMENT OF LAND USE FOR DEVELOPMENT OF INTEGRATED FREIGHT COMPLEX AT GHAZIPUR, (TRANS YAMUNA AREA).

ITEM NO.

108/96

27.08.96

File No: F.20(9)93-MP

P R E C I S

**BACKGROUND**

1. Ghazipur Freight Complex is one of the four freight complexes proposed to be developed in Delhi. The total area, as per MPD-2001 in Trans Yamuna Area including all the components of Integrated Freight Complex was recommended as 171 ha. comprising of mainly 3 locations i.e. two sites at Loni Road for ware-housing (40 hectare), one site at Patparganj for ware-housing (71 hectare) and one site at Patparganj for truck terminal (60 hectare). The area of the proposed integrated freight complex integrating all these components at one place at Ghazipur now envisaged is also 171 hectare approximately and is located on the north and south of NH-24 bye-pass, touching National Capital Territory of Delhi boundary. The present proposal is in component with Master Plan for recommendations and these does not involve any change of landuse as such and is only adjustment and adjust of locations from one place to other.
2. Master Plan for Delhi 2001 proposal particularly in Trans Yamuna Area have undergone many changes due to technical and other reasons as per details described below:
  - (i) The area earmarked 13 ha in the North of Wazirabad road and East of Loni Road for ware-housing is mostly encroached upon and has been abandoned due to its falling in air-funnel (Hindon Airport).
  - (ii) This site was located on South of Wazirabad and East of Loni Road and earmarked for ware-housing in an area of 27.5 ha. This also fell in the Hindon air-funnel and was not found feasible. It was decided to shift these areas to the wholesale market complex near Ghazipur. At present, in view of this position, DDA has constructed houses and the change of land use is under process as a part of Zone 'E' at S.No. 2 of the public notice dated 16.07.1994 (Appendix- 'A' Page No.5-7.)
  - (iii) The wholesale market measuring 40 ha as available at present near village Ghazipur, will be retained on its site and incorporated in the freight complex project leaving aside a small area which is under encroachment.
  - (iv) The truck terminal/parking at Patparganj in available area of only 20 ha is also not available. It was decided that this area should be utilised to compensate the deficiency of facilities in Mandavali Fazalpur group of unauthorised /regularised colonies and the

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developed 1 kilometer away from the present site with respect to the National Capital Territory of Delhi Border. The change of land use for this 20 kilometer land has already been approved and notified on 19.01.1993.

- 3. Therefore, in the final proposition for the Integrated Freight Complex, it was desired that all these wholesale markets be merged together and be located at the now proposed new location.

**DRAFT ZONAL PLAN CONSIDERATIONS**

- 4. The modified zonal plan for zone 'E' has been approved by the Authority and a reference has been made to the Central Government on 08.08.1996 requesting to notify the approval under section 11-A of DD Act. According to the recommendations of the zonal plan, IFC Ghazipur has been shown mainly along NCTD boundary on both sides of NH-24 bye-pass and Hindon Canal. According to zonal plan total area in three pockets has been envisaged as 154 ha as per the break up given below:

- (i) The area on the north of NH-24 bye-pass. - 40 ha
- (ii) The area in between NH-24 and Hindon Canal. - 42 ha
- (iii) The area on the South of Hindon Canal upto Boundary is about. - 72 ha

<b>T O T A L</b>	<b>- 154 Ha</b>
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**NOTES**

The change of land use for (ii) and (iii) above is under process as a part of zonal plan for zone 'E' of the public notice dated 16.07.1994, at serial number 14 and 15 respectively (Appendix 'A' Page No. 5-7)

**DELINEATION OF IFC PROJECT**

- 5. An area of 171 ha. has been identified for freight complex at Ghazipur. The site is well accessible by NH-24 Bye-Pass and two proposed 45 meter right-of-way road from NH-2 and from NOIDA link respectively. The site is in 3 pockets which are separated by Nh-24 and Hindon Canal. The first pocket 'A' measures about 40 ha. pocket 'B' - 66 ha and pocket 'C' - 65 ha. For formulation of conceptual plan, assistance has been taken from the specialised institutions and consultants. The conceptual plan was approved by the Technical Committee on 28.10.1995. The Technical Committee also desired that further suitable modifications may be got approved from Commissioner (Planning) and accordingly modified conceptual project scheme was approved by

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The proposed break-up of the utilisation of the project are given as under:

(i) Market with ware-housing	- 47 ha
(ii) Facilities/Commercial	- 77 ha
(iii) Truck Terminal	- 20 ha
(iv) Others/Miscellaneous	- 27 ha
<b>T O T A L</b>	<b>- 171 Ha</b>

6. It is submitted that 10 ha area out of area proposed under facilities/commercial and 15 ha out of the truck terminal has been designated for general parking and truck parking/Idle truck parking.
7. An area measuring about 10 ha falling in Pocket 'A' of the proposed scheme, in the zonal development plan was allocated for re-settlement of Slum & JJ as per the decision in this regard. The change of land use from commercial to residential is being processed as a part of change of land use in Zone 'E' as per the public notice issued on 16.07.1994 at serial number 11 (App. No. 5.7). It is further suggested that in lieu of this land, suitable area be identified/acquired in North of Wazirabad Road in Rural Use Zone.

#### EXAMINATION

8. In the zonal plan, the area of IFC is 154 ha. Additional land proposed to be integrated is mostly earmarked for 'district parks' as per MPD-2001/Draft Zonal Plan and is undeveloped. In part of this land, sanitary land fill is being done by MCD, though, the land continues to remain in the ownership of DDA.
9. The total area under green integrated in the IFC project, approximately measures about 17 ha falling on either side of the NH-24 bye-pass, Hindon Canal. Though, it involves change of land use from 'Recreational' to 'Parking/Freight Complex', these users are permitted in all use zones and, therefore, will not invite change of land use as per MPD-2001. However, to compensate this deficiency, it is recommended that additional land about 20 ha recreational area/district parks may be earmarked/developed in River Zone 'O' to cater to the needs of this population. This decision has already been taken by Authority while approving the draft zonal development plan for zone 'E' (TYA).

#### PROPOSED RECOMMENDATIONS

10. The proposed adjustments in the zonal plan for Zone 'E' incorporating the integrated freight complex area measuring 171 ha be approved subject to the following observations:

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- (i) The adjustment suggested above of land uses within the project site may be approved, parking being permitted in all use zones will not involve the change of land use. However, the recreational area is recommended to be compensated by providing 20 ha area in river zone 'O'.
- (ii) The change of land use of 10 ha area from 'commercial' to 'residential' be dropped.
11. The proposal contained in para '10' above is submitted for consideration and approval of Authority.

R E S O L U T I O N

Resolved that proposals contained in para 10 of the agenda item be approved.

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APPENDIX 'A' TO ITEM NO. 108/96. 20 30  
To be published in the Gazette of India, Part II section  
3 Sub-section(ii) dated 16.7.94

No.F.20(9)93-MP

Dated 7.7.94

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan 2001 / Zonal (Divisional Development Plan of Zone 'E' (Trans Yamuna Area) for Delhi, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from date of issue of this notice. The person making the objection/suggestion should also give his name and address.

MODIFICATIONS:

1. "The land use of an area, measuring 9.09 ha. (22.45 acres) falling in planning divisions 'E' (Trans Yamuna Area) bounded by CRPF camp in the North, Marginal Bund Road and existing high tension line in the East, proposed 66 KV high tension line in the West and LPG Bottling Plant /Wazirabad Road in the South, is proposed to be changed from 'agricultural and water body' to 'public and semi public'".
2. "The land use of an area, measuring 27.50 ha. (67.92 acres) bounded by Wazirabad Road in the North, Ashok Nagar (Saharanpur Railway Line in the East, Loni Road in the West and East Jyoti Nagar CHBS in the South, is proposed to be changed from 'commercial' to 'residential'".
3. "The land use of an area, measuring 2.15 ha. (5.31 acres) bounded by Wazirabad road in the North, existing road (60 m. R/W) and Delhi UP Boundary in the East, Sunder Nagar resettlement Colony in the South and West, is proposed to be changed from 'recreational' to 'residential'".
4. "The land use of an area measuring 0.988 hect. (2.44 acres) bounded by the Facility Centre No. 8 in the North, and East, Eastern Yamuna Canal/road no. 66 in the West Oxidation pond and Sewerage Treatment Plant in the South, is proposed to be changed from 'recreational' to 'Public and semi public facilities' (Burial ground)".
5. "The land use of an area, measuring 8.60 ha. (21.24 acres) and 12 ha. (29.64 acres) bounded by Badarpur village in the North, Gorakh Park /Shivaji Park in the East, Eastern Yamuna Canal in the West and Road no. 65 in the South, is proposed to be changed from 'recreational' (8.60 ha.) and commercial (12.0 ha.) to 'residential use'".

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6. "The land use of an area, measuring 16.28 ha. (40.21 acres) bounded by Eastern Yamuna Canal/Udanpur in the North, Facility Centre no. 12 in the East, Village Seelampur in the West and Azad Nagar in the South, is proposed to be changed from 'recreational' to Public and semi Public use".
7. "The land use of an area measuring 5.00 ha. (12.35 acres) bounded by Vishwas Nagar in the North, Road no. 58 Jhilmil Colony in the East, Vishwas Nagar in the West, and the road 30 mtrs. R/W drain and Facility Centre no. 13 in the South is proposed to be changed from 'Public and semi public facilities' to 'residential use'".
8. "The land use of an area, measuring 2.75 ha. (6.79 acres) bounded by Srestha Vihar in the North, existing drain road no. 56 in the East, CSIR CHB Society in the West and Anand Vihar / Railway line in the South, is proposed to be changed from 'public and semi public facilities' to 'residential use'".
9. "The land use of an area measuring 3.925 ha. (9.68 acres) bounded by Shanti Vihar in the North, Karkardooma village in the East, 30 mtrs. wide road / Hargovind Enclave in the West and community Shopping Centre in the South, is proposed to be changed from 'recreational' to 'residential use'".
10. "The land use of an area measuring 2.50 ha. (6.17 acres) bounded by Handicapped school in the North, Karkardooma village in the East, 30 mtrs. wide road / Hargobind Enclave in the West, and road lno. 75-B in the South, is proposed to be changed from 'service centre' to 'commercial use'".
11. "The land use of an area, measuring 10 ha. (24.70 acres) bounded by Gausnala / Gazipur Automobile Centre in the North, 30 mtrs. wide road / Delhi UP Boundary in the East, Gazipur village in the West and Wholesale Market in the South, is proposed to be changed from 'Commercial' to 'residential use'".
12. "The land use of an area measuring 25.24 ha. (62.34 acres) bounded by recreational strip Mandawali Fazalpur CGHS in the North, existing drain/road no. 56 in the West, National Bye Pass 24 in the South, is proposed to be changed from 'transportation' to 'public and semi public (19.84 ha.) and commercial use (5.40 ha.)'".
13. "The land use of an area measuring 0.70 ha. (1.72 acres) bounded by 30 mtrs. wide road and Mother Dairy in the North, Nav Nirman Society in the East, Ice Factory in the West and National Bye Pass 24 in the South, is proposed to be changed from 'manufacturing' to 'residential use'".
14. "The land use of an area measuring 42 ha.

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(103.74 acres) bounded by National by pass 24 in the North, 45 mtrs. wide road and UP boundary in the East, Gazipur Dairy farm in the West, and Hindon Canal in the East, is proposed to be changed from 'recreational, transportation, and rural use' to 'commercial use'.

15. "The land use of an area measuring 72 ha. (177.84 acres) bounded by 45 mtrs. wide road Hindon Canal in the North West 45 mtrs. wide road and UP Boundary in the North East, recreational strip/Kondli Scheme in the South West and 45 mtrs. wide road / NOIDA Boundary in the South East, is proposed to be changed from 'manufacturing' to 'transportation (60 ha.) and commercial use (12 ha.)'."
16. "The land use of an area measuring 25.45 ha. (62.86 acres) bounded by 30 mtrs. wide road Kondli Dairy Farm in the North, Kondli Gharoli Residential scheme /community shopping centre in the East, Sewage Treatment Plant in the West and 45 mtrs. wide road Kondli resettlement Phase I in the South, is proposed to be changed from 'utility' to 'residential use'."
17. "The land use of an area measuring 19.7 ha. (48.65 acres) bounded by CRPF in the North, recreational /UP Boundary in the East, S.F. Scheme in the West and 30 mtrs. wide road /Kondli resettlement scheme Phase I in the South, is proposed to be changed from 'residential' to 'service centre and recreational use'."

2. The plans indicating the proposed modifications will be available for inspection at the office of the Joint Director Master Plan Section, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

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

VIKAS SADAN,  
'B' BLOCK, INA  
NEW DELHI.

ITEM NO. 108/96  
27.08.96

SUB: ADJUSTMENT OF LAND USE FOR DEVELOPMENT OF INTEGRATED FREIGHT COMPLEX AT GHAZIPUR, (TRANS YAMUNA AREA).

File No: F.20(9)93-MP

P R E C I S

BACKGROUND

1. Ghazipur Freight Complex is one of the four freight complexes proposed to be developed in Delhi. The total area, as per MED-2001 in Trans Yamuna Area including all the components of Integrated Freight Complex was recommended as 171 ha. comprising of mainly 3 locations i.e. two sites at Loni Road for ware-housing (40 hectare), one site at Patparganj for ware-housing (71 hectare) and one site at Patparganj for truck terminal (60 hectare). The area of the proposed integrated freight complex integrating all these components at one place at Ghazipur now envisaged is also 171 hectare approximately and is located on the north and south of NH-24 bye-pass, touching National Capital Territory of Delhi boundary. The present proposal is in component with Master Plan for recommendations and these does not involve any change of landuse as such and is only adjustment and adjust of locations from one place to other.
2. Master Plan for Delhi 2001 proposal particularly in Trans Yamuna Area have undergone many changes due to technical and other reasons as per details described below:
  - (i) The area earmarked 13 ha in the North of Wazirabad road and East of Loni Road for ware-housing is mostly encroached upon and has been abandoned due to its falling in air-funnel (Hindon Airport).
  - (ii) This site was located on South of Wazirabad and East of Loni Road and earmarked for ware-housing in an area of 27.5 ha. This also fell in the Hindon air-funnel and was not found feasible. It was decided to shift these areas to the wholesale market complex near Ghazipur. At present, in view of this position, DDA has constructed houses and the change of land use is under process as a part of Zone 'E' at S.No. 2 of the public notice dated 16.07.1994 (Appendix- 'A' Page No.5-7)
  - (iii) The wholesale market measuring 40 ha as available at present near village Ghazipur, will be retained on its site and incorporated in the freight complex project leaving aside a small are which is under encroachment.
  - (iv) The truck terminal/parking at Patparganj in available area of only 20 ha is also not available. It was decided that this area should be utilised to compensate the deficiency of facilities in Mandavali Fazalpur group of unauthorised /regularised colonies and the

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developed 1 kilometer away from the present site with respect to the National Capital Territory of Delhi Border. The change of land use for this 20 kilometer land has already been approved and notified on 19.01.1993.

- 3. Therefore, in the final proposition for the Integrated Freight Complex, it was desired that all these wholesale markets be merged together and be located at the now proposed new location.

**DRAFT ZONAL PLAN CONSIDERATIONS**

- 4. The modified zonal plan for zone 'E' has been approved by the Authority and a reference has been made to the Central Government on 08.08.1996 requesting to notify the approval under section 11-A of DD Act. According to the recommendations of the zonal plan, IFC Ghazipur has been shown mainly along NCTD boundary on both sides of NH-24 bye-pass and Hindon Canal. According to zonal plan total area in three pockets has been envisaged as 154 ha as per the break up given below:

(i) The area on the north of NH-24 bye-pass.	- 40 ha
(ii) The area in between NH-24 and Hindon Canal.	- 42 ha
(iii) The area on the South of Hindon Canal upto Boundary is about.	- 72 ha
<b>T O T A L</b>	<b>- 154 Ha</b>

**NOTES**

The change of land use for (ii) and (iii) above is under process as a part of zonal plan for zone 'E' of the public notice dated 16.07.1994, at serial number 14 and 15 respectively (Appendix 'A' Page No. 5-7).

**DELINEATION OF IFC PROJECT**

- 5. An area of 171 ha. has been identified for freight complex at Ghazipur. The site is well accessible by NH-24 Bye-Pass and two proposed 45 meter right-of-way road from NH-2 and from NOIDA link respectively. The site is in 3 pockets which are separated by Nh-24 and Hindon Canal. The first pocket 'A' measures about 40 ha. pocket 'B' - 66 ha and pocket 'C' - 65 ha. For formulation of conceptual plan, assistance has been taken from the specialised institutions and consultants. The conceptual plan was approved by the Technical Committee on 28.10.1995. The Technical Committee also desired that further suitable modifications may be got approved from Commissioner (Planning) and accordingly modified conceptual project scheme was approved by

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The proposed break-up of the utilisation of the project are given as under:

(i) Market with ware-housing	- 47 ha
(ii) Facilities/Commercial	- 77 ha
(iii) Truck Terminal	- 20 ha
(iv) Others/Miscellaneous	- 27 ha
<b>T O T A L</b>	<b>- 171 Ha</b>

6. It is submitted that 10 ha area out of area proposed under facilities/commercial and 15 ha out of the truck terminal has been designated for general parking and truck parking/Idle truck parking.
7. An area measuring about 10 ha falling in Pocket 'A' of the proposed scheme, in the zonal development plan was allocated for re-settlement of Slum & JJ as per the decision in this regard. The change of land use from commercial to residential is being processed as a part of change of land use in Zone 'E' as per the public notice issued on 16.07.1994 at serial number 11 (App. No. 57). It is further suggested that in lieu of this land, suitable area be identified/acquired in North of Wazirabad Road in Rural Use Zone.

**EXAMINATION**

8. In the zonal plan, the area of IFC is 154 ha. Additional land proposed to be integrated is mostly earmarked for 'district parks' as per MPD-2001/Draft Zonal Plan and is undeveloped. In part of this land, sanitary land fill is being done by MCD, though, the land continue to remain in the ownership of DDA.
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**PROPOSED RECOMMENDATIONS**

10. The proposed adjustments in the zonal plan for Zone 'E' incorporating the integrated freight complex area measuring 171 ha be approved subject to the following observations:

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- (i) The adjustment suggested above of land uses within the project site may be approved, parking being permitted in all use zones will not involve the change of land use. However, the recreational area is recommended to be compensated by providing 20 ha area in river zone 'O'.
  - (ii) The change of land use of 10 ha area from 'commercial' to 'residential' be dropped.
11. The proposal contained in para '10' above is submitted for consideration and approval of Authority.

R E S O L U T I O N

Resolved that proposals contained in para 10 of the Agenda Item be approved.

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**APPENDIX 'A' TO ITEM NO. 108/96.**

To be published in the Gazette of India, Part II section 3 Sub-section(ii) dated 16.7.94

No.F.20(9)93-MP

Dated 7.7.94

**PUBLIC NOTICE**

The following modifications which the Central Govt. proposes to make in the Master Plan 2001 / Zonal (Divisional Development Plan of Zone 'E' (Trans Yamuna Area) for Delhi, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from date of issue of this notice. The person making the objection/suggestion should also give his name and address.

**MODIFICATIONS:**

1. "The land use of an area, measuring 9.09 ha. (22.45 acres) falling in planning divisions 'E' (Trans Yamuna Area) bounded by CRPF camp in the North, Marginal Bund Road and existing high tension line in the East, proposed 66 KV high tension line in the West and LPG Bottling Plant /Wazirabad Road in the South, is proposed to be changed from 'agricultural and water body' to 'public and semi public'."
2. "The land use of an area, measuring 27.50 ha. (67.92 acres) bounded by Wazirabad Road in the North, Ashok Nagar (Saharampur Railway Line in the East, Loni Road in the West and East Jyoti Nagar CHBS in the South, is proposed to be changed from 'commercial' to 'residential'."
3. "The land use of an area, measuring 2.15 ha. (5.31 acres) bounded by Wazirabad road in the North, existing road (60 m. R/W) and Delhi UP Boundary in the East, Sunder Nagar resettlement Colony in the South and West, is proposed to be changed from 'recreational' to 'residential'."
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5. "The land use of an area, measuring 8.60 ha. (21.24 acres) and 12 ha. (29.64 acres) bounded by Badarpur village in the North, Gorakh Park /Shivaji Park in the East, Eastern Yamuna Canal in the West and Road no. 65 in the South, is proposed to be changed from 'recreational' (8.60 ha.) and commercial (12.0 ha.) to 'residential use'."

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6. "The land use of an area, measuring 16.28 ha. (40.21 acres) bounded by Eastern Yamuna Canal/Uldanpur in the North, Facility Centre no. 12 in the East, village Seclampur in the West and Azad Nagar in the South, is proposed to be changed from 'recreational' to Public and semi Public use".
7. "The land use of an area measuring 5.00 ha. (12.35 acres) bounded by Vishwas Nagar in the North, Road no. 58 Jhilmil Colony in the East, Vishwas Nagar in the West, and the road 30 mtrs. R/W drain and Facility Centre no. 13 in the South is proposed to be changed from 'Public and semi public facilities' to 'residential use'".
8. "The land use of an area, measuring 2.75 ha. (6.79 acres) bounded by Srestha Vihar in the North, existing drain road no. 56 in the East, CSIR CHB Society in the West and Anand Vihar / Railway line in the South, is proposed to be changed from 'public and semi public facilities' to 'residential use'".
9. "The land use of an area measuring 3.925 ha. (9.68 acres) bounded by Shanti Vihar in the North, Karkardooma village in the East, 30 mtrs. wide road / Hargovind Enclave in the West and community Shopping Centre in the South, is proposed to be changed from 'recreational' to 'residential use'".
10. "The land use of an area measuring 2.50 ha. (6.17 acres) bounded by Handicapped school in the North, Karkardooma village in the East, 30 mtrs. wide road / Hargobind Enclave in the West, and road lno. 75-B in the South, is proposed to be changed from 'service centre' to 'commercial use'".
11. "The land use of an area, measuring 10 ha. (24.70 acres) bounded by Gausnala / Gazipur Automobile Centre in the North, 30 mtrs. wide road / Delhi UP Boundary in the East, Gazipur village in the West and Wholesale Market in the South, is proposed to be changed from 'Commercial' to 'residential use'".
12. "The land use of an area measuring 25.24 ha. (62.34 acres) bounded by recreational strip Mandawali Fazalpur CGHS in the North, existing drain/road no. 56 in the West, National Bye Pass 24 in the South, is proposed to be changed from 'transportation' to 'public and semi public (19.84 ha.) and commercial use (5.40 ha.)'".
13. "The land use of an area measuring 0.70 ha. (1.72 acres) bounded by 30 mtrs. wide road and Mother Dairy in the North, Nav Nirman Society in the East, Ice Factory in the West and National Bye Pass 24 in the South, is proposed to be changed from 'manufacturing' to 'residential use'".
14. "The land use of an area measuring 42 ha.

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(103.74 acres) bounded by National by pass 24 in the North, 45 mtrs. wide road and UP boundary in the East, Gazipur Dairy farm in the West, and Hindon Canal in the East, is proposed to be changed from 'recreational, transportation, and rural use' to 'commercial use'.

- 15. "The land use of an area measuring 72 ha. (177.84 acres) bounded by 45 mtrs. wide road Hindon Canal in the North West 45 mtrs. wide road and UP Boundary in the North East, recreational strip/Kondli Scheme in the South West and 45 mtrs. wide road / NOIDA Boundary in the South East, is proposed to be changed from 'manufacturing' to 'transportation (60 ha.) and commercial use (12 ha.)'."
- 16. "The land use of an area measuring 25.45 ha. (62.86 acres) bounded by 30 mtrs. wide road Kondli Dairy Farm in the North, Kondli Gharuli Residential scheme /community shopping centre in the East, Sewage Treatment plant in the West and 45 mtrs. wide road Kondli resettlement Phase I in the South, is proposed to be changed from 'utility' to 'residential use'."
- 17. "The land use of an area measuring 19.7 ha. (48.65 acres) bounded by CRPF in the North, recreational/UP Boundary in the East, S.F. Scheme in the West and 30 mtrs. wide road /Kondli resettlement scheme Phase I in the South, is proposed to be changed from 'residential' to 'service centre and recreational use'."

2. The plans indicating the proposed modifications will be available for inspection at the office of the Joint Director Master Plan Section, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

(V.M. BANPAL)  
COMMR. CUM SECRETARY  
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,  
'B' BLOCK, INA  
NEW DELHI.

ITEM Sub: Finalisation of Recruitment Regulations for  
various posts of Work-charged (Regular)  
employees under Group 'C' & 'D' categories of  
staff.

NO.  
109/96

F.No. CE.6(3)/94/Pt.I.

PRECIS

Large staff in Groups 'C' & 'D' was recruited in DDA for the Asiad Projects. Public Accounts Committee of the Parliament in its report of 1991-92 had pointed out the fact of non-finalisation of Recruitment Regulations and the fact that recruitments in DDA had been made without R.Rs.

2. A comprehensive study of R.Rs of left out categories of Work-charged (Regular) employees who are in Groups 'C' & 'D' has been conducted. Out of a total of 24 categories, R.Rs in respect of five categories have earlier been approved by the Authority.

3. Draft Recruitment Regulations in respect of remaining 19 categories have not been finalised all these years. The same have now been drafted on the basis of similar/identical posts in the CPWD, classified in the CPWD Manual, Vol.III.

4. Draft R.Rs are placed at (App. 'A' P.No. 3 to 45). The same are placed before the Authority for kind approval in respect of following 19 categories of DDA employees :

1. Bhisty
2. Asstt. Blacksmith
3. Blacksmith
4. Service-man (AC & R)
5. Armature Winder
6. Bullock-cart-Driver
7. Water Meter Reader
8. Helper
9. Hedgeman
10. Sub Rigger
11. T.S. (Technical Supervisor)
12. Asstt. Cooler Mechanic
13. A.C. Serviceman
14. A.C. Operator
15. Head Jamadar
16. White Washer
17. Projector Operator
18. Asstt. Projector Operator
19. Asstt. Work Mistry

.....contd.

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5. Recruitment Regulations as proposed in  
(app. 44 pages 3 - 44) are submitted for  
kind approval of the Authority.

R E S O L U T I O N

Resolved that draft Recruitment Regulations,  
as mentioned in para 4 of the Agenda Item, be approved.

\*\*\*

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-3- APPENDIX 'A' TO ITEM NO. 109/98  
DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
PHISTY(W/C) ESTT. IN DELHI DEVELOPMENT AUTHORITY.

- 1. Name of Post : Phisty
- 2. No. of Posts : 19
- 3. Classification : Group 'B'
- 4. Scale of Pay : Rs. 750-940/-
- 5. Whether Selection or non-selection post. : Not Applicable
- 6. a) Age limit for direct recruitment, : 18 - 30 Years
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No
- 7. Educational and other qualifications required for direct recruits. : Physically fit to carry sufficient quantity of water for watering require site number trees and plants as laid down by the Administration
- 8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A
- 9. Period of probation, if any. : One year

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10. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.
- By Direct Recruitment - 100%
- By Promotion - . . NIL
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer deputations is to be made.
- N.A.
12. If a DPC exists what is its composition.
- N.A.
13. Saving
- Nothing in these regulations shall affect reservation, relaxation of age limit and other concession required to be provided for the S/C, the S/T, Ex-serviceman and other special categories and persons in accordance with the orders issued by the Central Govt./DDA from time to time in this regard.
14. Disqualification.
- No person who has entered into or contract a second marriage when her spouse is alive.
15. Power to relax.
- When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for reason to be recorded in writing relax any of the provisions of these regulations in respect of any class or category or persons or posts.



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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
ASST. BLACK SMITH (W/C) IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : Asstt. Black-Smith.
2. No. of Posts : 1
3. Classification : Group 'B'
4. Scale of Pay : B. 750 - 940/-
5. Whether Selection or non-selection post. : N.A
6. a) Age limit for direct recruitment. : 18 - 30 Years
- b) Whether benefit or any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No
7. Educational and other qualifications required for direct recruits. : As Per Annexure 'A' ( enclosed)
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A
9. Period of probation, if any. : No

Method of recruitment  
whether by direct recruit-  
ment or by promotion or  
transfer or by deputation  
and to be filled  
by various methods.

By Direct Recruitment - Nil

By Promotion = 100% on the basis  
of seniority cum-fitness.

11. In case of recruitment  
by promotion/transfer/  
deputation, grades from  
which promotion/transfer  
deputations are to be made.

From Khallasis, Belwars, Cleaners  
assisting Black Smiths having  
3 years experience as such.

12. If a DPC exists what is  
its composition.

A.M

Group 'B' DPC

13. Saving.

Nothing in these regulations shall affect reservation,  
relaxation of age limit and other concession required  
to be provided for the S/C, the S/I, Ex-serviceman and  
other special categories or persons in accordance  
with the orders issued by the Central Govt./BDA from  
time to time in this regard.

14. Disqualification.

No person who has entered into or  
contract a second marriage when  
his/her spouse is alive.

15. Power to relax.

When the Chairman of the Opinion  
that it is necessary or expedient  
so to do he may by order for  
reason to be recorded in writing  
relax any of the provisions of  
these regulations in respect of  
any Class or Category or persons  
or posts.



10. Method of recruitment -8-  
whether by direct recruit-  
ment or by promotion or  
transfer or by deputation or  
and percentage of the  
vacancies to be filled  
by various methods.

By Direct Recruitment - 50%  
By Promotion - 50% on the basis of  
seniority cum fitne

11. In case of recruitment  
by promotion/transfer/  
deputation, grades from  
which promotion/transfer  
deputations isto be made.

From Asstt. Black Smith with at  
least 5 years experience as such.

12. If a DPC exists what is  
its composition.

Group 'C' DPC

13. Saving.

Nothing in these regulations shall affect reservat  
relaxation of age limit and other concession requi  
to be provided for the S/C, the S/T, Ex-serviceman  
and other special categories or persons in accorda  
with the order issued by the central Govt./B.A from  
time to time in this regard.

14. Disqualification.

No person who have entered into or  
contract a second marriage when  
his/her spouse is alive.

15. Power to relax.

When the Chairman of the opinion  
that it is necessary or expedient  
to do he may by order for reason  
to be recorded in writing relax an  
of the provisions of these regulat  
ions in respect of any class or  
category or persons or posts.

DRAFT RECRUITMENT REGULATIONS FOR THE POST OF SERVICEMAN ( AC&R) IN DELHI DEVELOPMENT AUTHORITY.

- 1. Name of Post : Serviceman ( AC&R)
- 2. No. of Posts : 4
- 3. Classification : Group 'B'
- 4. Scale of Pay : Rs. 800 - 1150 /-
- 5. Whether Selection or non-selection post : N.A

6. a) Age-limit for direct recruitment. 18 - 30 Years

b) Whether benefit of any added years of service admissible under Rule 30 of CCS ( Pension) Rules, 1972. No

7. Educational and other qualifications required for direct recruits. 1- Passed Middle Standard. 2- Must have served 2 years apprenticeship in a recognized firm of air-conditioning and refrigeration engineers and 1 year service as a Mistry or serviceman.

NOTE:- In case of a candidate with 3 years experience of or who has undergone 12 months referigerator mechanics or equivalent course in a recognised technical institute. Clause 2 may be relaxed.

8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. Departmental Test - Trade Test As Per Annexure (A) enclosed. Age - No Educational Qualification- May be relaxed.

9. Period of probation, if any. Trade Test - Yes One Year.

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

By Direct Recruitment -  
By Promotion - 50% on the Seniority

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations are to be made.

Khallas Working on A.C. on station side with minimum of experience.

12. If a DPC exists what is its composition.

Group 'B' DPC

13. Saving. Nothing in these regulations shall affect relaxation of age limit and other concessions to be provided for the S/C, the S/I, Ex-servicemen, other special categories or persons in accordance with the orders issued by the Central Govt./BDA from time to time in this regard.

14. Disqualification.

No person who has entered in contract a second marriage while her spouse is alive.

15. Power to relax.

When the Chairman of the Board it is necessary or expedient he may by order for reasons to be recorded in writing relax any provisions of these regulations in respect of any class or category of persons or posts.

1. Name of Post : Armature Winder (W/C)
2. No. of Posts : 1
3. Classification : Group 'C' (Non-Ministrial)
4. Scale of Pay : Rs. 950 - 1400 /-
5. Whether Selection or non-selection post. : Not Applicable
6. a) Age limit for direct recruitment. : 20 - 30 years
- b) Whether benefit of unavailed years of service admissible under Rule 30 of CCS ( Pension ) Rules, 1972. : No
7. Educational and other qualifications required for direct recruits. :  
1- Practical experience of five years as Armature Winder or one year experience after two years training in a recognised Industrial Training Institute in the trade.  
2- Departmental test-Practical test for winding of Meters and appliances, testing of equipment. Knowledge of estimate quantity of materials required.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : AGE and Education - No  
Test - Yes
9. Period of probation, if any. : One year

1. Name of Post : Armature Winder (W/C)
2. No. of Posts : 1
3. Classification : Group 'C' (Non-Ministrial)
4. Scale of Pay : Rs. 950 - 1400 /-
5. Whether Selection or non-selection post. : Not Applicable
6. a) Age limit for direct recruitment. : 20 - 30 years
- b) Whether benefit of unavailed years of service admissible under Rule 30 of CCS ( Pension ) Rules, 1972. : No
7. Educational, and other qualifications required for direct recruits. : 1- Practical experience of five years as Armature Winder or one year experience after two years training in a recognised Industrial Training Institute in the trade.  
2- Departmental test-Practical test for winding of Motors and appliances, testing of equipment. Knowledge of estimate quantity of materials required.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : AGE and Education - No  
Test - Yes
9. Period of probation, if any. : One year



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10.

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

By Dir Recruitment - 50%  
By Promotion - 50% on the basis of seniority cum fitness.

11.

In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations are to be made.

Asstt. Amature Winder

12.

If a DPC exists what is its composition.

Group 'C', DPC

13.

Saving.

Nothing in these regulations shall affect reservation of age limit and other concession to be provided for the S/C, the S/T, Ex-service other special categories or persons in accordance with the orders issued by the Govt./MHA from time to time in this regard.

14.

Disqualification.

No person who has entered into a contract a second marriage when spouse is alive.

15.

Power to relax.

When the Chairman of the committee is necessary or expedient so to may by order, for reason to be in writing relax any of the provisions of these regulations in respect of any Category or persons or posts.

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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
BULLOCK CART DRIVER IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : Bullock Cart Driver / Bullock-Man.
2. No. of Posts : (31 + 8)
3. Classification : Group 'D'
4. Scale of Pay : Rs. 750-940/-
5. Whether Selection or non-selection post. : Not applicable.
6. a) Age limit for direct recruitment: 18 - 30 Years.  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. No
7. Educational and other qualifications required for direct recruits. : Should be Physically Fit.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. N/A
9. Period of probation, if any. : One Year.

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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
BULLOCK CART DRIVER IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : Bullock Cart Driver / Bullock-Man.
2. No. of Posts : (31+8)
3. Classification : Group 'B'
4. Scale of Pay : Rs. 750-940/-
5. Whether Selection or non-selection post. : Not applicable.
6. a) Age limit for direct recruitment. : 18 - 30 Years.  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No
7. Educational and other qualifications required for direct recruits. : Should be Physically Fit.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A
9. Period of probation, if any. : One Year.

recruitment  
whether by direct recruit-  
ment or by promotion or  
transfer or by deputation  
and percentage of the  
vacancies to be filled  
by various methods.

By direct recruitment - 100%  
By Promotion - NIL

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations isto be made. N/A
12. If a DPC exists what is its composition. N/A
13. Saving. Nothing in these regulations shall affect reservations relaxation of age limit & other concession required to provided for the S/C, the S/T, Ex-Serviceman and other special categories or person in accordance with the or issued by the Central Govt./DPA from time to time in this reg
14. Disqualification. No person who has entered into or contact second marriage when his/her spouse is all
15. Power to relax. When the Chairman is of the opinion that i necessary or expedient so to do, he may by order for the reason to be recorded in wri relax any of the provisions of these regul ations in r/o any class or category or per or posts.

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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
Water Meter Reader IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : Water Meter Reader
2. No. of Posts : 5
3. Classification : Group- 'C'.
4. Scale of Pay : Rs. 950-1400/- .
5. Whether Selection or non-selection post. : Selection
6. a) Age limit for direct recruitment. : 20-35 Yrs.  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : Yes.
7. Educational and other (10+2) or qualifications required for direct recruits. : Intermediate with second class (Preference to the degree holders).  
Departmental test as per Annex. 'A' Enclosed.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Yes.
9. Period of probation, if any. : One Year

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

By direct recruitment - NIL  
By Promotion - 100%



11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations lists be made.

Selection will be made among the available staff from the category of Beldar & Khallas.

12. If a DPC exists what is its composition.

Chairman - Director (Estt. W/C)  
Member - Dy. C.A.O. & Dy. Dir. (Admn.).

13. Saving. Nothing in these regulations shall affect reservations, relaxation of age limit and other concession required to be provided for the S/C, the S/T, Ex.-serviceman and other special categories or persons in accordance with the orders issued by the Central Govt/DBA from time to time in this regard.

14. Disqualification:

No person who has entered into or contact a second marriage when his/her spouse is alive.

15. Power to relax.

When the Chairman is of the opinion that it is necessary or expedient to do, he may by order for reasons to be recorded in writing relax any of the provisions of these regulations in r/o any class or category or person or post.

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TRADE TEST FOR WATER METER READER

ORAL TEST TO ESTABLISH:

1. Knowledge of the simple mathematics
2. Knowledge of the water meter connections.
3. Knowledge of the functioning of a water meter.

PRACTICAL TEST TO ESTABLISH:

1. Ability to start, stop and operate a water meter.
2. Ability to check whether meter is functioning properly.
3. Ability to ~~be~~ define the connection of a water meter.

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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
Helper IN DELHI DEVELOPMENT AUTHORITY.

- 1. Name of Post : Helper
- 2. No. of Posts : 23
- 3. Classification : Group - 'D'.
- 4. Scale of Pay : Rs.750-940/-.
- 5. Whether Selection or non-selection post. : N/A.
- 6. a) Age limit for direct recruitment. : 18-30 Yrs.
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS ( Pension) Rules, 1972. : No.
- 7. Educational and other qualifications required for direct recruits. : VIII th Pass.
- 8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A.
- 9. Period of probation, if any. : One Year.



Ans

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

By direct recruitment - 100%  
By Promotion - NIL

- 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations are to be made. N/A.
- 12. If a DPC exists what is its composition. M/A.
- 13. Saving, Nothing in these regulations shall effect reservations, relaxation of age limit and other concession required to be provided for the S/C, the S/T, Ex-serviceman and other categories or person in accordance with the order issued by the Central Govt. M/A from time to time in this regard.
- 14. Disqualification. No person who has entered into or contact a second marriage when his/her spouse is alive.
- 15. Power to relax. When the Chairman is of the opinion that it is necessary or expedient, so to do, he may by order for his reason to be recorded in writing relax any of the provisions of these regulations in r/o any class or category or persons or posts.

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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
H. Man. IN DELHI DEVELOPMENT AUTHORITY.

- 1. Name of Post : Hedge - Man
- 2. No. of Posts : 1
- 3. Classification : Group 'D'.
- 4. Scale of Pay : Rs. 750-940/-.
- 5. Whether selection or non-selection post. : N/A.
- 6. a) Age limit for direct recruitment. : 18-30 Years.
- b) Whether benefit of any ar'ded years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No.
- 7. Educational and other qualifications required for direct recruits. : VIIIth Pass. Having knowledge of Hedging.
- 8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A.
- 9. Period of probation, if any. : One Year

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

By direct recruitment	- 00%
By Promotion	- NIL
  
- 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations isto be made.
 

N/A
-----
  
- 12. If a DPC exists what is its composition.
 

N/A
-----
  
- 13. Saving. Nothing in these regulations shall effect reservation relaxation of age limit & other concession required be provided for the S/C, the S/T, Ex-serviceman and other special categories or persons in accordance with the order issued by Central Govt./DPA from time to time in this regard
- 14. Disqualification. No person who has entered into or contracted a second marriage when his/her spouse is alive.
- 15. Power to relax. When the Chairman is of the opinion that it is necessary or expedient so to be do, he may by order for his reason to be recorded in writing relax any of the provision of these regulations in r/o any class or category or persons or po:

DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
Sub- Rigger IN DELHI DEVELOPMENT AUTHORITY.

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1. Name of Post : Sub- Rigger
2. No. of Posts : 15
3. Classification : Group- 'C'.
4. Scale of Pay : Rs. 1150-1500/-.
5. Whether Selection or non-selection, post. : Selection Grade
6. a) Age limit for direct recruitment. : 20-35 Yrs.  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS ( Pension) Rules, 1972. : Yes.
7. Educational and other qualifications required for direct recruits. : Matric with Diploma in the trade from I.T.I.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.
9. Period of probation, if any. : 2 Years.

(252)

Method of recruitment  
whether by direct recruit-  
ment or by promotion or  
transfer or by deputation  
and percentage of the  
vacancies to be filled  
by various methods.

By Direct Recruitment - 100%  
By promotion - Nil.

- 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations isto be made. N.A.
- 12. If a DPC exists what is its comp sillon. N.A.
- 13. Saving.. Nothing in these regulations shall affect reservations relaxation of age limit & other concession required to be provided for the S/G, the S/T, Ex-serviceman & other special categories or persons in accordance with the order issued by the Central Govt/BDA from time to time in this regard.
- 14. Disqualification. No person who has entered into or contact a second marriage when his/her spouse is alive.
- 15. Power to relax. When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for his reason to be recorded in writing relax any of the ~~provision~~ provision of these regulations in r/o any other or category or persons or posts. Class

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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF TECHNICAL SUPERVISOR IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : Technical Supervisor
2. No. of Posts : 99
3. Classification : Group - 'C'
4. Scale of Pay : Rs. 950-1400/-
5. Whether Selection or non-selection post. : Selection Grade
6. a) Age limit for direct recruitment. : 25-35 Years  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS ( Pension) Rules, 1972. : Yes.
7. Educational and other qualifications required for direct recruits. : B.Sc ( Ag.)
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Yes
9. Period of probation, if any. : One year

252

10%  
10/26

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

By direct recruitment - NIL  
By Promotion - 100%

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations isto be made.

Gardner/Mali with 7 years experience in the grade.

12. If a DPC exists what is its composition.

Chairman - Director (Estt.W/C)  
Members - Director(Hort.) & Dy. Director (Hort.)

13. Saving. Nothing in these regulations shall affect reservation, relaxation of age limit & other concession required to be provided for the S/C, the S/T, Ex-Serviceman and other special categories or persons in accordance with the orders issued by the Central Govt./DDA from time to time in this regard.

14. Disqualification.

No person who has entered into or contact a second marriage when his/her spouse is alive.

15. Power to relax.

When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for his reason to be recorded in writing relax any of the provisions of these regulations in r/o any Class or Category or person or posts.

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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
Asstt. Chief Mechanic IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : Asstt. Chief Mechanic
2. No. of Posts : 1
3. Classification : Group 'D'
4. Scale of Pay : Rs. 600-1150/-
5. Whether Selection or non-selection post. : N/A
6. a) Age limit for direct recruitment. : 18-30 Yrs.  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No.
7. Educational and other qualifications required for direct recruits. : Matric with trade test from I.T.I.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A
9. Period of probation, if any. : One Year.



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

By direct recruitment - 100%  
By Promotion - 50%

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations isto be made.

Khallasi with three years experience in the grade.

12. If a DPC exists what is its composition.

Chairman- Director(Estt.w/C)  
Members - SE(Elect.) & EE(Elect.).

13. Saving.

Nothing in these regulations shall effect reservations, relaxations of age limit & other concessions required to be provided for the S/C, the S/I ex. serviceman and other special categories or persons in accordance with the order issued by the Cent. Govt./BDA from time to time in this regard.

14. Disqualification.

No person who has entered into or contract a second marriage when his/her spouse is alive.

15. Power to relax.

When the Chairman is of the opinion that it is necessary to expedient so to do, he may by order for his reason to be recorded in writing relax any of the provision of these regulations in R/O any class or category or persons or posts.

18/9/86

258

DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
A.C. Serviceman IN DELHI DEVELOPMENT AUTHORITY.

- 1. Name of Post : A.C. Serviceman
- 2. No. of Posts : 1
- 3. Classification : Group- 'D'.
- 4. Scale of Pay : M.500-1150/-.
- 5. Whether Selection or non-selection post. : N/A.
- 6. a) Age limit for direct recruitment. : 18-30 Yrs.
- b) Whether benefit of any unexpired years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No.

- 7. Educational and other qualifications required for direct recruits. : 1. Passed with Middle Standard  
2. Must have served two yrs. apprenticeship in a recognised firm  
In case of a candidate with 3 yrs) air-conditioning & refrigeration  
experience or who has undergone) engineers & one year service as  
12 months refrigerator mechanic) a History CE Serviceman.
- 8. Departmental test: As per Annex. (A enclosed). : Institute Class -2 may be -  
-relaxed  
Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Yes - No  
Educational qualification: may be relaxed.  
Trade Test - Yes.
- 9. Period of probation, if any. : One Year.

250

Methods of recruitment  
whether by direct recruit-  
ment or by promotion or  
transfer or by deputation  
and percentage of the  
vacancies to be filled  
by various methods.

By direct recruitment - 50%  
By Promotion - 50% on  
the basis of  
seniority cum  
fitness.

- 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer deputations isto be made. Khallasi working on A.C.ans refrigeration side with min. 3 yrs. experience.
- 12. If a DPC exists what is its composition. Chairman - Dir.(Estt.)  
Members - SE(Elect) &
- 13. Saving. Nothing in these regulations shall affect reservations, relaxation of age limit and other concession required to be provided for the S/C, the S/T, Ex.-serviceman, and other special categories or persons in accordance with the orders issued by Central Govt./DDA from time to time in this regard.
- 14. Disqualification. No person who has entered or contract a second marriage from his/her spouse is alive.
- 15. Power to relax. When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for reason to be recorded writing relax any of the provision of these regulations in r/o any class or category or persons or posts.

12/19/6

ANNEXURE A

250

TRADE TEST FOR A.C. SERVICEMAN

Departmental test:

Trade Test:

1. Start and stop an Air-conditioning and cold storage plants upto 75H.P.
2. Replaces fuses.
3. Use of spanners, wrenches, screwdrivers ratchets and valve keys.
4. Slip Belts on pulleys.
5. Use of leak detector in testing leaks of a unit upto 1 H.P.
6. Make flare joints.
7. Cut gasket for compressor head upto on H.P. compress
8. Dismantle and assemble a unit upto one H.P.
9. Pump down a system.
10. Greasing and oiling.
11. Simple filling and fitting.

260

**DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
A.C. Operator IN DELHI DEVELOPMENT AUTHORITY.**

- 1. Name of Post : A.C. Operator
- 2. No. of Posts : 2
- 3. Classification : Group- 'C'.
- 4. Scale of Pay : Rs. 950-1400/-.
- 5. Whether Selection or non-selection post. : N/A.
- 6. a) Age limit for direct recruitment. : 18-30 Yrs.
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No.
- 7. Educational and other qualifications required for direct recruits. : 1. Matric with trade Diploma from I.T.I.  
2. Trade test as per Annex. Attached.
- 8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : NA.
- 9. Period of probation, if any. : One year.

(26)

10. Method of recruitment  
Whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.  
By direct recruitment- 50%  
By Promotion - 50%
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations isto be made.  
Khallasi or wireman with five yrs. experience in the grade.
12. If a DPC exists what is its composition.  
Chairman - Director(Estt.W/C).  
Members - SE(Elect)& EE(Elect)
13. Saving. Nothing in these regulations shall affect reservations, relaxation of the age limit and other concession required to be provided for the S/C, the S/I, Ex.serviceman, and other special categories or persons in accordance with the orders issued by Central Govt/DA from time to time in this regard.
14. Disqualification:  
No person who has entered into or contact a second marriage when his/her spouse is alive.
15. Power to relax.  
When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for reason to be recorded in writing relax any of the provision of these regulations in r/o any class or category or person or post.

TRADE TEST FOR A.C. OPERATOR

A- Operating of Air-conditioner, installation of A.C. and testing of its function.

ORAL TEST TO ESTABLISH:

1. Knowledge of the diagram of connections of electricity with Air-conditioner.
2. Knowledge of the Air-conditioner wiring.
3. Knowledge of operation and maintenance practice of such plant and machine including preventive maintenance.
4. Knowledge of safety requirement in the operation and maintenance of such equipment.
5. Knowledge of small appliances in alliance with the A.C. machine.

PRACTICAL TEST TO ESTABLISH:

1. Ability to trace and rectify simple electrical and mechanical fault in such machine.
2. Ability to carry out a typical preventive maintenance work.

109/86

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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
HEAD JAMADAR  
IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : HEAD JAMADAR
2. No. of Posts : 1
3. Classification : Group-D
4. Scale of Pay : Rs. 7500940/-
5. Whether Selection or non-selection post. : N/A
6. a) Age limit for direct recruitment. : 18-30 years  
b) Whether benefit of any added years of service admissible under Rule, 30 of CCS (Pension) Rules, 1972. : NO
7. Educational and other qualifications required for direct recruits. : Physically fitness is essential.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A
9. Period of probation, if any. : One year



109/86

262

DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
HEAD JANADAR  
IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : HEAD JANADAR
2. No. of Posts : 1
3. Classification : Group-D
4. Scale of Pay : Rs. 7500/40/-
5. Whether selection or non-selection post. : N/A
6. a) Age limit for direct recruitment. : 18-30 years  
b) Whether benefit of any added years of service admissible under Rule, 30 of CCS (Pension) Rules, 1972. : NO
7. Educational and other qualifications required for direct recruits. : Physically fitness is essential.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A
9. Period of probation, if any. : One year

264

10/1/86

Method of recruitment  
Whether by direct recruits  
ment or by promotion or  
transfer or by deputation  
and percentage of the  
vacancies to be filled  
by various methods.

By direct recruitment-100%  
By promotion-NIL

- 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations are to be made. N/A
- 12. If a DPC exists what is its composition. N/A
- 13. Saving. Nothing in these regulations shall affect reservation relaxation of the age limit and other concession required to be provided for the S/C, the S/T, Ex-serviceman and other special categories or persons in accordance with the orders issued by central Govt/DDA from time to time in this regard.
- 14. Disqualification. No person who has entered into or contracted a second marriage when his/her spouse is alive.
- 15. Power to relax. When the chairman is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing relax any of the provisions of these regulations in r/o any class or category or person or post.

19/78

**DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
White Washer**

265

- 1. Name of Post : White Washer
- 2. No. of Posts : 1
- 3. Classification : Group- 'D'.
- 4. Scale of Pay : Rs.750-940/-.
- 5. Whether Selection or non-selection post. : N/A.
- 6. a) Age limit for direct recruitment. : 18-30 Yrs.  
 b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No.
- 7. Educational and other qualifications required for direct recruits. :
  - 1. Should be Physically fit.
  - 2. Having knowledge of colours and quality of material of white wash.
- 8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A.
- 9. Period of probation, if any. : One Year.

226

1070

- 10. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.
  - By direct recruitment - 100%
  - By Promotion - NIL
  
- 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations are to be made.
  - N/A.
  
- 12. If a DPC exists what is its composition?
  - N/A.
  
- 13. Saving. Nothing in these regulations shall affect reservations, relaxation of age limit & other concession required to be provided for the S/C, the S/T, Ex-serviceman and other special categories or persons in accordance with the order issued by the Central Govt./DDA from time to time in this regard.
- 14. Disqualification.
  - No person who has entered into or contract second marriage when his/her spouse is alive.
  
- 15. Power to relax.
  - When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for his reason to be recorded in writing relax any of the provisions of these regulations in r/o any class or category or persons or posts.

DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
Projector Operator IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : Projector Operator
2. No. of Posts : 1
3. Classification : Group 'C'.
4. Scale of Pay : Rs. 1200-2040/-
5. Whether Selection or non-selection post. : Selection Grade
6. a) Age limit for direct recruitment. : 21-30 Yrs.
- b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : Yes.
7. Educational and other qualifications required for direct recruits. : 1. Intermediate with Diploma in trade from recognised Intt. or I.I.T Board.  
2. Departmental test as annex. 'A' enclosed.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : Yes.
9. Period of probation, if any. : One Year.



- 10. Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.
  - By direct recruitment - Nil
  - By Promotion - 100%
  
- 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations isto be made.
  - Asstt. Project Operator with 5 yrs. experience in the grade.
  
- 12. If a DPC exists what is its composition.
  - Chairman- Chief Engineer(EZ)
  - Conviner- Director(Estt. W/C).
  - Members - SE(Elect.)& EE(Elect)
  - 2 DD( Admn.)
  
- 13. Saving.. Nothing in these regulations shall affect reservations relaxation of age limit and other concession required to be provided for the S/C, the S/T, Ex-serviceman, and other special categories or persons in accordance with the orders issued by the Central Govt./PWA from time to time in this regard.
  
- 14. Disqualification.
  - No person who has entered into or contact a second marriage when his/her spouse is alive.
  
- 15. Power to relax.
  - When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for reason to be recorded in writing relax any of the provisions of these regulations in r/o any class or category or person or posts.

19/96

NO 269

DRAFT RRS FOR PROJECTOR OPERATOR

A- ORAL TEST TO ESTABLISH:

1. Knowledge of the working of a projector.
2. Knowledge of the allied machinery of a projector.
3. Knowledge of operation and maintenance practice of the projector including preventive maintenance.
4. Knowledge of safety requirements in the operation and maintenance of such machine/plants.
5. Knowledge of the installation of such machinery plant as per diagram.

B- PRACTICAL TEST TO ESTABLISH:

1. Ability to start, stop and operate a projector/plant with requisite skill and speed.
2. Ability to trace and rectify simple electrical and mechanical faults in such machine.
3. Ability of making electrical connections and fuses as per diagram of installation of such machinery.
4. Ability to carry out a typical preventive maintenance work of such machinery/plant.

109/86  
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**DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
Asstt. Project Operator  
IN DELHI DEVELOPMENT AUTHORITY.**

1. Name of Post : Asstt. Project Operator
2. No. of Posts : 1
3. Classification : Group- 'D'.
4. Scale of Pay : Rs. 800- 1150/-.
5. Whether Selection or non-selection post. : N/A.
6. a) Age limit for direct recruitment. : 18-30 Yrs.  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No.
7. Educational and other qualifications required for direct recruits. :
  1. Intermediate with diploma in Trade.
  2. Trade test as per Annexure 'A'
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A.
9. Period of probation, if any. : One Year



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DRAFT RECRUITMENT REGULATIONS FOR THE POST OF  
Asst. Project Operator  
IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : Asst. Project Operator
2. No. of Posts : 1
3. Classification : Group- 'D'.
4. Scale of Pay : Rs. 800- 1150/-.
5. Whether Selection or non-selection post. : N/A.
6. a) Age limit for direct recruitment. : 18-30 Yrs.  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No.
7. Educational and other qualifications required for direct recruits. : 1. Intermediate with diploma in Trade.  
2. Trade test as per Annexure 'A'
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A.
9. Period of probation, if any. : One Year

109/81

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

By direct recruitment - 50%  
By promotion - 50%

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations isto be made.

Khallasi posted on such plant with five years experience.

12. If a DPC exists what is its composition.

Chairman - Director (Estt. W/C)  
Member - SE (Elect) & EE (Elect).

13. Saving. Nothing in these regulations shall affect reservations, relaxation of age limit and other concession required to be provided for the S/ C, the S/T, ex-serviceman and other special categories or persons in accordance with the orders issued Central Govt/ODA from time to time in this regard.

14. Disqualification. No person who has entered into or contract a second marriage when his /her spouse is alive.

15. Power to relax. When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for reason to be recorded in writing relax any of the provisions of these regulations in r/s any class or category or person or post.

11/2  
23/2

DRAFT RRS FOR ASSTT. PROJECTOR OPERATOR

10/11/20  
A- ORAL TEST TO ESTABLISH

1. Knowledge of the working of a projector.
2. Knowledge of the allied machinery of a projector.
3. Knowledge of operation and maintenance practice of the projector including preventive maintenance.
4. Knowledge of safety requirements in the operation and maintenance of such machine/plant.

B- PRACTICAL TEST TO ESTABLISH:

1. Ability to start, stop and operate a projector/plant with requisite skill & speed.
2. Ability to trace and rectify simply electrical and Mechanical faults in such machine.
3. Ability of making electrical connections and fuses as per diagram of installation of such machinery.

114 (273)

107/86  
NOTICE INVITING APPLICATIONS FOR THE POST OF  
ASSTT. WORK MISTRY IN DELHI DEVELOPMENT AUTHORITY.

1. Name of Post : ASSTT. WORK MISTRY
2. No. of Posts : 1
3. Classification : Group-D
4. Scale of Pay : Rs.800-1150/-
5. Whether Selection or non-selection post. : N/A
6. a) Age limit for direct recruitment. : 18-30 years  
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No.
7. Educational and other qualifications required for direct recruits. : Trade diploma from I.T.I.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N/A
9. Period of probation, if any. : One year.

279

10/11 Method of recruitment whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

By direct recruitment-100%  
By promotion-NIL

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputations are to be made. N/A

12. If a DPC exists what is its composition. N/A

13. Saving. Nothing in these regulations shall affect reservation, relaxation of the age limit and other concession required to be provided for the S/C, the S/T, Ex-servicemen and other special categories of persons in accordance with the orders issued by Central Govt./DNA from time to time in this regard.

14. Disqualification. No person who has entered into or contracted a second marriage when his/her spouse is alive.

15. Power to relax. When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing relax any of the provisions of these regulations in r/o any class or category or person or post.

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Item No.  
110/96  
A-06.09.96

Subject : Approval of alternative allotment of religious plot of land to Delhi Radha-Soami Satsang Association.

No. F7.A(4)90/IL

P R E C I S

Delhi Radha-Soami Satsang Association in July, 1990 had sought allotment of a 1000 Sq. Mtr. plot of land for Religious activities.

A plot of land marked 'Religious' was allotted to Delhi Radha-Soami Satsang Association in Kondli Gharoli Village Complex vide DDA's letter No. F7-A(4)/90/11/1947 dt. 30/8/93. (App. 'A' P-3-5). As per our letter, the area of plot allotted should have been 400 sq. Mtr. However, on actual measurement at site it was found to be approximately 300 Sq. Mtr. only. The Delhi Radha-Soami Satsang Association vide their letter dated 9.9.93 & 20.12.93 requested for allotment of ALTERNATE 'Religious' plot of land since 300 Sq. Mtr. did not meet with their requirements.

As per directions of the Commissioner (Land Disposal), the Director Planning has located another 'Religious' plot of land marked as 400 Sq. Mtr. in the plan (enclosed). However, on actual measurement at site it has been found to be 492.11 Sq. Mtr. which is about 72.11 Sq. Mtr. more than the permissible 5% excess over 400 Sq. Mtr. Subsequently efforts were made by Director Planning with the HUPW and concerned Addl. Chief Architect to explore possibility of utilising this 72.11 Sq. Mtr. excess land. Unfortunately no concrete proposal to utilise this excess land came to the Planning Wing on account of the following facts:-

- a) The plot is fully locked on the two sides by a convenient shopping centre and IIG Housing both of which are already completed long back.
- b) On the 3rd side an Electric Sub-Station is functioning which has been commissioned long ago.
- c) On the 4th side fully developed DDA Park is existing.

(For details of the plan showing all above areas, kindly refer to the enclosed plan).

Contd...../-

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- 2 -

It has, therefore, been proposed & recommended by the Director Planning that the best use of this Religious marked plot of land could be that entire site measuring 492.11 Sq. Mtr. may be considered for allotment to Delhi Radha-Soami Satsang Association as a special case.

The matter is placed before the Authority for approval of allotment of a plot measuring 492.11 Sq. Mtr. in Kondli Gharoli to Radha-Soami Satsang which is more than the required norm of 400 Sq. Mtr.

R E S O L U T I O N

Resolved that in view of the increasing infra-structural requirements of DESU, the excess area measuring 72.11 sq.mt. be retained for allotment to DESU for the future expansion of the Electric Sub-station.

\*\*\*

11096

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APPENDIX 'A' TO ITEM NO. 110/96  
DEEHI DEVELOPMENT AUTHORITY  
(INSTITUTIONAL BRANCH)

Vikas Sadan, INA  
NEW DELHI-23.

No. F.7-A (4) 90/III/1997

Dt. 30 AUG 1993

From: Jt. Director (Instl.),  
D.D.A.  
By Spl. Messenger

To: The Secretary,  
The Delhi Rasthswami Satsang Association,  
Satsang Bhawan, Swami Nagar,  
New Delhi-110017.

Sub: Allotment of land for construction of a Satsang Ghar  
at Kondli Gharoli Complex, Delhi.

Sir,  
With reference to your letter dated 7.8.90 on the subject noted above, I am directed to inform you that under the provisions of D.D.A. (Developed Nazul Land) Rules, 1981 it is proposed to allot you on perpetual lease hold basis, a plot of land measuring 400 sq.mtrs. in Kondli Gharoli Complex for the purpose of Satsang Ghar on the usual terms/conditions as given in the approved format of perpetual lease and the following conditions amongst others:-

- i) That the allottee D.R.S.A. will be required to pay provisional premium of land measuring 400 sqmtr. @ Rs. 27,500 per acre with annual ground rent 2% @ 2% per annum of the total premium. (aggregate of the provisional and final premium). and
- ii) The allottee shall give an undertaking to the effect that it will pay the balance premium of land, as may be demanded by DDA on the basis of the rates determined by Central Govt.
- iii) The area of the land/plot is also subject to variation in size, due to requirements of layout plan and demarcation of site etc.
- iv) The allotted land shall be used for the purpose of Satsang Ghar only and no other purpose whatsoever.

Cand., 2.,



11496

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APPENDIX 'A' TO ITEM NO. 110/96  
DEEHI DEVELOPMENT AUTHORITY  
(INSTITUTIONAL BRANCH)

Vikas Sadan, INA  
NEW DELHI-23.

No. F.7-A (4) 90/III/1947

Dt. 20 AUG 1993

From: Jt. Director (Instl.),  
D.D.A.

Most Immediate  
Out-today  
By Spl. Messenger

To: The Secretary,  
The Delhi Rasthewami Satsang Association,  
Satsang Bhawan, Swami Nagar,  
New Delhi-110017;

Sub: Allotment of land for construction of a Satsang Ghar  
at Kondli Gharoli Complex, Delhi;

Sir,  
With reference to your letter dated 7.8.90 on the subject noted above, I am directed to inform you that under the provisions of D.D.A. (Developed Nazul Land) Rules, 1981 it is proposed to allot you on perpetual lease hold basis, a plot of land measuring 400 sq.mtrs. in Kondli Gharoli Complex for the purpose of Satsang Ghar on the usual terms/conditions as given in the approved format of perpetual lease and the following conditions amongst others:-

- i) That the allottee D.R.S.A. will be required to pay provisional premium of land measuring 400 sq.mtr. @ Rs. 2750 lac per acre with annual ground rent 2% @ 2% per annum of the total premium. (aggregate of the provisional and final premium). ~~.....~~
- ii) The allottee shall give an undertaking to the effect that it will pay the balance premium of land, as may be demanded by DDA on the basis of the rates determined by Central Govt.
- iii) The area of the land/plot is also subject to variation in size, due to requirements of layout plan and demarcation of site etc.
- iv) The allotted land shall be used for the purpose of Satsang Ghar only and no other purpose whatsoever.

Contd., 2.,

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11/1/76

- x) If the allottee violates any terms and conditions as mentioned above and in the perpetual lease deed, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the Lessor (President of India)/DDA without any compensation to the Allottee.
- xi) If the allotment is cancelled for breaches of any terms/conditions of the allotment, the possession of plot/land with building, if any will be handed over to the DDA by the Allottee on the date given in the cancellation notice.

2. If the above terms/conditions are acceptable to you, the acceptance thereof with Attested undertaking be sent to the undersigned alongwith a Demand Draft for Rs. 2,78,603.20 in favour of D.D.A. within 30 days from the date of issue of this letter. The said amount can also be deposited in Central Bank of India, Vikas Sadan, INA, New Delhi, and copy of challan for having deposited the money, may be sent with the acceptance letter alongwith undertaking within 30 days of the issue of this letter.

3. In case the payment and the acceptance letter with undertaking is not received within 30 days from the issue of this letter, it will be presumed that you are not interested in the allotment of the land and the offer will stand withdrawn.

Yours faithfully,

1. Premium of land Rs. 2,71,808/-  
 2. Ground rent Rs. 6,795.20  
 Total Rs. 2,78,603.20

Jt. Director (Instl.)  
 D.D.A. Vikas Sadan,  
 NEW DELHI.

*g m*

Copy to: A.O(R), D.D.A. for information please.

Jt. Director (Instl)

*g m*

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11/8/96

- v) The building plans should be got approved from the Lessor/DDA before getting the same sanctioned for the construction on land and construction as per sanctioned plan shall be completed within a period of 2 years from the date of taking over possession of the plot allotted.
- vi) The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.
  - a) PROVIDED that, in the event of the consent being given the Lessor may impose such terms and conditions as he thinks fit and the lessor shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determined) of unearned increase in the value (i.e. the difference between the premium paid and the market value) of the said land at the time of sale, transfer, assignment, or parting with the possession and the decision of the Lessor in the respect of the market value, shall be final and binding.
  - b) Notwithstanding any thing contained in clause (vi) above, the Lessee may with the previous consent in writing of the Lt. Governor of Delhi (hereinafter called "the Lt. Governor") mortgage or charge, the said land to such person as may be approved by the Lt. Governor in his absolute discretion.
- vii) The lease deed shall be executed and got registered by the society at its own cost as and when called upon to do so, by the Lessor (President of India), DDA.
- viii) In case, the allottee is being allotted land for clubs, Community Hall, then the Community Hall/Clubs shall also be used by the residents of the colony and officers of the DDA residing in nearby colonies within a radius of 8 K.M. on the same fee/charges as are payable by the members of the Club/Society. The residents/officers of the D.D.A. will be treated at par with the members of Society for using the facilities provided at the clubs/Community Hall, on the payment of same fees/charges etc. as are payable by the members of the Lessee/Allottee.
- viii-A) The trees if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed off without the prior approval of the lessor in writing.
- ix) That all other conditions as contained in the perpetual lease deed to be executed in this behalf and any other terms/conditions imposed from time to time by the Central Govt./Lt. Governor shall be binding upon the allottee. The format of Lease Deed can be purchased from the office of D.D.A.

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ITEM NO. SUB: Annual Accounts of DDA for the year 1995-96  
111/96 No. Acs. 6(6)96/DDA  
A-27.08.96

P R E C I S

In accordance with the provisions contained in DDA Budget & Accounts Rules, the Annual Accounts of the Authority for 1995-96 comprising Receipt & Payment Accounts, in r/o Nazul A/c-I, II & B-General Development Account & Income & expenditure & Balance Sheet in r/o Nazul A/c-I & B-General Development Accounts have been compiled. The Receipt & Payment Accounts in r/o Nazul A/c-I, II & B-General Development Account & Income & Expenditure & Balance Sheet in r/o Nazul A/c-I & B-General Development Account will be sent for Audit to AG(Audit) Delhi after it is seen by the Authority.

- 2. The Annual Accounts of 1994-95 as & when audited by the AG (Audit) Delhi will be put up to the Authority alongwith the Action Taken Notes.
- 3. Detailed account are placed at following enclosers:
  - i) Receipt & Payment Account of Nazul A/C-I at (Appendix 'A' to page No. 3-4)
  - ii) Income & Expenditure Account & Balance Sheet of Nazul A/c-I alongwith supporting Schedules at (Appendix 'B' Page No. 5-14)
  - iii) Receipt & payment Account of Nazul A/c-II at (Appendix 'C' Page No. 15-19)
  - iv) Receipt & Payment Account of General Development Account at (Appendix 'D' Page No. 17-21)
  - v) Income & Expenditure account & Balance Sheet of General Development Account alongwith supporting Schedule at (Appendix 'E' Page No. 22-59)
  - vi) Proforma Accounts of completed Housing Schemes at (Appendix 'F' Page No. 60-66)
  - vii) Urban Development Funds Account at (Appendix 'G' Page No. 67)

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This is for information and approval of the Authority before the same is forwarded to A.G. (Audit).

RESOLUTION

Resolved that annual accounts of DDA for the year 1995-96 be accepted and the same be forwarded to the Ministry and the AG(Audit).

\*\*\*

**DELHI DEVELOPMENT AUTHORITY**

**ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN RESPECT OF NAZUL ACCOUNT-I  
RECEIPT & PAYMENT ACCOUNT FOR THE YEAR 1995-96**

Head of Account	Actual Receipts 1994-95	Actual Receipts 1995-96	Head of Account	Actual Expenditure 1994-95	Actual Expenditure 1995-96
1	2	3	4	5	6
<b>REVENUE</b>					
1. Revenue from Works and Dev. Schemes:-			1. Share Cost of Admn. transferred from B-GDA.	12089555	18280497
a) Premia	701000632	(-) 106666374 *	Less - Establishment charges recovered from works.	(-) 6343843	(-) 6835719
b) Ground Rent	2210623	3192466		5745712	11444778
c) Other Receipts	2640803	2943120			
II. Damages	6159254	5640988	2. Expenditure on Works & Development Schemes	54761909	57571690
III. Other Nazul Revenue	74336	91662	3. Misc. Expenditure	---	---
a) Revenue from Agriculture & Other land.	---	---	4. Payment of Nazul Revenue to Govt.	278426	139213
b) Other Receipts	---	---	5. Interest on loan	---	---
IV. DELHI MASTER PLAN			6. DELHI MASTER PLAN	1517642	2054148
a) Misc. Receipts including composition fee	10728616	13369347	7. NEW MASTER PLAN OF DELHI	---	---
V. NEW MASTER PLAN OF DELHI	---	---	8. Land transferred from L&DO Gram Sabha	---	---
VI. Land transferred from L&DO Gram Sabha	---	---	9. Dev. & c/o Lakes around Delhi	---	---
VII. Interest from Investment	---	---			
VII. Dev. & C/o lakes around Delhi.	---	---			
<b>Total I to VII</b>	<b>722814264</b>	<b>(-) 81428791</b>	<b>Total 1 to 9</b>	<b>62303689</b>	<b>71209829</b>

\*Refund of Rs. 13.27 Cr. out of Rs. 17.66 Cr. (Deposit of Rs. 16.00 Cr.+ Interest Rs. 1.66 Cr.) under the orders of Supreme Court relating to Premia of Jhandewallan was made & balance amt. of Rs. 4.39 Cr. invested to run. Hence net effect is in minus.

ACCOUNTS OFFICER (A/CS.)

*17/10/86*

JT. CHIEF ACCOUNTS OFFICER-I

CHIEF ACCOUNTS OFFICER

*Imad Khane /ms*

	1	2	3	4	5	6
IX. Debt Receipts						
10. Debt Repayment						
11. DEPOSITS & ADVANCES						
1) Suspense A/c						
2) Investment Cash Balance						
3) Investment Account						
B) Other Suspense Items						
C) Other Suspense Items						
II) Deposits						
III) Advances (HBA)						
IV) P.L.A.						
V) Amount paid to other account.						
VI) Amount received from other account.						
TOTAL - Deposits and Advances	722814264 (-)	81428791		62203689		115072267
TOTAL - Receipts			937521770			740820712
Opening Balance	276811195			937521770		858892979
Grand Total	999625459	858892979		999625459		858892979





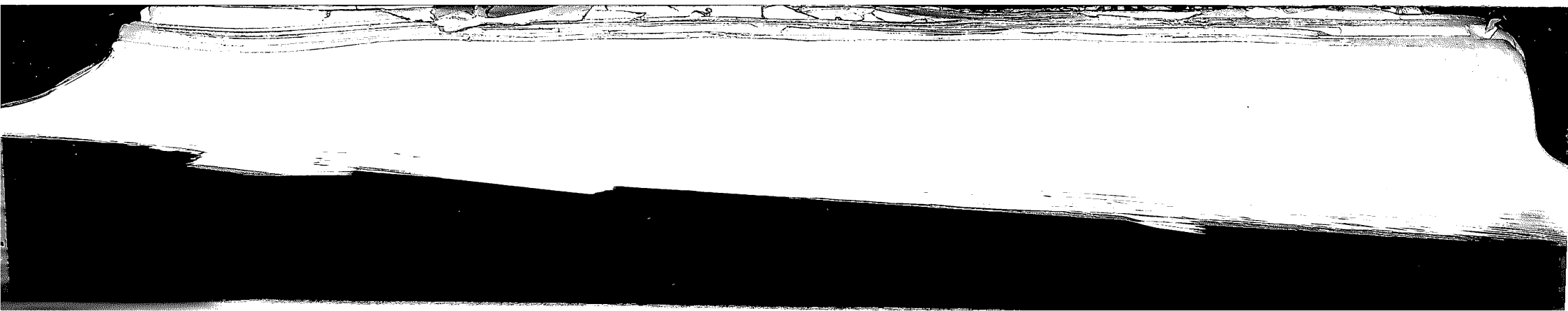
265

1.	2.	3.	4.	5.	6.
58060838		66503888	58060838		66503888
949700	8. Demand dropped in r/o premia & other receipt	1497837			
51376738	9. Misc. Exptr. including maintenance of Staff Qtrs.	54604571			
--	10. Net excess of income over exptr. carried to Balance Sheet	--			

ACCOUNTS OFFICER (A/C)  
*[Signature]*  
 1/18/86

JT. CHIEF ACCOUNTS OFFICER-I  
*[Signature]*

CHIEF ACCOUNTS OFFICER  
*[Signature]*



LIABILITIES			ASSETS				
1994-95	HEAD OF ACCOUNT	Schedule	1995-96	1994-95	HEAD OF ACCOUNT	Schedule	1995-96
1.	2.		3.	4.	5.		6.
1107767431	1. Accumulated surplus funds payable to Govt. under Clause 9 of Nazul Agreement 1937	'M'	958095930	937321770	1. Cash & Bank Balance	'B'	740820712
	2. Deposits				2. Investment	'R'	43862438
22519	i) Securities		22519	170445661	3. Closing value of land and works		173412780
11863214	ii) Other Deposits		11863214		4. Advances:		
11850	iii) Development Charges		11850		i) Advances		--
--	3. Amount received from other A/Cs		--	26730	ii) Other Advances	'N'	26730
460698	4. Sundry Creditors		660056	--	iii) Amount transferred to other accounts		--
	5. Excess of assets over liabilities Bal. as per last B. Sheet			--	iv) Personal Ledger A/c		--
65140645	Excess of income over expdr. during theyear 1995-96		74201655	75730557	5. Sundry Debtors	'O'	80926591
701000632	Part-I		(-) 106485396	10802649	Less: Provn. for bad debts	'P'	
(-) 26665447	Part-II		(-) 34753412		Net Sundry Debtors		1252795
674335185			(-) 141238808		6. Property	'Q'	12184518
	Less: amount transferred to accumulated receipts under Nazul A/c.		(-) 147617353				
665274175							
			80580200				
1194327367			1051233769	1194327367			1051233769

*[Signature]*  
 ACCOUNTS OFFICER (A/C)

*[Signature]*  
 JT. CHIEF ACCOUNTS OFFICER-I

*[Signature]*  
 CHIEF ACCOUNTS OFFICER

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DELHI DEVELOPMENT AUTHORITY

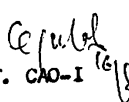
ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN RESPECT OF  
NAZUL ACCOUNT - I

SCHEDULE - I

STATEMENT OF SUNDRY CREDITORS AS ON 31.3.96

1.	Administration Pay & Other Charges Schedule 'A' of G.D.A. including Audit fee etc.	6,56,103
2.	Amount payable to Nazul Account-II	3,948
	Total:	<u>6,60,056</u>

  
ACCOUNTS OFFICER (A/C)

  
JT. CAO-I

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
DELHI DEVELOPMENT AUTHORITY

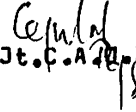
Annual Accounts for the year 1995-96 in r/o Nazul A/c-I

SCHEDULE - M

Statement of funds payable/paid to Govt. Under Nazul Agreement 1937

Transfer of funds upto 31.3.95	115,40,35,478/-
Add: Amounts transferred during the year under Nazul Agreement	(-) 14,76,17,353/-
	<u>100,64,18,125/-</u>
<b>Less:</b>	
Total expenditure incurred on Old Delhi Master Plan Zonal Plan upto 31.3.95	2,12,47,890/-
Add Expenditure during 1995-96	20,54,148/-
	<u>2,33,02,038/-</u>
Less: Receipts on account of sale proceeds during the year 1995-96	NIL
<b>A. Net Expenditure of Delhi Master Plan and Zonal Plan</b>	<u>2,33,02,038/-</u>
Total Expenditure incurred on New Master Plan and Zonal Plan upto 31.3.95	2,50,20,157/-
Add: Expenditure during 1995-96	NIL
Less: Receipts on a/c of New Master Plan	NIL
<b>B. Net Expenditure on New Master Plan</b>	<u>2,50,20,157/-</u>
<b>Total Expenditure of Master Plan (A+B)</b>	<u>4,83,22,195/-</u>
Balance carried forward to Balance Sheet	95,80,95,930/-

  
 Accounts Officer(A/c.s.)  


  
 Jt. C.A. A/c-I

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DELHI DEVELOPMENT AUTHORITY

Annual Accounts for the year 1995-96 in r/o Nazul A/c-I

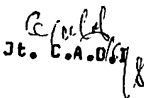
SCHEDULE N

1. Advance to NDMC for provision of  
Car Parking at Nigam Bodh Ghat

26,730/-

Total : 26,730/-

  
Accounts Officer(A/c)

  
Jt. C.A.

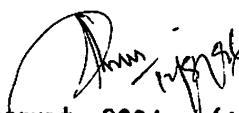
DELHI DEVELOPMENT AUTHORITY

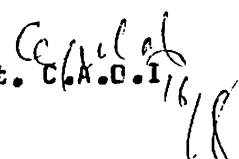
Annual Accounts for the year 1995-96 in r/o Nazul Account-I

SCHEDULE 'D'

STATEMENT OF SUNDRY DEBTORS AS ON 31.3.1996

1. Premia (for lease of land payable by the lessees)	1,02,81,006/-
2. Ground Rent (payable by the lessees for lease of land)	1,74,27,229/-
3. Other Receipts	49,82,472/-
4. Damages levied for unauthorised occupation of Nazul land/properties	4,33,32,309/-
5. Other Nazul Revenues	30,85,690/-
6. Land transferred to C & DO/ Gaon Sabha	6,951/-
7. Amount recoverable from G.D.A. redevelopment.	
i) Kingsway Camp	3,533/-
ii) D/o District Centre Janakpuri	28,79,218/-
8. Interest accrued on Short-term Deposits	1,80,978/-
	<hr/>
Total :	8,21,79,386/- =====

  
Accounts Officer (A/cs)

  
Jt. C.A.O.

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DELHI DEVELOPMENT AUTHORITY

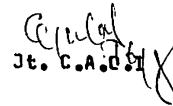
Annual Accounts for the year 1995-96 in r/o Nazul Account-I

SCHEDULE - P

Statement showing provision for Bad Debts

Head of Account	Opening balance as on 1.4.95	Additions during 1995-96	cancellation during 1995-96	Balance as on 31.3.96
1. Ground Rent	1,01,056/-	-	-	1,01,056/-
2. Other Receipts	16,792/-	-	-	16,792/-
3. Damages	4,62,818/-	-	-	4,62,818/-
4. Other Nazul Revenues	6,72,129/-	-	-	6,72,129/-
<b>Total</b>	<b>12,52,795/-</b>	<b>-</b>	<b>-</b>	<b>12,52,795/-</b>

  
Accounts Officer(A/cs)

  
Jt. C.A.



DELHI DEVELOPMENT AUTHORITY

Annual Accounts for the year 1995-96 in r/o Nazul Account- I

SCHEDULE- Q

Statement of Property as on 31.3.1996

Sl.No.	Particulars of Property	Balance as on 1.4.95	Additions during 1995-96	Disposal during 1995-96.	Depreciation in 1995-96	Balance as on 31.3.1996
1.	Motor Vehicles	22,47,890/-	14,62,096/-	-	2,70,547/-	34,39,439/-
2.	Office Furniture & Fittings	4,58,720/-	4,16,347/-	-	87,507/-	7,87,560/-
3.	Other office equipments	10,15,555/-	1,24,462/-	-	1,14,002/-	10,26,015/-
4.	Survey & Drawing Instruments	9,108/-	-	-	911/-	8,197/-
5.	Staff Quarters	67,27,317/-	-	-	1,39,467/-	65,87,850/-
6.	D/o 128 Acres of land for Temp. junk shop at Jhandewalan	1,45,940/-	-	-	3,649/-	1,42,291/-
7.	Janta Market Rani Jhansi Road	73,801/-	-	-	1,845/-	71,956/-
8.	Providing parking arrangement at Ajmeri Gate	1,24,318/-	-	-	3,108/-	1,21,210/-
TOTAL :		1,08,02,649/-	20,02,905/-	-	6,21,036/-	1,21,84,518/-

  
Accounts Officer(A/cs)

  
Jt. C.A. D.P.

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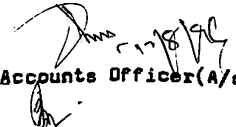
DELHI DEVELOPMENT AUTHORITY

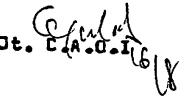
Annual Accounts for the year 1995-96 in respect of Nazul Account-I

SCHEDULE 'R'

Statement showing Investment made under Section 23(3) of DDA Act as on 31.3.96

S.No.	Date of Investment	Nature of Investment Govt. Paper fixed Deposit Receipts etc.	Amount including Brokerage and Other Value	Face value	Market Value
1.	20.3.96	State Bank of India, Vikas Sadan.	4,38,62,438/-	4,38,62,438/-	4,38,62,438/-
			4,38,62,438/-	4,38,62,438/-	4,38,62,438/-

  
Accounts Officer(A/c)

  
Jt. C.A.O.

**DELHI DEVELOPMENT AUTHORITY**

**NAZUL ACCOUNT - II**

(Large Scale Acquisition, Development & Disposal of land in Delhi)

**RECEIPTS & PAYMENTS ACCOUNT FOR THE YEAR 1995-96**

HEAD OF ACCOUNT	Actual Receipts 1994-95	Actual Receipts 1995-96	HEAD OF ACCOUNT	Actual Expdr. 1994-95	Actual Expdr. 1995-96
1.	2.	3.	4.	5.	5.
IC. Receipts from disposal of developed land - Premia	1981727323	1538571959	IC. Payment to Delhi Admn. (L&B Deptt.) for acquisition of land	--	--
IIC. Receipts from disposal of Undeveloped land	1024161762	1052794345	IIC. Expdr. on Dev. of land	1500888776	1394507642
IIIC. Ground Rent & Other Receipts	141163865	307636441	IIIC. Expdr. on C/O Road other than these i/c in D/Scheme	618069	1657658
IVC. <u>Misc. Receipts:</u>			IVC. Expdr. on Bldg. other than these included in D/Scheme	--	--
a) Composition fee	106324583	173107150	VC. Share Cost of Admn.	235062534	277262213
b) Intt. from Investment	--	--	VC. Deduct Estt. Charges recovered from Works	(-) 147335931	(-) 112477898
c) Other Misc. Receipts	57337978	30624016	VC. Net Share Cost of Admn.	87726603	164784315
VC. Adhoc increase/Adhoc cut made by Delhi Admn.	--	--	VIC. Intt. on loan (Way & mean Advances)	--	--
Sports Complex	7941010	1298103	VIIC. Less; Adhoc cut/Adhoc increase made by Delhi Admn.	--	--
	<u>3318656521</u>	<u>3104032014</u>		<u>1589233448</u>	<u>1560949615</u>
VIC. Debt Receipts			VIIIC. Debt Repayments		
i) Loans from Central Govt. (Ways & mean advances)	--	--	i) Repayment of loans to Central Govt. (Ways & mean advances)	--	--
ii) Amt. received from other accounts	--	--	ii) Amt. paid back to other accounts	--	--

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	2.	3.	4.	5.	6.
<b>VIIC. Deposit &amp; Advances</b>					
1) Suspense Account					
a) Investment Cash Balance	6844785		8153408		
Investment A/c					
b) Other Suspense Items	97969		265000		
ii) Deposits	(-)66253098		(-)90571539		
iii) Amt. recd. from Rev. Fund	2200800000		3557599065		
iv) Advances received from other accounts	--		--		
v) Personal Ledger A/c	45982895		44878146		
vi) Urban Heritage Award Fund	66279		266877		
<b>TOTAL VII-C Deposit &amp; Advances</b>	<b>2187538830</b>		<b>3520590957</b>		
<b>TOTAL RECEIPTS</b>	<b>5506195351</b>		<b>6624622971</b>		
Opening Balance	814008069		1685616609		
<b>Grand Total</b>	<b>6320203420</b>		<b>8310239580</b>		
<b>IXC. Deposit &amp; Advances</b>					
1) Suspense Account					
a) Investment Cash Balance	7418455		7661483		
Investment A/c					
b) Other Suspense Items	4779870		843103		
ii) Deposits	190461		71066399		
iii) Amt. paid to Rev. Fund	2981166101		4643546348		
iv) Advances paid back to other accounts (GDA)	--		1618340267		
v) Amount paid to other accounts	5999603		--		
vi) Personal Ledger A/c	44000373		44875896		
vii) Urban Heritage Award Fund	1798500		544798		
<b>TOTAL IX-C Deposit &amp; Advances</b>	<b>3045353363</b>		<b>6386878294</b>		
<b>TOTAL PAYMENTS</b>	<b>4634586811</b>		<b>7947827909</b>		
Closing Balance	1685616609		362411671		
<b>Grand Total</b>	<b>6320203420</b>		<b>8310239580</b>		

ACCOUNTS OFFICER (A/Cs)

JT. CHIEF ACCOUNTS OFFICER-I

CHIEF ACCOUNTS OFFICER

	3.	4.
IX) Revenue from Works & dev. Schemes		
a) Premia	415373198	765053251
b) Ground Rent	86828963	99433317
c) Other Receipts	71171985	148473490
d) Deduct Refunds	--	--
X) Damages	710384	1372881
XI) Other Revenues	351221324	657053252
XII) Receipts from disposal of Houses/Shops under Hire Purchase Housing Scheme	1404044802	2589369338
XIII) Delhi Master Plan	--	--
XIV) Grants-in-aid	--	--
XV) INTEREST		
a) i) Intt. from Investment	23461651	138962864
ii) Intt. from GPF Investment	--	4021087
iii) Intt. from Pension Invstmt.	--	15708656
b) Intt. from Hire Purchase Instalments	8864805	15710363
c) Intt. on S.F.S.	--	--
XVI) LIC Premium of Group Housing Schemes	1331236	1848326
<b>TOTAL</b>	<b>2363008348</b>	<b>4437006825</b>

	5.	6.
8. ADMINISTRATION	584617952	724047200
Deduct Amt. recovered from works	(-) 1807938	(-) 3645791
<b>TOTAL</b>	<b>582810014</b>	<b>720401409</b>
Share Cost transferred to		
Nazul A/C-I	(-) 12089555	(-) 18280497
Nazul A/C-II	(-) 235062534	(-) 277262213
Delhi Master Plan	(-) 1517642	(-) 2054148
Balance under GDA	334140283	422804551
9. Expdr. on Works & Dev. Schemes	143886494	141529265
10. C/O Houses/Shops under Hire Purchase Scheme	2578746732	2234613254
11. Delhi Master Plan	--	--
12. MMisc. Expenditure	--	--
13. INTEREST		
a) Intt. on loan	40935041	18304511
b) Intt. on deposits	32257348	96708149
14. LIC Premium on Gr. Housing	2400795	1335833
15. Interest on G.P.F.	41291049	70245146
<b>TOTAL</b>	<b>3173657742</b>	<b>2985540709</b>

1.	2.	3.	4.	5.	6.
XVII. DEBT RECEIPT			16. DEBT REPAYMENT		
1. Loan from Centre Govt.	--	--	i) Repayment of loan to Central Govt.	13330000	4330000
2. Loan from LIC/GIC/UTI	--	--	ii) SBI Home Finance Ltd.	100000000	--
3. Amt. recd. from other A/cs.	--	--	iii) Other Loans(LIC/GIC/HUDCO)	1513840	1013840
4. Issue of Debentures	--	--	iv) H.D.F.C.	150000000	--
5. Loans from Delhi Admn.	--	--	v) Delhi Admn.	2750000	2750000
6. Loans from HUDCO	--	--		<u>267593840</u>	<u>8093840</u>
7. Loans from NHB & other financing Institutions	--	--	Total (i) to (v)		
XVIII. G.P. FUNDS:			17. G.P. FUND		
i) Other than Class-IV	193663207	298413061	i) GPF other than Class-IV	101295423	122488832
ii) Class-IV	<u>93461421</u>	<u>103901220</u>	ii) GPF Class-IV	66347082	101214957
Total (i) & (ii)	<u>287124628</u>	<u>402314281</u>	18. CPF W/C Employees	--	--
XIX. C.P. Fund				<u>167642505</u>	<u>223703789</u>
Total	<u>(-) 495000</u>	--	Expdr. on Works:-		
	<u>286629628</u>	<u>402314281</u>	M/O Indoor Stadium	401189	686212
Sports Complex	--	--	LIC Gr. Insurance for DDA Employees	2995763	3445616
i) Receipts from Govt.	--	--			
ii) Advance from other A/c	--	--			
iii) Deposits & Advances	--	--			
iv) Donation & others	--	--			
v) LIC Premium in r/e GIS of DDA employees	2253725	3540198			
Total IX to XXI	<u>2651891701</u>	<u>4842861304</u>	Total 8 to 18	<u>3612291039</u>	<u>3221470166</u>

XXI. DEPOSIT & ADVANCES:

	2.	3.
I.(A) Suspense Account		
a) Investment Cash Balance	455342000	2603651592
Investment A/c		
b) GPF Investment A/c	--	--
c) Pension Fund	--	197742207
Investment A/c		
d) Urban Dev. Fund Investment	781275	289005582
e) Inter-transfer of funds from one A/c to another A/c	12910374	1635296308
I.(B).i) Other Suspense A/c	1466035858	1627393128
ii) Deposits	1143802333	1160577620
iii) Advances	14680386	16096136
iv) Reserve Fund	8618859	52403036
v) Urban Dev. Fund	299456729	268522270
2. Conversion Charges	1118479	4276047
vi) Personal Ledger A/c	4971846314	4881853489
vii) Advances received back from other A/c Nazul A/c-II	--	1618340267
viii) Plan Schemes & Deposit Works		
a) Musical Garden	16000000	3250000
b) Slum Wing	400	--
c) Transit Camp	540	--
d) MTNL	251267	122479
e) N.C.R.	608695	--
f) I.A.A.I.	10000000	--
g) Yamuna River Bed	--	2044000
h) MCD	--	1142000

8401453509 14361716161

19. DEPOSIT & ADVANCES:

	5.	6.
I(A) Suspense Account		
a) Investment Cash Balance	1443984082	4611659930
Investment A/c		
b) GPF Investment A/c	65000000	138700000
c) Pension Fund Investment A/c	157500000	383727753
d) Urban Dev. Fund Investment	299456729	580071549
e) Transfer from other A/c	--	--
f) Prov. for redemption of debentures	--	--
g) Inter-transfer of funds from one A/c to other	40000000	312500000
(B) i) Other Suspense Items	978096468	1126623577
ii) Deposits	313460759	689692073
iii) Advances	8386931	6289593
iv) Reserve Fund	30797976	98164810
v) Conversion Charges	317667	1555250
vi) Personal Ledger A/c	5698608283	4976850811
vii) Plan Schemes & Deposit Works		
1. Maternity Centre at New Seemapuri	13	2315

9035608908 12925837661

	1	2	3	4	5	6
2. SS Light Rly. Drain Wazirabad	2066					
3. D/O Dairy Colony	608134					222258
4. D/O School Bldg. at various Resettlement Colonies	308400					
5. Addl. facilities JJ Colony	7738					
6. D/O vill. Khirki	47834					
7. C/O Shooting range at Tughlakabad	1018645					2973028
8. C/O 926 DUs for SC/ST at Gazipur	84851					
9. D/O Land at PPK South West Delhi	4523390					2324465
10. D/O 1800 SM plot at Bindapur(-)	471219					1371019
11. D/O 714 plots at EDP Colony	3034627					2094897
12. C/O 26 houses at EDP Colony Kaikaji	(-) 865					
13. Innovation Research & Plan Monitoring	2067142					526625
14. GHS School Pitampura	145424					
15. 192 DUs Shalimar Bagh	250324					87902
16. 240 DUs Shalimar Bagh	5534					
17. 203 DUs Shalimar Bagh	43364					
18. 360 DUs Vikaspuri	41380					
19. 200 DUs I.Y.A.	95103					328395
20. Channelisation of River Yamuna	10294					
21. C/O Zonal Road for JNU Kishangarh	513638					
22. D/O Rangpuri Shifting of Vill. Kishangarh	2418209					4333929
						12940100179
						9050432921

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ACCOUNTS OFFICER (A/Cs)  
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JT. CHIEF ACCOUNTS OFFICER-I  
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CHIEF ACCOUNTS OFFICER  
*[Signature]*

TOTAL DEPOSIT & ADVANCES		TOTAL RECEIPTS		OPENING BALANCE		GRAND TOTAL	
8401453509	14361716161	11053345210	19204577465	(-) 829201915 (-) 2444011128	582011176	10224143295	16760566337
TOTAL DEPOSIT & ADVANCES		TOTAL PAYMENTS		CLOSING BALANCE		GRAND TOTAL	
12957084995	9055863384	16178555161	12668154423	(-) 2444011128	10224143295	16760566337	16760566337
23. Artist Studie at Garhi	32783	328179	95374	24. Facility Centre at Gita Colony	718942	205495	
25. N.C.R.	12615		12615	26. Transit Camp			
27. Yamuna River Bed	3632916	13532587		28. Sports Complex at Shadara		12704	
- Haz Manzil	352882						
30. C/O 996 LIG D/S Hastal	288236	40464					
31. Freight Complex Gazipur	130574	70906					
32. Bhalaswa Lake	52141	(-) 194365					
33. 172.01 Hect. of land at Dwarka		1920266					
34. Facility Centre at Seemapuri		1650					
35. Bio-gas Plan at Gazipur		(-) 5275					
36. Repair of Gurdwara		247888					
37. Skelton House at Nand Nagri		3692					
38. Repair of road on behalf of MTNL		820625					

DELHI DEVELOPMENT AUTHORITY      APPENDIX 'E' TO ITEM NO. 111/96  
ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN R/O B. GENERAL DEV. A/C  
INCOME & EXPENDITURE A/C FOR THE YEAR 1995-96      (Amount in Rs.)

1994-95 Expenditure	HEAD OF ACCOUNT	1995-96 Expenditure	1994-95 INCOME	HEAD OF ACCOUNT	1995-96 INCOME
1.	2.	3.	4.	5.	6.
	1. Opening value of land as on 1st April, 1995			1. Revenue from works & Dev. Schemes	
531405	a) Land in Ajmeri Gate Scheme	531405	427821473	a) Sale of land (Premia)	796780496
308070	b) Other acquired lands	308070	194688689	b) Ground Rent	253144403
5648990	c) Land in Kalkaji Distt. Centre	5903195	(-)5871000	c) Less payable to Delhi Admn.	(-)5313263
950559	d) Land at RK Puram Distt. Centre	950559	914197	d) Damages	3035050
3703200	e) Wazirpur Distt. Centre	3703200	<u>617553359</u>		<u>1047646686</u>
1448350	f) Laxmi Nagar Distt. Centre	1448350		2. Closing value of land and works as on 31.3.96	
1645305	g) Janakpuri Distt. Centre	1645305	531405	a) Land at Ajmeri Gate Scheme	531405
2337600	h) Land at Saket (Malviya Nagar)	2337600	308070	b) Other acquired land	308070
225499673	i) Land of Min. of Rehabilitation	225499673	5903195	c) Land in Kalkaji Distt. Centre	6168839
<u>242073152</u>		<u>242327357</u>	950559	d) Land in R.K. Puram Distt. Centre	950559
Nil	2. Purchase of land	Nil	3703200	e) Land in Wazirpur Distt. Centre	3703200
90023369	3. Expdr. on D/O land & works	118454156	1448350	f) Land in Laxmi Nagar Distt. Centre	1448350
	4. Gross Excess of income over expdr. on dev. of land & works	929458174	2337600	g) Land in Saket Distt. Centre	2337600
<u>527784195</u>		<u>929458174</u>	1645305	h) Land in Janakpuri Distt. Centre	1645305
			<u>225499673</u>	i) Land of Min. of Rehabilitation	225499673
			<u>242327357</u>		<u>242593001</u>
859880716	Total 1 to 4	1290239687	859880716	Total 1 & 2	1290239687

7162697859	5. Opening value of Housing Scheme	8365015900		3. Receipts from Housing Schemes	
2074793465	Expending on Housing Scheme	1647024233	1102802613	a) Sale proceeds	1425307561
229257630	Gross excess of Income over expenditure	586717371	(-) 1069559	b) Other Receipts (LIC premium from Gr. Housing Schemes)	512493
<u>9466748954</u>			8365015900	c) Closing value of Housing Schemes as on 31.3.96	9172937450
1561934150	6. Opening value of shops	<u>10598757504</u>	<u>9466748954</u>		<u>10598757504</u>
107766420	Expenditure on shops	1801876890	321377907	4. Receipts from shops	
453554227	Gross excess of Income over expenditure	51371141	1801876890	i) Sale proceeds	305773542
<u>2123254797</u>		150315247	<u>2123254797</u>	ii) Closing value of shops as on 31.3.96	1697789736
	7. <u>Cost of Administration</u>	<u>2003563278</u>			<u>2003563278</u>
72617676	a) Pay & All. of Officers	84964816	527784195	5. Gross excess of Income over expdr. brought down as on 31.3.96	
206515365	b) Pay & All. of Estt.	239328894	229257630	i) D/O land & work	929458174
57378852	c) Other Charges (Contingencies & misc. expenditure)	94590555	453554227	ii) On Housing Schemes	586717371
40655506	8. Interest on loans & debentures	18246603	351695008	iii) On Shops	150315247
41291049	9. Interest on GPF/CPF	70245146		6. Ordinary revenue (Plan fee, sale of farms etc.)	657657917
			63542807	7. <u>Interest</u>	
			71568680	i) Interest on Investment	224671710
			8864805	ii) Interest on Conversion of lease	--
				iii) Interest on H.P. Instalments	15710363
<u>418458448</u>		<u>507376014</u>	<u>1706267352</u>		<u>2564530782</u>

(309)

1.	2.	3.	4.	5.	6.
	10. Interest on deposits/ registration money				
1184818	a) From intending purchasers of flats	1276352			
17189753	b) Self Financing Scheme	21851256			
10612206	c) Hudce Regn. Scheme	10375679			
400697	d) Retired/Retiring Persons Scheme	427032			
13410326	e) Ambedkar Awas Yojna	635629			
71568680	f) Interest on conversion of lease	-			
34113552	11. Misc. Expenditure including maintenance of Staff Qtrs.	15997422			
110392367	12. Demand dropped	30297520			
9113674	13. Depreciation as per Sch. 'F'	12264336			
1019822831	14. Net excess of Income over expenditure carried over to Balance Sheet	1964029542			
<u>1706267352</u>		<u>2564530782</u>	<u>1706267352</u>		<u>2564530782</u>

*[Signature]*  
ACCOUNTS OFFICER (A/C)

*[Signature]*  
JT. CHIEF ACCOUNTS OFFICER-I

*[Signature]*  
CHIEF (ACCOUNTS OFFICER)

**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN R/O B. GEN. DEV. A/C**  
**BALANCE SHEET FOR THE YEAR ENDING 31.3.96**

(Amount in Rs.)

<b>LIABILITIES</b>		<b>A S S E T S</b>		
1994-95	1995-96	1994-95	Schedule	1995-96
1.	2.	3.	4.	5.
		(-)2444011128		
	1. Loans from Central Govt./LIC Balance as per last B. Sheet Add: Receipts Less: Payments	169766799 Nil 8093840 <hr/> 161672959	1034116082 643871749 150000390 180030594 55086529	Cash & balance 'B' 582011176 2. <u>Investments:</u> i) Short-term Deposits 'H' 3042124420 ii) Urban Dev. Fund Deposit 'I' 934937716 iii) G.P.F. Investment 'C' 288700300 iv) Pension Fund Investment 'J' 366016140 v) Sinking Fund Investment 'K' 65871589
	2. <u>Employees Provident fund</u> i) GPF other than Class-IV ii) GPF Class-IV iii) W.C.P. Fund	700997783 101678174 79025597 <hr/> 881701554	358043 3922417 8546074 8983898	3. <u>Advances:</u> a) Permanent Advances 358043 b) Temporary Advances 836918 i) Conveyance Advance 6189742 ii) House Bldg. Advance 'E' 4619186 c) Advances to other accounts i) Advance to Slum Deptt. 41130340 ii) Advance to Nazul A/C-II 100000000 iii) Advance to ISBT 13156799 iv) Advance to J.J. 13907018 d) Other Suspense: CSS A/C & Other Suspense --
	3. GIS of DDA Employees	5019207	41130340 2618340267 13156799 13907018	
	4. <u>Deposits</u> i) Securities a) Staff b) Others ii) Deposit Works iii) Other Deposits iv) Public Works Deposits	17398 1107729 12801820 679884702 299380615 <hr/> 1870974750	970106650	
		<hr/> 2308685816	<hr/> 3297545632	<hr/> 6359859387

1.	2.	3.	4.	5.	6.
992411581	v) Earnest Money Housing/Shops	1652455988		5. Sundry Debtors 'D'	
118304782	vi) Regn. money HUDCO Scheme	108005387		a) Govt. Deptt. & other bodies	--
--	vii) Janta Regn. Scheme	131585000	139761236	b) Others	148090726
1496099	viii) Regn. Dep./EM for Spl. Housing	1496099	74754192	c) Amt. outstanding on a/c of MPWA	41789404
1205198	ix) Deposits from war widows	1205198		d) Amt. due on a/c of disposal of Shops	8057716
12080116	x) Regn. deposit from intending purchasers of flats	11949962	14229761	e) Amt. due on a/c of Housing Instalments	2891347734
544322745	xi) Deposits from SFS/RPS	300853501	3743463924	f) Defence Colony Flyover	9949
228337770	xii) Dep. from Ambedkar Awas Yojna	200355189		g) Amt. recoverable from Sports Authority of India on a/c of M/O Stadia	3653000
34815000	xiii) Deposits for SC/ST Shops	45083000	9949	h) Interest accrued on Pension Fund Investment	27646868
349331	xiv) NCR Deposit	349331	3653000	i) Interest accrued on a/c of Short-term Investment	41362616
15047000	xv) ACC Shopping Centre	15047000		k) Interest accrued on GPF Investment	52010058
104460700	xvi) Expandable Houses	34455700		l) Conversion of lease	71563012
--	xvii) CSS A/C & Other Suspense	758461887	8169908		3285531083
	5. Reserve Funds:		18449369	6. Benevolent Fund	--
7122544	i) Reserve for houses fire Risk	7122544	28421162	7. Property	661021504
46972021	ii) Pension Fund Reserve	11995307	102166771	8. Construction of Houses	
363100	iii) DDA Resettlement Colonies Welfare & amenities fund	363100	4133079272	i) Built-up flats/Houses	6892306300
98605416	iv) Distt. Centre	98605416		ii) Houses under constn.	2280631150
1323800	v) Amount payable to JJR	1323800		9. Construction of Shops	
39300000	vi) Reserve for Deptt. Charges on Janta Housing Scheme	39300000		i) Built-up Shops	1614820000
2138757	vii) Benevolent Fund	1779124		ii) Shops under constn.	82969736
2570948533	6. Sundry Creditors including provision for anticipated liabilities	1920749312	654948658		21177139160
			6666131840		
			1698884060		
			1752784000		
			49092890		
6690579243		7651227661	18252466352		

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1.	2.	3.	4.	5.	6.
10803267650	7. Excess of Income over expdr. as per last balance sheet	11823090481	242327357	9. Book value of land & works	242593001
1019822831	Excess of Income over expdr. during the year	1964029542	18876015	10. Stock	18615523
<u>18513669724</u>		<u>21438347684</u>	<u>18513669724</u>		<u>21438347684</u>

*[Signature]*  
 ACCOUNTS OFFICER (A/C)

*[Signature]*  
 JT. CHIEF ACCOUNTS OFFICER-I

*[Signature]*  
 CHIEF ACCOUNTS OFFICER

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DELHI DEVELOPMENT AUTHORITY  
ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN RESPECT OF  
B. GENERAL DEVELOPMENT A/C.

SCHEDULE - A

STATEMENT SHOWING SUNDRY CREDITORS AS ON 31.3.96

Distribution of liabilities for the year 1995-96 under various Accounts in the ratio of Works Expenditure.

Works Expenditure:

Nazul Account-I	597.65	lacs
Nazul Account-II	13961.65	"
B.G.D.A.	23761.43	"
	<hr/>	
	38320.73	"

TOTAL LIABILITIES OUTSTANDING AS ON 31.3.96

Pay & Allowances/Pension	2,54,47,000
Contingencies	34,80,000
Ex-gratia	1,13,70,000
Audit fee	10,57,000
L.S. & P.C.	6,09,000
Medical Allowance	1,06,000
	<hr/>
	4,20,69,000

Liabilities shown in the balance sheet of G.D.A. as on 31.3.96

1.	i) Liability on a/c of Pay & allowances plus direct charges	1,79,36,686
	ii) Liability on a/c of Ex-gratia, Audit fee LS & PC.	81,48,924
2.	Estimated liability on a/c of House Tax	10,05,42,000
3.	Estimated expenditure to be incurred on a/c of built-up shops	3,56,53,000
4.	Estimated expenditure to be incurred on a/c of built-up flats/Houses	39,47,65,000
5.	Amount due to Delhi Adm. on a/c of land in Kalkaji Distt. Centre	33,300
6.	Amount awaiting adjustment on a/c of purchase of materials in divisions	49,06,80,050
7.	a) Interest on loan	2,24,708
	b) Interest on debentures	65,54,795

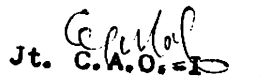
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105,45,38,463



8.	a) Interest on deposits for intending purchasers of flats under General Housing Scheme.	1,92,74,014
	b) Interest on deposits under S.F.S.	10,25,28,646.
	c) Interest on deposits under HUDCO Regn. Scheme.	15,22,24,723
	d) Interest on deposits under special scheme for retiring/retired personed scheme-1982.	63,31,413
	e) Interest on deposits under Ambedkar Awas Yojna.	3,23,20,630
9.	Estimated Expenditure to be incurred on Community Centre at Karampura.	97,440
10.	Ground Rent payable to Delhi Admn. in r/o land under Housing/Shops.	4,92,62,431
11.	Amount payable to Nazul A/c-I on a/c of	
	i) Kingsway camp Re-development.	3,533
	ii) District Centre Janakpuri.	28,79,218
12.	Cost of land of Distt. Centre payable to Delhi Admn.	93,93,600
	a) Wazirpur Distt. Centre	
	b) Laxmi Nagar Distt. Centre	
	c) Janakpuri Distt. Centre	
	d) Saket (Malviya Nagar) Distt. Centre	
13.	Cost of land payable to Ministry of Rehabilitation	13,50,00,000
14.	Cost of land in r/o Hotel at Sardar Patel Marg	6.98,00,000
15.	Amount payable to Delhi Admn. on a/c of cost of land used for flats	21,55,32,189
16.	Interest payable on investment of conversion of lease.	7,15,63,012
	<b>TOTAL</b>	<b>192,07,49,312</b>

  
Accounts Officer (A/Cs.)

  
Jt. C.A.O. 16/8

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8.	a) Interest on deposits for intending purchasers of flats under General Housing Scheme.	1,92,74,014
	b) Interest on deposits under S.F.S.	10,25,28,646.
	c) Interest on deposits under HUDCO Regn. Scheme.	15,22,24,723
	d) Interest on deposits under special scheme for retiring/retired personed scheme-1982.	63,31,413
	e) Interest on deposits under Ambedkar Awas Yojna.	3,23,20,630
9.	Estimated Expenditure to be incurred on Community Centre at Karampura.	97,440
10.	Ground Rent payable to Delhi Admn. in r/o land under Housing/Shops.	4,92,62,431
11.	Amount payable to Nazul A/c-I on a/c of	
	i) Kingsway camp Re-development.	3,533
	ii) District Centre Janakpuri.	28,79,218
12.	Cost of land of Distt. Centre payable to Delhi Admn.	93,93,600
	a) Wazirpur Distt. Centre	
	b) Laxmi Nagar Distt. Centre	
	c) Janakpuri Distt. Centre	
	d) Saket (Malviya Nagar) Distt. Centre	
13.	Cost of land payable to Ministry of Rehabilitation	13,50,00,000
14.	Cost of land in r/o Hotel at Sardar Patel Marg	6.98,00,000
15.	Amount payable to Delhi Admn. on a/c of cost of land used for flats	21,55,32,189
16.	Interest payable on investment of conversion of lease.	7,15,63,012
	<b>TOTAL</b>	<u>192,07,49,312</u>

*[Signature]*  
 Accounts Officer (A/Cs.)

*[Signature]*  
 Jt. C.A.O. = 1  
 16/8

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SCHEDULE - B  
DETAILS OF CLOSING BALANCE AS ON 31.3.1996.

Deptt./ Branch/ Section/ Division.	Cash in hand as on 31.3.96	Amount of uncashed cheques as on 31.3.96	Amount of cheques collected by auth- erity and accounted during 95-96 but not taken into account by the bank+Misc. receipts taken in Cash Books.	Amount collected on behalf of Authority & accounted for during 95-96 by bank but not taken into account by Authority.	Balance as per Cash Book as on 31.3.96	Bank Balance as on 31.3.96
1.	2.	3.	4.	5.	6.	7.
E. D. 2	1235.34	447778.00	27000.00	-	748650.69	1169421.69
E. D. 3	5429.20	6331835.00	-	-	901363.13	7233198.13
E. D. 4	3868.95	2216274.50	114306.00	30878.00	2256846.80	4389693.30
E. D. 5	2057.30	2139887.00	2060000.00	-	699477.78	779364.78
E. D. 6	657.80	1622540.65	1083000.00	-	804890.96	1344431.61
E. D. 7	1828.74	985201.14	277000.00	(-) 1626.00	812850.83	1519425.97
E. D. 8	1420.76	1373433.51	12.00	(-) 1068.00	578349.45	1950702.96
E. D. 9	74.53	2218546.60	25430.66	(-) 19975.50	616822.23	2789962.67
E. D. 10	2640.17	3459479.41	3140000.00	-	464174.38	783653.79
E. D. 12	716.75	1433353.00	928680.20	22074.70	686189.72	2112937.22
E. D. 13	-	-	-	-	18094.68	18094.68
E. D. 14	708.00	812106.00	12408.00	-	382482.35	1182180.35
<b>Total:-</b>	<b>20637.54</b>	<b>23040427.81</b>	<b>7667836.86</b>	<b>30283.20</b>	<b>8970193.00</b>	<b>24373067.15</b>
C. A. U. (R)	1847.54	10709118.96	5169213.00	(-) 18369.00	6980446.24	12501983.20
C. A. U. (SWZ)	1581.23	6131294.20	44960.00	110553.00	3580000.00	9776887.20
C. A. U. (Dwarka)	2106.60	19800411.51	18865947.00	(-) 36924.00	3654705.06	4552245.57
Sports Complex	167414.36	343039.15	200598.50	-	2898708.96	3041149.61

SCHEDULE - B

DETAILS OF CLOSING BALANCE AS ON 31.3.1996.

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Deptt./ Branch/ Section/ Division.	Cash in hand as on 31.3.96	Amount of uncashed cheques as on 31.3.96	Amount of cheques collected by auth- ority and accounted during 95-96 but not taken into account by the bank+Misc. receipts taken in Cash Books.	Amount collected on behalf of Authority & accounted for during 95-96 by bank but not taken into account by Authority.	Balance as per Cash Book as on 31.3.96	Bank Balance as on 31.3.96
1.	2.	3.	4.	5.	6.	7.
E. D. 2	1235.34	447771.00	27000.00	-	748650.69	1169421.69
E. D. 3	5429.20	6331835.00	-	-	901363.13	7233198.13
E. D. 4	3868.95	2216274.50	114306.00	30878.00	2256846.80	4389693.30
E. D. 5	2057.30	2139887.00	206000.00	-	699477.78	779364.78
E. D. 6	657.80	1622540.65	1083000.00	-	804890.96	1344431.61
E. D. 7	1828.74	985201.14	277000.00	(-) 1626.00	812850.83	1519425.97
E. D. 8	1420.76	1373433.51	12.00	(-) 1068.00	578349.45	1950702.96
E. D. 9	74.53	2218546.60	25430.66	(-) 19975.50	616822.23	2789962.67
E. D. 10	2640.17	3459479.41	3140000.00	-	464174.38	783653.79
E. D. 12	716.75	1433353.00	928680.20	22074.70	686189.72	2112937.22
E. D. 13	-	-	-	-	18094.68	18094.68
E. D. 14	708.00	812106.00	12408.00	-	382482.35	1182180.35
<b>Total:-</b>	<b>20637.54</b>	<b>23040427.81</b>	<b>7667836.86</b>	<b>30283.20</b>	<b>8970193.00</b>	<b>24373067.15</b>
<b>C. A. U. (R)</b>	<b>1847.54</b>	<b>10709118.96</b>	<b>5169213.00</b>	<b>(-) 18369.00</b>	<b>6980446.24</b>	<b>12501983.20</b>
<b>C. A. U. (SWZ)</b>	<b>1581.23</b>	<b>6131294.20</b>	<b>44960.00</b>	<b>110553.00</b>	<b>3580000.00</b>	<b>9776887.20</b>
<b>C. A. U. (Dwarka)</b>	<b>2106.60</b>	<b>19800411.51</b>	<b>18865947.00</b>	<b>(-) 36924.00</b>	<b>3654705.06</b>	<b>4552245.57</b>
<b>Sports Complex</b>	<b>167414.36</b>	<b>343039.15</b>	<b>200598.50</b>	<b>-</b>	<b>2898708.96</b>	<b>3041149.61</b>

		59920.80	51574.00	564000.00	11116413.96	
W. D. 1	746.94	637854.97	-	8314.00	536377.00	1182545.97
W. D. 2	-	677459.80	98140.00	-	600000.00	1179319.80
W. D. 3	7.30	197744.00	-	(-) 2109.00	320493.63	516128.63
W. D. 5	1075.15	1829560.71	1011985.00	-	1877359.65	2694935.36
W. D. 6	9142.91	339230.30	207702.00	54614.83	744439.25	930582.38
W. D. 7	1745.41	5994427.08	5625956.00	-	538222.99	906694.07
W. D. 12	382.55	388172.25	155000.00	6659.00	229783.97	469615.22
W. D. 13	137.91	173966.03	-	8285.00	450107.17	632358.20
W. D. 15	1516.75	819540.73	-	17624.00	340092.09	1177256.82
<b>Total:-</b>	<b>14754.92</b>	<b>11057955.87</b>	<b>7098783.00</b>	<b>93387.83</b>	<b>5636875.75</b>	<b>9689436.45</b>
Store-I	257.50	72484291.81	29133996.61	11029.00	1947457.89	45308782.09
Store-II	2313.70	17205398.27	-	3075.77	7393955.99	24602430.03
<b>Total:-</b>	<b>2571.20</b>	<b>89689690.08</b>	<b>29133996.61</b>	<b>14104.77</b>	<b>9341413.88</b>	<b>669911212.12</b>
S. W. D. III	-	-	-	-	26529.75	26529.75
S. W. D. IV	-	-	-	-	136370.00	136370.00
S. W. D. -V	7418.45	1738257.36	3750.00	11459.00	306349.98	2052316.34
S. W. D. -VII	-	-	-	-	1000.00	1000.00
<b>Total:-</b>	<b>7418.45</b>	<b>1738257.36</b>	<b>3750.00</b>	<b>11459.00</b>	<b>470249.73</b>	<b>2216216.09</b>

216

1.	2.	3.	4.	5.	6.	7.	
S. E. Z.-7	1410.75	723697.60	-	-	1618.00	347534.39	1072549.99
S. E. Z.-8	8422.61	1780193.74	300000.00	-	-	2991071.00	4471264.74
S. E. Z.-9	5.45	1343188.59	-	(-) 8913.00	-	607139.57	1941415.14
S. E. Z.-11	894.85	3562951.00	1231807.40	-	-	1156805.94	3487949.54
<b>Total:-</b>	<b>10733.66</b>	<b>7410030.91</b>	<b>1531807.40</b>	<b>7295.00</b>	<b>5102550.90</b>	<b>10973479.41</b>	
N. D. 1	376.25	1004746.90	392983.00	-	-	265481.71	877245.61
N. D. 2	6.85	1226567.39	223000.00	(-) 14911.81	-	673454.45	1662110.03
N. D. 3	1834.60	1287793.70	202308.00	(-) 3002.99	-	785000.00	1867482.71
N. D. 4	11.10	1769616.60	751307.00	(-) 220.00	-	623093.82	1641183.42
N. D. 5	801.03	4305115.21	526997.00	-	5063.00	472212.27	4255393.48
N. D. 6	4617.65	655121.31	-	(+) 11695.99	-	450554.58	1093979.90
N. D. 7	156.58	624121.25	33824.43	(-) 1068.95	-	322208.91	945261.21
N. D. 8	1228.45	602852.89	-	(-) 250.00	-	611196.54	1180225.00
N. D. 9	8194.01	336501.00	125160.00	(-) 18549.00	-	654321.88	990572.88
N. D. 10	19505.35	352117.85	390000.00	-	-	504988.62	750495.47
N. D. 11	10.35	6257551.09	97445.00	-	-	377100.00	6244651.09
N. D. 12	564.10	1255911.60	97445.00	-	-	739908.62	1898375.22
<b>Total:-</b>	<b>37306.32</b>	<b>19678016.79</b>	<b>2743024.43</b>	<b>(-) 7537.74</b>	<b>6479521.40</b>	<b>23406976.02</b>	
S. E. D.-2					500.00	500.00	
S. E. D.-3					94002.65	94002.65	
S. E. D.-4					22601.18	22601.18	
S. E. D.-10					7858.40	7858.40	
<b>Total of SED-5</b>	<b>10733.66</b>	<b>7410030.91</b>	<b>1531807.40</b>	<b>(-) 7295.00</b>	<b>5102550.90</b>	<b>10973479.41</b>	
	<b>10733.66</b>	<b>7410030.91</b>	<b>1531807.40</b>	<b>(-) 7295.00</b>	<b>5227513.13</b>	<b>11098441.64</b>	

	1.	2.	3.	4.	5.	6.	7.
Hert. 1		314.82	1552255.25	821260.00	(-) 5895.62	3009046.18	3734145.81
Hert. 2		40045.05	4610446.54	5294345.00	36989.90	2491413.15	1844504.59
Hert. 3		391.08	377148.00	4887.00	-	2393658.56	2765919.56
Hert. 4		48.79	2772374.00	846000.00	(-) 80.80	2022565.00	3948858.20
Hert. 5		-	-	-	-	299870.75	299870.75
Hert. 6		1071.00	3936700.00	4380950.00	(-) 1110.95	2714959.25	2269598.30
Hert. 7		1732.05	2252207.00	149580.00	-	2225977.19	4328604.19
Hert. 8		856.58	519529.00	386000.00	-	1666893.21	1800422.21
Hert. 9		30944.75	87214.00	-	(-) 4.00	1521801.63	1609011.63
Hert. 10		6178.70	1203358.00	789253.00	-	1533815.56	1947920.66
<b>Total:-</b>		<b>81582.82</b>	<b>17311231.79</b>	<b>12672275.00</b>	<b>29898.53</b>	<b>19880000.58</b>	<b>24548855.90</b>
Elect. 1		6670.45	1587690.00	891160.00	2407.00	349727.51	1048664.51
Elect. 2		9505.55	2682904.30	3146740.00	-	1562705.88	1096870.18
Elect. 3		5130.08	532224.00	534000.00	3224.00	337094.73	338542.73
Elect. 4		-	-	-	-	-	-
Elect. 5		51.93	401968.00	30.00	17709.00	201787.86	621434.86
Elect. 6		-	-	-	-	-	-
Elect. 7		1575.25	756077.15	685120.00	-	455058.92	526016.07
Elect. 8		59.45	4240212.45	2515474.00	-	434810.05	2159548.50
Elect. 9		-	-	-	-	-	-
Elect. 10		459.60	1529050.20	115000.00	7646.00	548322.58	1970018.78
Elect. 11		433.75	4503446.42	1146714.00	0.40	530487.37	3887220.19
M & WD		1151.28	3814408.55	215000.00	-	481655.36	4081063.91
<b>Total:-</b>		<b>25037.34</b>	<b>20047981.07</b>	<b>9249238.00</b>	<b>30986.40</b>	<b>4901650.26</b>	<b>15731379.73</b>

313

1.	2.	3.	4.	5.	6.	7.
						15053.95
HUDCO	-	-	59701.00	68319.15	6435.80	-
S.B.I.	-	-			48868.15	-
S.F.S.			48868.15	-		63944.93
S.B.I.					63944.93	15000.00
SFS CBI					15000.00	
SBI Housing scheme-1983						(-) 300.00
Rehini P.N.B.				4000.00	(-) 4300.00	(-) 400.00
Canara	-	-	250.00		(-) 400.00	(-) 8200.00
S.B.I.	-	-	41575.47	39624.80	(-) 19629.64	-
S.B.I. I.P. Estate	-	21580.31			(-) 2475706.64	(-) 2475706.64
SBI V. Minar	-	-			15572.64	15572.64
SBI P. street	-	-			(-) 439036.95	(-) 439036.95
SBI I.P. Estate			141803793.12	(-) 32527263.27	(-) 8736832.87	10508125.98
SBI V. Sadan	251412.00	193576015.24	37236934.86	(-) 17619693.76	125408843.35	308752539.73
CBI V. Sadan	Nil	238200325.00				



C.B.I. Houses  
S.B.I. Houses  
N. 10026

VII SFS

Urban  
Heritage  
Award Fund

1.	32006142.99	NLI	566276912.05	161953545.82
2.	15815604.00	308014.19 (-)	831510812.59	74261131.20
3.	479619667.54	179499136.79 (-)	1317875334.89	27339770.76
4.	251412.00	479619667.54	1597755845.56	580001041.42
5.			227936.00	227936.00
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33.				

Accounts of (Miles)  
John 1/8/95

City of  
grt. etc. 1/8/95

SUMMARY 1995-1996

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1.	2.	3.	4.	5.	6.	7.
East Zone	20637.54	23040427.81	7667836.86	30283.20	8970193.00	24373067.15
C.A.U.(R)	1847.60	10709118.96	5169213.00	(-) 18369.00	6980446.24	12501983.20
CAU(SWZ)	1581.23	6131294.20	44960.00	110553.00	3580000.00	9776887.23
CAU(Dwarka)	2106.60	19800411.51	18865947.00	(-) 36924.00	3654705.06	4552245.57
Sports complex	167414.36	343039.15	200598.50	-	2898708.96	3041149.61
CAU(SEZ)	332.10	12124223.94	6540652.00	-	2906506.03	8490077.97
P.A.O.(Engg)	61691.00	5473174.13	59920.80	57594.00	5645566.63	11116413.96
W.D. Zone	14754.92	11057955.87	7098783.00	93387.83	5636875.75	9689436.45
Store Divn.	2571.20	89689690.08	29133996.61	14104.77	9341413.88	69911212.12
S.W. Zone	7418.45	1738257.36	3750.00	11459.00	470249.73	2216216.09
S.E. Zone	10733.66	7410030.91	1531807.40	(-) 7295.00	5227513.13	11098441.64
N. Zone	37306.32	19678016.79	2743024.43	(-) 7537.74	6479521.40	23406976.02
Hort.	81582.82	17311231.79	12672275.00	29898.53	19880000.58	24548855.90
Elect.	25037.34	20047981.07	9249236.00	30986.40	4901650.26	15731379.70
Main	251412.00	479619667.54	179499136.79	(-) 1317875334.89	1597755845.56	580001041.42
Urba Haritage					227936.00	227936.00
	686427.14	724174521.11	280481139.39	(-) 1317567193.90	1684557132.21	310683320.03

Col. 2 = 686427.14  
 Col. 5 = 1684557132.21  
1685243559.35

Nazul A/c-I = ₹ 740820711.59  
 Nazul A/c-II = 362411671.11  
 B.G. D.A. = 582011176.65  
1685243559.35

*[Signature]*  
 Accounts Officer (A/G)

*[Signature]*  
 Jt CAO. I/16/8

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**DELHI DEVELOPMENT AUTHORITY**  
**Annual Accounts for the Year 1995-96 in R/o B.Gen.Dev. A/c.**

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**SCHEDULE - C**  
**STATEMENT SHOWING INVESTMENT MADE UNDER GPF AS ON 31.3.96**

Date of Investment	Nature of investment i.e. Govt. paper, Fixed Deposit Receipts etc.	Amount including brokerage and other charges,	Face value	Market value
1.	2.	3.	4.	5.
21.12.87	Public Debt Certificate S.B.I. Vikas Sadan.	5000000	5000000	5000000
12.9.92	-de-	30000000	30000000	30000000
14.9.92	-de-	30000300	30000300	30000300
22.4.93	-de-	10000000	10000000	10000000
26.8.93	-de-	10000000	10000000	10000000
1.6.94	-de-	15000000	15000000	15000000
9.8.94	-de-	40000000	40000000	40000000
1.12.94	-de-	20000000	20000000	20000000
27.6.95	N.P.C. Bonds	18700000	18700000	18700000
30.8.95	Power Corpn. of India Ltd. Bonds	20000000	20000000	20000000
23.12.95	I.C.I.C.I. Bonds	20000000	20000000	20000000
29.12.95	I.F.C.I. Bonds	20000000	20000000	20000000
10.1.96	I.C.I.C.I. Bonds	20000000	20000000	20000000
29.2.96	SAIL Bonds	20000000	20000000	20000000
29.2.96	I.F.C.I. Bonds	20000000	20000000	20000000
<b>Total:-</b>		<b>288700300</b>	<b>288700300</b>	<b>288700300</b>

Accounts Officer (A/c)

Jr. CAO. 27/4/96

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DELHI DEVELOPMENT AUTHORITY  
ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN RESPECT OF  
B. GENERAL DEVELOPMENT ACCOUNT

SCHEDULE - D

STATEMENT SHOWING SUNDRY DEBTORS AS ON 31.3.96

1.	Initial premia for lease of land payable by the lessees	2,58,87,552
2.	Ground Rent payable by the lessees on land	7,54,48,682
3.	Miscellaneous (Other Receipts)	3,50,86,441
4.	Damages levied from unauthorised occupation	1,16,67,387
5.	Decretal amount realisable as a result of decree from Civil Courts	664
6.	Amount outstanding on a/c of non-rendering of Accounts (MPWA)	4,17,89,404
7.	Amount outstanding on a/c of disposal of housing	289,13,47,734
8.	Amount due on a/c of disposal of shops	80,57,716
9.	Amount due on a/c of disposal of shops under Defence Colony Flyover (MCD)	9,949
10.	Amount recoverable from Sports Authority of India on a/c of M/O Stadia by Hort. Divn. No. VI	36,53,000
11.	Interest accrued on deposits with the Banks and on Bonds:	
i)	Short-term Investment	4,13,62,616
ii)	Conversion of lease Investment	7,15,63,012
iii)	G.P.F. Investment	41,26,997
iv)	Sp. Deposit Scheme(GPF)	4,78,83,061
v)	Pension Fund Investment	2,76,46,868
		<hr/>
		19,25,82,554
		<hr/>
	TOTAL	328,55,31,083

*[Signature]*  
ACCOUNTS OFFICER (A/C)

*[Signature]*  
JT. CHIEF ACCOUNTS OFFICER-I

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DELHI DEVELOPMENT AUTHORITY  
ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN RESPECT OF  
B. GENERAL DEVELOPMENT ACCOUNT

SCHEDULE - E

STATEMENT SHOWING THE DETAILS OF TEMPORARY  
ADVANCE & OTHER ADVANCES AS ON 31.3.96

Opening balance as on 1.4.95                   ...                   ...                   89,83,898

Add: Payment during the year  
1995-96

Festival Advance           42,84,462  
Other Misc. Advances      6,62,183


49,46,645

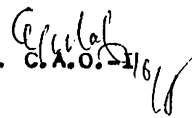
1,39,30,543

Less: Receipt during the year  
1995-96

Festival Advance           51,48,472  
Other Misc. Advances      41,62,885

46,19,186

  
ACCOUNTS OFFICER (W/C) 12/8/96

  
Jt. C.A.O. 11/6/96

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**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN RESPECT OF**  
**B. GENERAL DEVELOPMENT A/C.**

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**SCHEDULE - F**  
**STATEMENT OF PROPERTY AS ON 31.3.96**

Sl. No.	Particulars of Property	Balance as on 1.4.95	Additions, if any	Depreciation	Balance as on 31.3.96
1.	2.	3.	4.	5.	6.
		19,72,201	62,02,432	12,41,778	69,32,855
1.	Motor Vehicles	28,17,763	4,08,703	3,09,693	29,16,773
2.	Office furniture & fittings	30,25,597	6,79,079	3,49,634	33,55,042
3.	Other Office Equipments	3,70,535	38,585	37,445	3,71,675
4.	Survey & Drawing Instruments	3,54,339	2,16,544	43,005	5,27,878
5.	Printing Press	5,33,565	4,73,152	88,407	9,18,310
6.	Computers	4,51,054	-	45,105	4,05,949
7.	Tools & Plants	2,21,69,163	-	5,54,229	2,16,14,934
8.	Staff Quarters	40,640	-	1,016	39,624
9.	Community Centre Rajindersa Place	8,08,927	-	20,223	7,88,704
10.	Four Stereeyed Bldg. near Kamal Theatre	32,82,375	-	82,059	32,00,316
11.	Central Cement Store at Rewari Line	15,22,14,506	-	38,05,363	14,84,09,143
12.	5-Star Hotel at Patel Marg	2,06,45,548	-	5,16,164	2,01,30,384
13.	23-Stereeyed Bldg. Vikas Minar	22,70,493	-	56,762	22,13,731
14.	Temp. Office Bldg. at various places	47,737	-	1,193	46,544
15.	Community Centre at Yusuf Sarai	3,17,05,203	-	7,92,630	3,09,12,573
16.	Central Store at I GTK Road	85,871	-	2,147	83,724
17.	C/O Barat Ghar	5,35,820	-	13,396	5,22,424
18.	C/O Office Bldg. at Dilshad Garden	1,47,419	-	3,685	1,43,734
19.	Tourist Complex at Tughlakabad	8,991	-	225	8,766
20.	Community Centre at Vivek Vihar	5,57,07,459	-	13,92,686	5,43,14,773
21.	Community Centre at Janakpuri	2,395	-	60	2,335
22.	Commercial Complex Sidhartha Enclave	37,99,330	-	94,983	37,04,347
23.	Shopping Complex at Mayapuri	33,869	-	847	33,022
24.	Community Centre at Vikaspuri	-	-	-	-
25.	Shopping/Office Complex in front of M.C. Hospital at Ring Road	1,12,496	-	2,812	1,09,684
26.	Office Complex Paschimpuri	64,623	-	1,616	63,007

1.	2.	3.			
27.	Office Bldg. at East of Loni Road	72,218	-	1,805	70,413
28.	Staff Qtrs. at A.G.V.C.	81,62,458	-	2,04,061	79,58,397
29.	Office Bldg. at Lawrence Road	2,84,336	-	7,108	2,77,228
30.	C/O Shopping Centre at Janakpuri	11,95,93,949	53,65,676	-	12,49,59,625
31.	C/O DDA Bldg. at INA Mkt.	9,80,77,829	-	24,51,945	9,56,25,884
32.	C/O flatted factory at Okhla	1,53,319	-	3,833	1,49,486
33.	C/O Shopping Centre at Nehru Place	3,02,99,972	24,566	-	3,03,24,538
34.	C/O Office Bldg. at Bhikaji-cama-Place	5,30,52,119	19,51,604	-	5,50,03,723
35.	C/O Office Bldg. at Distt. Centre Laxmi Nagar	2,52,27,216	11,56,737	-	2,63,83,953
36.	Distt. Centre at Saket	74,02,743	10,15,988	-	84,18,731
37.	Shopping/Office Complex at Kirti Nagar	27,04,467	-	67,612	26,36,855
38.	Office Bldg. at Sarita Vihar	3,60,039	6,43,456	-	10,03,495
39.	Distt. Centre at Shastri Park	10,41,357	-	26,034	10,15,323
40.	Distt. Centre G-8 Area Hari Nagar	35,16,706	1,60,660	-	36,77,366
41.	Temp. Office Bldg. on Trans-Yamuna Area	5,98,567	-	14,964	5,83,603
42.	Distt. Centre at Chilla	11,92,444	-	29,811	11,62,633
<b>TOTAL</b>		<b>65,49,48,658</b>	<b>1,83,37,182</b>	<b>1,22,64,336</b>	<b>66,10,21,504</b>

*[Signature]*  
ACCOUNTS OFFICER (A/C)

*[Signature]*  
Jt. C.A.O.-I


DELHI DEVELOPMENT AUTHORITY

Annual Accounts For The Year 1995-96 in R/o B.Gen. Dev. Account

Statement of Loan sanctioned by the Central Govt. and the outstanding balances  
as on 31.3.96.

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Sl. No. and date of sanction	Original amount.	Rate of interest	Balance as on 1.4.95	Additions during 1995-96	Total	Repayment upto the end of yr. 31.3.95	Payment during the year 1995-96	Total Re-payment upto the end of year 95-96	Balance as on 31.3.96		
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	
<u>CENTRAL GOVT LOANS</u>											
1.	K-11011/8/81 dt.4.3.81		4,33,00,000	8½%	43,30,000	NIL	43,30,000	3,89,70,000	43,30,000	4,33,00,000	NIL
			4,33,00,000		43,30,000	Nil	43,30,000	3,89,70,000	43,30,000	4,33,00,000	NIL
<u>LOANS FROM DELHI ADMINISTRATION</u>											
2.	F.2(30)80/L&B dt.8.9.80		70,00,000	7½%	4,70,000	Nil	4,70,000	65,30,000	4,70,000	70,00,000	Nil
3.	12(30)80/L&B dt.31.3.82		44,50,000	8½%	5,50,000	Nil	5,50,000	39,00,000	3,00,000	42,00,000	2,50,000
4.	12(30)80/L&B dt.29.3.84		1,20,00,000	8½%	32,00,000	Nil	32,00,000	88,00,000	8,00,000	96,00,000	24,00,000
5.	12(70)L&B dt.12.10.84		50,00,000	8½%	16,20,000	Nil	16,20,000	33,80,000	3,40,000	37,20,000	12,80,000
6.	-do- dt.17.12.84		50,00,000	9½%	16,20,000	Nil	16,20,000	33,80,000	3,40,000	37,20,000	12,80,000
7.	-do- dt.28.3.85		75,00,000	9½%	25,00,000	Nil	25,00,000	50,00,000	5,00,000	55,00,000	20,00,000
			4,09,50,000		99,60,000	Nil	99,60,000	2,59,90,000	27,50,000	3,37,40,000	72,10,000

  
 Accounts Officer (A/Cs)

  
 C.A.C. II



Sl. No.	No. and date of sanction	Original amount.	Rate of Interest	Balance as on 1.4.95	Additions during 1995-96	Total	Repayment upto the end of yr. 31.3.95	Payment during the year 1995-96	Total Re-payment upto the end of year 95-96	Balance as on 31.3.96
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.
8.	D.D.A. Debentures	15,00,00,000	-	15,00,00,000	Nil	15,00,00,000	Nil	Nil	Nil	15,00,00,000
		15,00,00,000	-	15,00,00,000	Nil	15,00,00,000	Nil	Nil	Nil	15,00,00,000

LOANS FROM L.I.C.

9.	K-11011/157/700 dt.27.5.71	1,00,00,000	6 1/4%	8,00,000	Nil	8,00,000	92,00,000	4,00,000	96,00,000	4,00,000
10.	11011(6)70 dt.22.8.70	1,00,00,000	6 1/4%	4,00,000	Nil	4,00,000	96,00,000	4,00,000	1,00,00,000	Nil
11.	Res. No.8 dt.13.10.86	53,46,000	11%	42,76,800	Nil	42,76,800	10,69,200	2,13,840	12,83,040	40,62,960
		2,53,46,000		54,76,800	Nil	54,76,800	1,98,69,200	10,13,840	2,08,83,040	44,62,960

PART-B DISTRIBUTION OF OUTSTANDING DEBT SCHEMES

Sl. No.	Name of Scheme	Date of completion	Amount of loan	Rate of Repayment upto Inte- rest.	Repayment upto the end of year 1995-96	Loan outstanding at the end of year i.e. 1995-96
1.	2.	3.	4.	5.	6.	7.
<u>C/o Houses for sale to public</u>						
<u>(A) LOANS FROM CENTRAL GOVT.</u>						
			1) 4,33,00,000	8½%	4,33,00,000	Nil
			4,33,00,000		4,33,00,000	Nil
<u>(B) LOANS FROM DELHI ALMN.</u>						
			i) 70,00,000	7½%	70,00,000	Nil
			ii) 44,50,000	8½%	42,00,000	2,50,000
			iii) 1,20,00,000	8½%	96,00,000	24,00,000
			iv) 50,00,000	8½%	37,20,000	12,80,000
			v) 50,00,000	9½%	37,20,000	12,80,000
			vi) 75,00,000	9½%	55,00,000	20,00,000
			4,09,50,000		3,37,40,000	72,10,000
<u>(C) D.D.A. DEBENTURES</u>						
			15,00,00,000	-	Nil	15,00,00,000
			15,00,00,000	-	Nil	15,00,00,000
<u>(D) LOANS FROM L.I.C.</u>						
			i) 1,00,00,000	6½%	96,00,000	4,00,000
			ii) 1,00,00,000	6½%	1,00,00,000	Nil
			iii) 53,46,000	11%	12,83,040	40,62,960
			2,53,46,000		2,08,83,040	44,62,960

*Shri M. S. G. G. S.*  
Accounts Officer (A/G)

*C. P. S.*  
Jt. CAO. 16/1

DELHI DEVELOPMENT AUTHORITY  
ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN R/O B. GENERAL DEVELOPMENT A/C.

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SCHEDULE - H  
STATEMENT SHOWING INVESTMENTS AS ON 31.3.96.

Date of Investment	Fixed Deposit/ C.O.D.	Amount i/c brokerage and other charges.	Face value	Market value
11.6.94	Central Bank of India, Vikas Sadan.	50,000	50,000	50,000
15.10.94	Central Bank of India, Vikas Sadan.	40,000	40,000	40,000
15.1.96	Central Bank of India, Vikas Sadan.	50,000	50,000	50,000
10.2.96	Central Bank of India, Vikas Sadan.	19,72,000	19,72,000	19,72,000
11.2.96	Central Bank of India, Vikas Sadan.	11,39,52,096	11,39,52,096	11,39,52,096
16.2.96	State Bank of India, Vikas Sadan.	38,28,38,352	38,28,38,352	38,28,38,352
16.2.96	Punjab National Bank, Rajindra Place.	1,00,00,000	1,00,00,000	1,00,00,000
16.2.96	Central Bank of India, Vikas Sadan.	5,00,00,000	5,00,00,000	5,00,00,000
16.2.96	State Bank of India, Vikas Sadan.	5,00,00,000	5,00,00,000	5,00,00,000
19.2.96	Vijaya Bank, Daryaganj.	5,00,00,000	5,00,00,000	5,00,00,000
19.2.96	Punjab & Sind Bank, Kailash Colony	5,00,00,000	5,00,00,000	5,00,00,000
19.2.96	Dena Bank, Kirti Nagar.	1,00,00,000	1,00,00,000	1,00,00,000
19.2.96	State Bank of India, Vikas Sadan.	5,05,67,123	5,05,67,123	5,05,67,123
19.2.96	Punjab National Bank, Okhla	1,00,00,000	1,00,00,000	1,00,00,000
19.2.96	Bank of Barauda, Hauz Khas.	1,00,00,000	1,00,00,000	1,00,00,000
19.2.96	Punjab & Sind Bank, Scindia House	2,00,00,000	2,00,00,000	2,00,00,000
23.2.96	State Bank of India, Vikas Sadan.	50,000	50,000	50,000
23.2.96	Central Bank of India, Vikas Sadan.	1,47,250	1,47,250	1,47,250
26.2.96	State Bank of India, Vikas Sadan.	3,00,00,000	3,00,00,000	3,00,00,000
26.2.96	Central Bank of India, Vikas Sadan.	3,00,00,000	3,00,00,000	3,00,00,000
		86,96,66,321	86,96,66,321	86,96,66,321

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1.	2.	3.	4.	5.	6.
21.	26.2.96	State Bank of Saurashtra, Chandni Chowk.	3,00,00,000	3,00,00,000	3,00,00,000
22.	26.2.96	Punjab & Sind Bank, Paschim Vihar.	2,00,00,000	2,00,00,000	2,00,00,000
23.	26.2.96	Union Bank, Paharganj.	2,00,00,000	2,00,00,000	2,00,00,000
24.	26.2.96	Vijaya Bank, Samaipur Badli.	2,00,00,000	2,00,00,000	2,00,00,000
25.	26.2.96	Punjab & Sind Bank, Janpath.	1,00,00,000	1,00,00,000	1,00,00,000
26.	26.2.96	Indian Overseas Bank, Model Town.	1,00,00,000	1,00,00,000	1,00,00,000
27.	26.2.96	Punjab National Bank, Okhla.	1,00,00,000	1,00,00,000	1,00,00,000
28.	26.2.96	Punjab National Bank, Paharganj.	1,00,00,000	1,00,00,000	1,00,00,000
29.	26.2.96	Dena Bank, Mayapuri.	1,00,00,000	1,00,00,000	1,00,00,000
30.	26.2.96	Bank of Baroda, Kirti Nagar.	1,00,00,000	1,00,00,000	1,00,00,000
31.	26.2.96	Andhra Bank, Sadar Bazar.	1,00,00,000	1,00,00,000	1,00,00,000
32.	26.2.96	Indian Overseas Bank, Preet Vihar.	1,00,00,000	1,00,00,000	1,00,00,000
33.	26.2.96	Oriental Bank of Commerce, Vishal Enclave.	50,00,000	50,00,000	50,00,000
34.	26.2.96	Indian Bank, Safdarjung Enclave.	50,00,000	50,00,000	50,00,000
35.	26.2.96	Punjab National Bank, Dilshad Garden.	50,00,000	50,00,000	50,00,000
36.	26.2.96	Union Bank, Paschim Vihar.	50,00,000	50,00,000	50,00,000
37.	1.3.96	Vijaya Bank, Ansari Road.	2,00,00,000	2,00,00,000	2,00,00,000
38.	1.3.96	Punjab & Sind Bank, Janpath.	2,00,00,000	2,00,00,000	2,00,00,000
39.	1.3.96	State Bank of India, Vikas Sadan.	2,00,00,000	2,00,00,000	2,00,00,000
40.	1.3.96	Central Bank of India, Vikas Sadan.	2,00,00,000	2,00,00,000	2,00,00,000
41.	1.3.96	Punjab & Sind Bank, Green Park.	2,00,00,000	2,00,00,000	2,00,00,000
42.	1.3.96	Union Bank of India, Karol Bagh.	3,00,00,000	3,00,00,000	3,00,00,000
43.	1.3.96	Syndicate Bank, Khan Market.	1,00,00,000	1,00,00,000	1,00,00,000
44.	1.3.96	Punjab & Sind Bank, Malkaganj.	1,00,00,000	1,00,00,000	1,00,00,000
45.	1.3.96	Punjab National Bank, Kirti Nagar.	1,00,00,000	1,00,00,000	1,00,00,000
46.	1.3.96	Allahabad Bank, I.F.B. Conn. Circus.	1,00,00,000	1,00,00,000	1,00,00,000
47.	3.3.96	State Bank of Patiala, Shastri Bhawan.	1,00,00,000	1,00,00,000	1,00,00,000
			123,96,66,821	123,96,66,821	123,96,66,821

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1.	2.	3.	4.	5.	6.	
			B/F	123,96,66,821	123,96,66,821	123,96,66,821
48	3.3.96	State Bank of Patiala, Hauz Khas.	1,00,00,000	1,00,00,000	1,00,00,000	
49	3.3.96	Bank of Baroda, Vasant Vihar.	2,00,00,000	2,00,00,000	2,00,00,000	
50	3.3.96	Canara Bank, Parliament Street	2,00,00,000	2,00,00,000	2,00,00,000	
51	3.3.96	Indian Overseas Bank Roop Nagar.	1,00,00,000	1,00,00,000	1,00,00,000	
52	3.3.96	Andhara Bank, Sadar Bazar.	3,00,00,000	3,00,00,000	3,00,00,000	
53	3.3.96	Punjab & Sind Bank, Green Park	1,00,00,000	1,00,00,000	1,00,00,000	
54	3.3.96	Punjab National Bank, Okhla.	2,00,00,000	2,00,00,000	2,00,00,000	
55	3.3.96	United Commercial Bank, Conn. Place.	3,00,00,000	3,00,00,000	3,00,00,000	
56	3.3.96	Bank of Maharashtra, U.P.S.C.	1,00,00,000	1,00,00,000	1,00,00,000	
57	3.3.96	Punjab & Sind Bank Kailash Colony	5,00,00,000	5,00,00,000	5,00,00,000	
58	3.3.96	Punjab & Sind Bank, Malkaganj	2,00,00,000	2,00,00,000	2,00,00,000	
59	3.3.96	State Bank of India, Vikas Sadan.	5,00,00,000	5,00,00,000	5,00,00,000	
60	3.3.96	Central Bank of India, Vikas Sadan.	5,00,00,000	5,00,00,000	5,00,00,000	
61	3.3.96	Punjab National Bank, Minto Road.	2,00,00,000	2,00,00,000	2,00,00,000	
62	3.3.96	Punjab National Bank, Naraina	1,00,00,000	1,00,00,000	1,00,00,000	
63	7.3.96	State Bank of India, Vikas Sadan.	38,69,000	38,69,000	38,69,000	
64	7.3.96	Bank of Maharashtra, U.P.S.C.	1,00,00,000	1,00,00,000	1,00,00,000	
65	7.3.96	Union Bank of India, Karol Bagh.	2,00,00,000	2,00,00,000	2,00,00,000	
66	7.3.96	Indian Overseas Bank, R.K. Puram.	2,00,00,000	2,00,00,000	2,00,00,000	
67	7.3.96	Punjab & Sind Bank, Sadar Bazar.	1,00,00,000	1,00,00,000	1,00,00,000	
68	7.3.96	State Bank of Saurashtra, Nehru Place	2,00,00,000	2,00,00,000	2,00,00,000	
69	7.3.96	State Bank of Saurashtra, Mayur Vihar.	1,00,00,000	1,00,00,000	1,00,00,000	
70	7.3.96	Syndicate Bank, Dev Nagar.	50,00,000	50,00,000	50,00,000	
71	7.3.96	Dena Bank, Mayapuri.	1,00,00,000	1,00,00,000	1,00,00,000	
72	7.3.96	Allahabad Bank, I.F.B.	2,00,00,000	2,00,00,000	2,00,00,000	

1.	2.	3.	4.	5.	6.
73.		Punjab & Sind Bank G-Bh&ck, Conn. Circus.	50,00,000	50,00,000	50,00,000
74.	7.3.96	State Bank of Patiala, Park street.	1,00,00,000	1,00,00,000	1,00,00,000
75.	8.3.96	Vijaya Bank, Chandni Chowk.	1,00,00,000	1,00,00,000	1,00,00,000
76.	8.3.96	Central Bank of India, Vikas Sadan.	5,05,67,123	5,05,67,123	5,05,67,123
77.	10.3.96	Bank of Maharashtra, U.F.S.C.	1,00,00,000	1,00,00,000	1,00,00,000
78.	11.3.96	Central Bank of India, Vikas Sadan.	56,86,000	56,86,000	56,86,000
79.	16.3.96	Andhra Bank, Sadar Bazar.	2,00,00,000	2,00,00,000	2,00,00,000
80.	18.3.96	United Commercial Bank, Parlt. Street.	1,00,00,000	1,00,00,000	1,00,00,000
81.	18.3.96	Punjab National Bank, R.K. Puram, Sect. IV.	1,00,00,000	1,00,00,000	1,00,00,000
82.	18.3.96	State Bank of Saurashtra, Nehru Place.	2,00,00,000	2,00,00,000	2,00,00,000
83.	18.3.96	Canara Bank, Parlt. Street.	1,00,00,000	1,00,00,000	1,00,00,000
84.	18.3.96	Allahabad Bank, I.F.B.	2,00,00,000	2,00,00,000	2,00,00,000
85.	18.3.96	Union Bank of India, Karol Bagh.	2,00,00,000	2,00,00,000	2,00,00,000
86.	18.3.96	Union Bank of India, Kirti Nagar.	1,00,00,000	1,00,00,000	1,00,00,000
87.	18.3.96	Vijay Bank, Ansari Road.	2,00,00,000	2,00,00,000	2,00,00,000
88.	18.3.96	Punjab & Sind Bank, I.F.B.	2,00,00,000	2,00,00,000	2,00,00,000
89.	18.3.96	Punjab National Bank, Green Park Extn.	2,00,00,000	2,00,00,000	2,00,00,000
90.	18.3.96	Central Bank of India, Vikas Sadan.	4,35,000	4,35,000	4,35,000
91.	19.3.96	Union Bank of India, Palika Bhawan.	1,00,00,000	1,00,00,000	1,00,00,000
92.	19.3.96	Punjab & Sind Bank, Tilak Nagar.	1,00,00,000	1,00,00,000	1,00,00,000
93.	20.3.96	Central Bank of India, Vikas Sadan.	6,00,00,000	6,00,00,000	6,00,00,000
94.	20.3.96	Central Bank of India, Vikas Sadan.	1,67,92,378	1,67,92,378	1,67,92,378
95.	22.3.96	Punjab & Sind Bank, Kailash Colony.	1,00,00,000	1,00,00,000	1,00,00,000
96.	22.3.96	Punjab & Sind Bank, Azadpur.	2,00,00,000	2,00,00,000	2,00,00,000
97.	22.3.96	Punjab & Sind Bank, Nejrū Place.	5,00,00,000	5,00,00,000	5,00,00,000
98.	22.3.96	Bank of Baroda, Vasant Vihar.	1,00,00,000	1,00,00,000	1,00,00,000
99.	22.3.96	Canara Bank, Daryaganj	1,00,00,000	1,00,00,000	1,00,00,000

	1.	2.	3.	4.	5.	6.
100.	23.3.96	Punjab National Bank, Paharganj.	1,00,00,000	1,00,00,000	1,00,00,000	
101.	23.3.96	Central Bank of India, Vikas Sadan.	4,01,00,000	4,01,00,000	4,01,00,000	
102.	24.3.96	Central Bank of India, Vikas Sadan.	4,00,000	4,00,000	4,00,000	
103.	2.3.96	Central Bank of India, Vikas Sadan.	8,65,88,372	8,65,88,372	8,65,88,372	
104.	24.3.96	State Bank of India, Vikas Sadan.	3,00,00,000	3,00,00,000	3,00,00,000	
105.	24.3.96	Vijaya Bank, Chandni Chowk.	2,00,00,000	2,00,00,000	2,00,00,000	
106.	24.3.96	Central Bank of India, Vikas Sadan.	3,00,00,000	3,00,00,000	3,00,00,000	
107.	24.3.96	Central Bank of India, Vikas Sadan.	1,05,56,833	1,05,56,833	1,05,56,833	
108.	25.3.96	Vijaya Bank, Chandni Chowk.	2,00,00,000	2,00,00,000	2,00,00,000	
109.	29.3.96	State Bank of India, Vikas Sadan.	5,32,00,000	5,32,00,000	5,32,00,000	
110.	29.3.96	Allahabad Bank, I.F.B.	2,00,00,000	2,00,00,000	2,00,00,000	
111.	29.3.96	State Bank of India, Janakpuri.	1,00,00,000	1,00,00,000	1,00,00,000	
112.	29.3.96	Indian Overseas Bank, Roop Nagar.	1,00,00,000	1,00,00,000	1,00,00,000	
113.	29.3.96	Punjab & Sind Bank, Green Park.	1,00,00,000	1,00,00,000	1,00,00,000	
114.	29.3.96	Punjab & Sind Bank, Scindia House.	3,00,00,000	3,00,00,000	3,00,00,000	
115.	29.3.96	State Bank of India, Vikas Sadan.	1,00,00,000	1,00,00,000	1,00,00,000	
116.	29.3.96	Central Bank of India, Vikas Sadan.	1,00,00,000	1,00,00,000	1,00,00,000	
117.	29.3.96	State Bank of Patiala, Shastri Bhawan	50,00,000	50,00,000	50,00,000	
118.	29.3.96	Bank of Baroda, Vasant Vihar.	25,00,000	25,00,000	25,00,000	
119.	29.3.96	State Bank of Saurashtra, Mayur Vihar.	1,00,00,000	1,00,00,000	1,00,00,000	
120.	29.3.96	State Bank of Saurashtra, Sidhartha Extn.	1,00,00,000	1,00,00,000	1,00,00,000	
121.	29.3.96	<del>29.3.96</del> Dena Bank, Nehru Place.	1,00,00,000	1,00,00,000	1,00,00,000	
122.	29.3.96	State Bank of Indore, Conn. Circus.	1,00,00,000	1,00,00,000	1,00,00,000	
123.	29.3.96	Oriental Bank of Commerce.	1,00,00,000	1,00,00,000	1,00,00,000	
124.	29.3.96	State Bank of Patiala, Hauz Khas.	50,00,000	50,00,000	50,00,000	
125.	29.3.96	Bank of Baroda, Sultanpur Mazra.	2,00,00,000	2,00,00,000	2,00,00,000	
126.	29.3.96	Indian Overseas Bank, New Rajinder Nagar.	1,00,00,000	1,00,00,000	1,00,00,000	

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1.	2.	3.	4.	5.	6.
127.	29.3.96	Punjab & Sind Bank, Scindia House	1,00,00,000	1,00,00,000	1,00,00,000
128.	29.3.96	Punjab & Sind Bank, M Block, Conn. Place	1,00,00,000	1,00,00,000	1,00,00,000
129.	30.3.96	Central Bank of India, Vikas Sadan	3,98,46,893	3,98,46,893	3,98,46,893
130.	31.5.95	State Bank of India, Vikas Sadan	16,00,00,000	16,00,00,000	16,00,00,000
131.	24.2.96	Central Bank of India, Vikas Sadan	3,31,000	3,31,000	3,31,000
132.		Central Bank of India, Vikas Sadan	5,56,40,000	5,56,40,000	5,56,40,000
133.		State Bank of India, Vikas Sadan	7,59,45,000	7,59,45,000	7,59,45,000
TOTAL			304,21,24,420	304,21,24,420	304,21,24,420

*[Signature]*  
 12/8/96  
 ACCOUNTS OFFICER (A/C)

*[Signature]*  
 JT. CHIEF ACCOUNTS OFFICER-I



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1.	2.	3.	4.	5.	6.
127.	29.3.96	Punjab & Sind Bank, Scindia House	1,00,00,000	1,00,00,000	1,00,00,000
128.	29.3.96	Punjab & Sind Bank, M Block, Conn. Place	1,00,00,000	1,00,00,000	1,00,00,000
129.	30.3.96	Central Bank of India, Vikas Sadan	3,98,46,893	3,98,46,893	3,98,46,893
130.	31.5.95	State Bank of India, Vikas Sadan	16,00,00,000	16,00,00,000	16,00,00,000
131.	24.2.96	Central Bank of India, Vikas Sadan	3,31,000	3,31,000	3,31,000
132.		Central Bank of India, Vikas Sadan	5,56,40,000	5,56,40,000	5,56,40,000
133.		State Bank of India, Vikas Sadan	7,59,45,000	7,59,45,000	7,59,45,000
<b>TOTAL</b>			<b>304,21,24,420</b>	<b>304,21,24,420</b>	<b>304,21,24,420</b>

*[Signature]*  
 ACCOUNTS OFFICER (A/C)

*[Signature]*  
 JT. CHIEF ACCOUNTS OFFICER-I

DELHI DEVELOPMENT AUTHORITY  
ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN R/o B. GENERAL DEVELOPMENT A/C.

SCHEDULE - I

Statement showing Urban Development Fund Investment as on 31.3.96.

Sl. NO.	Date of investment	Fixed Deposits	Amount i/c brokerage and other charges.	Face value	Market value
1.	2.	3.	4.	5.	6.
1.	1.1.96	Canara Bank, Gole Market.	13,62,743.00	13,62,743.00	13,62,743.00
2.	1.1.96	-do-	2,70,475.00	2,70,475.00	2,70,475.00
3.	4.10.92	-do-	21,37,077.21	21,37,077.21	21,37,077.21
4.	3.4.95	-do-	9,21,938.82	9,21,938.82	9,21,938.82
5.	3.4.95	-do-	68,98,164.39	68,98,164.39	68,98,164.39
6.	10.4.95	-do-	71,99,844.32	71,99,844.32	71,99,844.32
7.	10.4.95	-do-	9,36,977.60	9,36,977.60	9,36,977.60
8.	17.4.95	-do-	4,58,698.40	4,58,698.40	4,58,698.40
9.	17.4.95	-do-	1,52,538.00	1,52,538.00	1,52,538.00
10.	24.4.95	-do-	17,64,744.20	17,64,744.20	17,64,744.20
11.	24.4.95	-do-	3,75,865.00	3,75,865.00	3,75,865.00
12.	1.5.95	-do-	15,01,476.00	15,01,476.00	15,01,476.00
13.	1.5.95	-do-	2,63,791.00	2,63,791.00	2,63,791.00
14.	4.5.95	-do-	85,75,111.72	85,75,111.72	85,75,111.72
15.	8.5.95	-do-	11,30,914.00	11,80,914.00	11,80,914.00
16.	8.5.95	-do-	1,50,701.00	1,50,701.00	1,50,701.00
17.	10.5.95	-do-	61,91,733.00	61,91,733.00	61,91,733.00
18.	13.5.95	-do-	2,77,86,000.00	2,77,86,000.00	2,77,86,000.00

1.	2.	3.	4.	5.	6.
		Canara Bank, Gole Market.	9,81,254.28	9,81,254.28	9,81,254.28
19.	15.5.95	-do-	2,47,432.50	2,47,432.50	2,47,432.50
20.	15.5.95	-do-	9,51,679.00	9,51,679.00	9,51,679.00
21.	22.5.95	-do-	1,89,824.90	1,89,824.90	1,89,824.90
22.	22.5.95	-do-	18,26,541.00	18,26,541.00	18,26,541.00
23.	29.5.95	-do-	3,88,524.95	3,88,524.95	3,88,524.95
24.	29.5.95	-do-	10,98,941.00	10,98,941.00	10,98,941.00
25.	4.6.95	-do-	14,19,634.20	14,19,634.20	14,19,634.20
26.	5.6.95	-do-	1,72,048.20	1,72,048.20	1,72,048.20
27.	5.6.95	-do-	17,17,422.00	17,17,422.00	17,17,422.00
28.	5.6.95	-do-	2,22,32,241.03	2,22,32,241.03	2,22,32,241.03
29.	7.6.95	-do-	88,39,733.00	88,39,733.00	88,39,733.00
30.	7.6.95	-do-	24,36,296.40	24,36,296.40	24,36,296.40
31.	11.6.95	-do-	11,22,779.00	11,22,779.00	11,22,779.00
32.	12.6.95	-do-	1,93,860.20	1,93,860.20	1,93,860.20
33.	12.6.95	-do-	1,55,35,999.00	1,55,35,999.00	1,55,35,999.00
34.	13.6.95	-do-	26,67,246.75	26,67,246.75	26,67,246.75
35.	18.6.95	-do-	7,82,510.00	7,82,510.00	7,82,510.00
36.	19.6.95	-do-	2,12,562.05	2,12,562.05	2,12,562.05
37.	19.6.95	-do-	1,50,95,858.00	1,50,95,858.00	1,50,95,858.00
38.	19.6.95	-do-	67,04,581.32	67,04,581.32	67,04,581.32
39.	25.6.95	-do-	56,90,641.00	56,90,641.00	56,90,641.00
40.	26.6.95	-do-	22,52,724.56	22,52,724.56	22,52,724.56
41.	26.6.95	-do-	3,87,140.00	3,87,140.00	3,87,140.00
42.	26.6.95	-do-	1,99,40,650.00	1,99,40,650.00	1,99,40,650.00
43.	27.6.95	-do-	5,65,55,883.62	5,65,55,883.62	5,65,55,883.62
44.	28.6.95	-do-			

1.	2.	3.	4.	5.	6.
		Canara Bank, Gole Market,			
45.	28.6.95	-do-	46,87,199.00	46,87,199.00	46,87,199.00
46.	29.6.95	-do-	40,20,513.00	40,20,513.00	40,20,513.00
47.	3.7.95	-do-	62,43,985.75	62,43,985.75	62,43,985.75
48.	3.7.95	-do-	11,42,918.05	11,42,918.75	11,42,918.75
49.	25.7.95	-do-	5,04,78,261.45	5,04,78,261.45	5,04,78,261.45
50.	31.7.95	-do-	2,23,61,852.00	2,23,61,852.00	2,23,61,852.00
51.	31.7.95	-do-	2,87,71,145.00	2,87,71,145.00	2,87,71,145.00
52.	31.7.95	-do-	2,12,94,330.00	2,12,94,330.00	2,12,94,330.00
53.	31.7.95	-do-	2,44,30,304.00	2,44,30,304.00	2,44,30,304.00
54.	31.7.95	-do-	37,50,574.00	37,50,574.00	37,50,574.00
55.	1.8.95	-do-	95,11,132.00	95,11,132.00	95,11,132.00
56.	8.8.95	-do-	55,69,502.00	55,69,502.00	55,69,502.00
57.	15.8.95	-do-	78,83,592.00	78,83,592.00	78,83,592.00
58.	22.8.95	-do-	56,00,886.00	56,00,886.00	56,00,886.00
59.	8.1.96	-do-	10,16,869.00	10,16,869.00	10,16,869.00
60.	8.1.96	-do-	3,99,199.00	3,99,199.00	3,99,199.00
61.	15.1.96	-do-	2,81,499.00	2,81,499.00	2,81,499.00
62.	15.1.96	-do-	1,03,648.00	1,03,648.00	1,03,648.00
63.	22.1.96	-do-	24,26,717.58	24,26,717.58	24,26,717.58
64.	22.1.96	-do-	3,98,276.20	3,98,276.20	3,98,276.20
65.	29.1.96	-do-	14,76,147.00	14,76,147.00	14,76,147.00
66.	29.1.96	-do-	6,14,569.00	6,14,569.00	6,14,569.00
67.	5.2.96	-do-	15,35,802.00	15,35,802.00	15,35,802.00
68.	5.2.96	-do-	1,61,243.00	1,61,243.00	1,61,243.00
69.	12.2.96	-do-	14,04,819.20	14,04,819.20	14,04,819.20
70.	12.2.96	-do-	2,30,917.00	2,30,917.00	2,30,917.00
71.	19.2.96	-do-	12,92,740.00	12,92,740.00	12,92,740.00

1.	2.	3.	4.	5.	6.
72.	19.2.96	Canara Bank, Gole Market.			
73.	26.2.96	-do-	5,06,378.00	5,06,378.00	5,06,378.00
74.	26.2.96	-do-	10,10,319.00	10,10,319.00	10,10,319.00
75.	4.3.96	-do-	2,71,843.75	2,71,843.75	2,71,843.75
76.	4.3.96	-do-	21,42,183.25	21,42,183.25	21,42,183.25
77.	11.3.96	-do-	2,01,421.00	2,01,421.00	2,01,421.00
78.	11.3.96	-do-	13,86,610.30	13,86,610.30	13,86,610.30
79.	18.3.96	-do-	2,75,480.00	2,75,480.00	2,75,480.00
80.	18.3.96	-do-	27,01,295.53	27,01,295.53	27,01,295.53
81.	25.3.96	-do-	4,84,653.50	4,84,653.50	4,84,653.50
82.	25.3.96	-do-	14,73,756.22	14,73,756.22	14,73,756.22
83.	5.10.92	Corporation Bank, Connaught Circus.	3,17,009.87	3,17,009.87	3,17,009.87
84.	5.10.92	-do-	1,19,481.00	1,19,481.00	1,19,481.00
85.	5.10.92	-do-	3,43,441.35	3,43,441.35	3,43,441.00
86.	5.10.92	-do-	8,134.00	8,134.00	8,134.00
87.	5.10.92	-do-	2,122.00	2,122.00	2,122.00
88.	28.4.95	-do-	1,41,785.00	1,41,785.00	1,41,785.00
89.	30.5.95	-do-	1,17,17,872.67	1,17,17,872.67	1,17,17,872.67
90.	1.6.95	-do-	86,08,645.50	86,08,645.50	86,08,645.50
91.	6.6.95	-do-	18,76,688.	18,76,688.	18,76,688.
92.	13.6.95	-do-	19,46,436.00	19,46,436.00	19,46,436.00
93.	14.6.95	-do-	21,78,923.00	21,78,923.00	21,78,923.00
94.	15.6.95	-do-	8,28,536.19	8,28,536.19	8,28,536.19
95.	20.6.95	-do-	22,12,505.00	22,12,505.00	22,12,505.00
96.	27.6.95	-do-	23,29,198.75	23,29,198.75	23,29,198.75
97.	28.6.95	-do-	14,93,402.00	14,93,402.00	14,93,402.00
			1,20,26,537.00	1,20,26,537.00	1,20,26,537.00

1.	2.	3.	4.	5.	6.
		Corporation Bank, Conn. Circus			
98	29.6.95	-do-	67,41,067.00	67,41,067.00	67,41,067.00
99	10.7.95	-do-	2,76,30,038.00	2,76,30,038.00	2,76,30,038.00
100	10.7.95	-do-	27,82,706.00	27,82,706.00	27,82,706.00
101	29.7.95	-do-	1,82,66,284.80	1,82,66,284.80	1,82,66,284.80
102	19.8.95	-do-	1,19,183.00	1,19,183.00	1,19,183.00
103	24.8.95	-do-	66,33,028.35	66,33,028.35	66,33,028.35
104	1.1.96	-do-	5,61,372.00	5,61,372.00	5,61,372.00
105	5.1.96	-do-	72,620.00	72,620.00	72,620.00
106	5.1.96	-do-	3,42,766.00	3,42,766.00	3,42,766.00
107	16.1.96	-do-	5,57,341.00	5,57,341.00	5,57,341.00
108	16.1.96	-do-	1,053.00	1,053.00	1,053.00
109	24.1.96	-do-	3,58,060.00	3,58,060.00	3,58,060.00
110	24.1.96	-do-	32,431.00	32,431.00	32,431.00
111	31.1.96	-do-	5,05,153.00	5,05,153.00	5,05,153.00
112	31.1.96	-do-	1,29,443.00	1,29,443.00	1,29,443.00
113	8.2.96	-do-	2,90,425.00	2,90,425.00	2,90,425.00
114	8.2.96	-do-	86,584.00	86,584.00	86,584.00
115	14.2.96	-do-	5,25,535.72	5,25,535.72	5,25,535.72
116	14.2.96	-do-	28,859.50	28,859.50	28,859.50
117	24.2.96	-do-	7,431.00	7,431.00	7,431.00
118	24.2.96	-do-	1,66,215.00	1,66,215.00	1,66,215.00
119	28.2.96	-do-	1,25,041.84	1,25,041.84	1,25,041.84
120	28.2.96	-do-	95,412.00	95,412.00	95,412.00
121	12.3.96	-do-	3,51,274.00	3,51,274.00	3,51,274.00
122	15.3.96	-do-	1,11,240.50	1,11,240.50	1,11,240.50
123	15.3.96	-do-	8,97,945.34	8,97,945.34	8,97,945.34
124	22.3.96	-do-	65,500.00	65,500.00	65,500.00

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1.	2.	3.	4.	5.	6.
125.	22.3.96	Corporation Bank, Conn. Circus.	5,75,329.75	5,75,329.75	5,75,329.75
126.	22.3.96	-do-	77,307.50	77,307.50	77,307.50
127.	27.3.96	-do-	10,19,727.00	10,19,727.00	10,19,727.00
128.	18.3.96	Bank of Baroda, Connaught Place.	64,526.00	64,526.00	64,526.00
129.	20.3.96	-do-	2,53,575.00	2,53,575.00	2,53,575.00
130.	17.2.96	Central Bank of India, Vikas Sadan	1,26,339.00	1,26,339.00	1,26,339.00
131.	24.2.96	-do-	5,72,705.00	5,72,705.00	5,72,705.00
132.	4.3.96	-do-	2,81,178.00	2,81,178.00	2,81,178.00
133.	9.3.96	-do-	6,21,652.00	6,21,652.00	6,21,652.00
134.	18.3.96	-do-	11,70,630.00	11,70,630.00	11,70,630.00
135.	25.3.96	-do-	1,86,334.00	1,86,334.00	1,86,334.00
136.	25.3.96	-do-	1,74,075.00	1,74,075.00	1,74,075.00
137.	14.11.95	Indian Overseas Bank, R.K.Puram	1,53,66,958.36	1,53,66,958.36	1,53,66,958.36
138.	14.11.95	Bank of Baroda, Hauz Khas.	2,00,00,000.00	2,00,00,000.00	2,00,00,000.00
139.	14.11.95	Indian Bank, Karel Bagh.	1,50,00,000.00	1,50,00,000.00	1,50,00,000.00
140.	15.11.95	Punjab & Sind Bank, Scindia House.	1,00,00,000.00	1,00,00,000.00	1,00,00,000.00
141.	15.11.95	-do-	1,00,00,000.00	1,00,00,000.00	1,00,00,000.00
142.	21.11.95	State Bank of India, Vikas Sadan.	1,33,66,884.41	1,33,66,884.41	1,33,66,884.41
143.	4.12.95	Bank of Baroda, Hauz Khas.	2,02,26,849.00	2,02,26,849.00	2,02,26,849.00
144.	4.12.95	Punjab & Sind Bank, Kailash Colony.	50,00,000.00	50,00,000.00	50,00,000.00
145.	4.12.95	United Commercial Bank, Nehru Place.	1,00,00,000.00	1,00,00,000.00	1,00,00,000.00
146.	5.12.95	State Bank of Hyderabad, Nehru Place.	50,00,000.00	50,00,000.00	50,00,000.00
147.	5.12.95	Andhra Bank, Sadar Bazar.	2,02,26,849.00	2,02,26,849.00	2,02,26,849.00
148.	6.12.95	State Bank of India Vikas Sadan.	1,01,15,890.00	1,01,15,890.00	1,01,15,890.00
149.	6.12.95	Central Bank of India, Vikas Sadan.	75,99,094.00	75,99,094.00	75,99,094.00
150.	6.12.95	-do-	52,98,641.53	52,98,641.53	52,98,641.53

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1.	2.	3.	4.	5.	6.
151.	6.12.95	Central Bank of India, Vikas Sadan.	1,42,67,720.15	1,42,67,720.15	1,42,67,720.00
152.	6.12.95	Indian Overseas Bank, R.K.Puram.	1,01,15,890.00	1,01,15,890.00	1,01,15,890.00
153.	9.12.95	State Bank of India, Vikas Sadan.	2,52,83,562.00	2,52,83,562.00	2,52,83,562.00
154.	11.12.95	Central Bank of India, Vikas Sadan.	2,52,95,890.00	2,52,95,890.00	2,52,95,890.00
155.	20.12.95	Punjab & Sind Bank 'G' Block Conn. Circus.	2,00,00,000.00	2,00,00,000.00	2,00,00,000.00
156.	20.12.95	State Bank of Hyderabad, Nehru Place.	1,00,00,000.00	1,00,00,000.00	1,00,00,000.00
157.	20.12.95	Andhra Bank, Lawrence Road.	1,00,00,000.00	1,00,00,000.00	1,00,00,000.00
158.	20.12.95	Canara Bank, Parlt. Street.	1,00,00,000.00	1,00,00,000.00	1,00,00,000.00
159.	2.2.96	State Bank of India, Vikas Sadan.	65,00,000.00	65,00,000.00	65,00,000.00
160.	5.2.96	Central Bank of India, Vikas Sadan.	72,00,000.00	72,00,000.00	72,00,000.00
161.	19.2.96	Bank of Baroda, Janpath.	1,00,00,000.00	1,00,00,000.00	1,00,00,000.00
162.	22.2.96.	Andhra Bank, Lajpat Nagar.	2,00,00,000.00	2,00,00,000.00	2,00,00,000.00
163.	26.3.96	Punjab National Bank, Green Park.	1,00,00,000.00	1,00,00,000.00	1,00,00,000.00
164.	26.3.96	Allahabad Bank, T.F.Branch	1,00,00,000.00	1,00,00,000.00	1,00,00,000.00
165.	26.3.96	Andhra Bank, Conn. Circus.	50,00,000.00	50,00,000.00	50,00,000.00
<b>TOTAL:-</b>			<b>93,49,37,716.26</b>	<b>93,49,37,716.26</b>	<b>93,49,37,716.26</b>

*[Signature]*  
 17/8/86  
 Accounts Officer(A/cs)

*[Signature]*  
 Jt. Chief Accounts Officer-I



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**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN RESPECT OF**  
**B. GENERAL DEVELOPMENT ACCOUNT**

**SCHEDULE - J**

Statement showing Investment on a/c of Pension Funds as on 31.3.96

Sl. No.	Date of Investment	Nature of Investment i.e. Govt. papers, Fixed Deposit Receipts etc.	Booked value i.e. amount i/c brokerage and other charges	Face Value	Market Value
1.		Post Office Saving A/c			
2.	18.3.95	Kissan Vikas Patras	30,594	30,594	30,594
3.	2.5.95	State Bank of India, Vikas Sadan	10,00,00,000	10,00,00,000	10,00,00,000
4.	13.5.95	State Bank of India, Vikas Sadan	61,54,800	61,54,800	61,54,800
5.	15.5.95	Central Bank of India, Vikas Sadan	62,32,704	62,32,704	62,32,704
6.	21.7.95	Central Bank of India, Vikas Sadan	27,59,500	27,59,500	27,59,500
7.	14.9.95	State Bank of India, Vikas Sadan	55,19,065	55,19,065	55,19,065
8.	9.11.95	Indian Bank, Janakpuri	4,88,639	4,88,639	4,88,639
9.	29.12.95	State Bank of Hyderabad, Nehru Place	6,93,449	6,93,449	6,93,449
10.	29.12.95	State Bank of Patiala, Paschim Vihar	2,00,00,000	2,00,00,000	2,00,00,000
11.	31.1.96	T.F.C.I. Bonds	1,00,00,000	1,00,00,000	1,00,00,000
12.	2.2.96	Indian Bank, Janakpuri	2,00,00,000	2,00,00,000	2,00,00,000
13.	9.2.96	Indian Overseas Bank, Reep Nagar	9,58,06,811	9,58,06,811	9,58,06,811
14.	1.3.96	Punjab & Sind Bank, Green Park	4,78,46,775	4,78,46,775	4,78,46,775
			5,04,83,803	5,04,83,803	5,04,83,803
		<b>TOTAL</b>	<b>36,60,16,140</b>	<b>36,60,16,140</b>	<b>36,60,16,140</b>

*[Signature]*  
 ACCOUNTS OFFICER (A/CS)

*[Signature]*  
 JT. CHIEF ACCOUNTS OFFICER-I

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**DELHI DEVELOPMENT AUTHORITY**  
**ANNUAL ACCOUNTS FOR THE YEAR 1995-96 IN RESPECT OF**  
**B. GENERAL DEVELOPMENT ACCOUNT**  
**SCHEDULE - K**  
**STATEMENT SHOWING INVESTMENT UNDER SINKING FUND WITH C.B.I./S.B.I.:**  
**VIKAS SADAN FOR REDEMPTION OF DEBENTURES 2001 AS ON 31.3.96**

1.	2.	3.	4.	5.
Period	Nature of Investment i.e. Govt. Papers, Fixed Deposits etc.	Booked value i.e. amount i/c broke- rage & other charges	Face Value	Market Value
8.7.87 to 31.3.88	Fixed deposits with C.B.I./S.B.I.	35,64,000 1,48,500	35,64,000 1,48,500	35,64,000 1,48,500
1.4.88 to 31.3.89	-de-	47,52,000 6,28,650	47,52,000 6,28,650	47,52,000 6,28,650
1.4.89 to 31.3.90	-de-	47,52,000 12,18,195	47,52,000 12,18,195	47,52,000 12,18,195
1.4.90 to 31.3.91	-de-	47,52,000 17,63,735	47,52,000 17,63,735	47,52,000 17,63,735
1.4.91 to 31.3.92	-de-	47,52,000 28,98,370	47,52,000 28,98,370	47,52,000 28,98,370
1.4.92 to 31.3.93	-de-	47,52,000 38,16,414	47,52,000 38,16,414	47,52,000 38,16,414
1.4.93 to 31.3.94	-de-	47,52,000 35,74,690	47,52,000 35,74,690	47,52,000 35,74,690
1.4.94 to 31.3.95	-de-	47,52,000 42,09,975	47,52,000 42,09,975	47,52,000 42,09,975
1.4.95 to 31.3.96	-de-	47,52,000 60,33,060	47,52,000 60,33,060	47,52,000 60,33,060
		6,58,71,589	6,58,71,589	6,58,71,589

12/3/96  
 ACCOUNTS OFFICER (A/C)

Jt. C.A.O.-I

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1

APPENDIX 'P' TO ITEM NO. 111/96

MODIFIED FORM 2-10 FOR BATCH NO. 1945-96

figs in Lacs

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	
Sl. No.	Name of the Scheme	Sanctioned cost-AA&EE No. & amt.	Date of actual compln.	Exopr. upto st. of compln.	Antici- pated balance exopr.	Overhead charges	Gross total exopr. cost	Total disposal cost of flats as per pool costing finalis (ex. land premium in month...../ year.	Net Surplus Deficit	Remarks
1	C/O 144 MIG House at Kulek Kihar Pkt B Ph-II	EM 6 (182)84 Est# 1149-09 dt- 8-1-85								
	SH: Clo 56 MIG House at Jhulmilk Pt-II Pkt B Kulek Kihar	Rj 1-44 (182) (RPE processed for Relinquish)		114.38	114.30	46.32	175.00 (5795)	175.00	00.00	

- (ii)
- (i) Column 5 indicates the amount as proposed by the Engineer's while forwarded by the Costing details.
  - (ii) Over head charges shown in Column - 7 are Admin charges, Depreciation charges and Interest charges etc. as per cum Costing record.

22.9.96

21/09/96

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APPENDIX 'F' TO ITEM NO. 111/96

-60-

HOISTING EQUIP. FOR PATCH NO. 1445-96

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
Name of the Contractor	Date of actual compl.	Emgr. cost of compl.	Actual balance expd.	Overhead charges	Gross cost of work	Total disposal cost of file (excl. final cost in month)	Net Surplus	Remarks	
1. C/O 144 Mfg. Hoisting at Katak Vilva Pt 8 Ph-II	EM 6 (1932) 84	114.38	14.30	46.32	175.00	175.00	06.00		
2. Pt 8 Ph-II	EM 1149-09								
3. Pt 8 Ph-II	EM 8-1-85								
4. Pt 8 Ph-II	EM 1-14-85								
5. Pt 8 Ph-II	EM 1-14-85								
6. Pt 8 Ph-II	EM 1-14-85								
7. Pt 8 Ph-II	EM 1-14-85								
8. Pt 8 Ph-II	EM 1-14-85								
9. Pt 8 Ph-II	EM 1-14-85								
10. Pt 8 Ph-II	EM 1-14-85								

Sh: C/O Sd Mfg. Hoisting at Katak Vilva Pt 8 Ph-II

(RFE P/2000) for Revision

(S/95)

(i) Column 5 indicates the amount of balance expd. by the Engineer's undersigned at the closing date.

(ii) plus head charges shown in column 7 are Admin charges, disbursements, changed and other charges etc. as per own costing record.

for P  
22.9.96

for  
23.9.96  
S/95

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has in Lacs

103

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(2)

MODIFIER FORM 1-10 FOR BATCH NO. OF 1995-96

Sl. No.	Name of the Scheme	Sanctioned cost-AAWES No. & amt.	Date of actual combin.	Expend. upto dt. of combin.	Anticipated balance expend.	Overhead charges	Gross total expend. cost	Total disposal cost of flats as per pool costing finalis (ex. land premium in month...../ year.	Net Surplus/Deficit	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	
(i)	Cl 10188 LIG Incremental Houses in Pkt 1, 5, 13, 10, 25- (26) in Sector 24 Rohini of C Division Govt of Pkt, Ph. III	EM 6(14) 92/Estt 1778.88 dt- 11-12-92 Rs 12.26 (Cover)								
(ii)	SH: Cl 10188 LIG Incremental Houses in Pkt 25 (Expendable Category A) in Pkt 25 Sector 24 Rohini	- do -	- do -	219.90	15.40	81.85	317.15	313.74 (6/95)	(-) 3.41	- do -
(ii)	Cl 10188 LIG Incremental Houses in Pkt-13 Sector 24 Rohini (Expendable Cat A.)	- do -	- do -	218.74	15.36	81.85	315.95	313.74 (6/95)	(-) 2.21	- do -
(iii)	Cl 10188 LIG Incremental Houses in Pkt-I Sector 24 Rohini Cat-15 (Expend Cat. A)	- do -	- do -	208.82	19.15	81.85	309.92	313.73 (6/95)	(+) 3.91	- do -

MODIFIED FORM 6-10 FOR BATCH NO. 1995-86

Sl. No.	Name of the Scheme	Sanctioned cost-AA&ES No. & amt.	Date of actual combin.	Expend. upto st. of combin.	Anticipated balance expend.	Overhead charges	Gross total expend. cost	Total disposal cost of flats as per pool costing finalis (excl. land premium in month...../ year.	Net Surplus Deficit	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	
(22)	C/O 176 HG Incremental Houses in Plot 10, Section 24 Rohini Ph-III (Expendable Cat A)	- do -	-	194.44	26.93	81.85	303.22	313.73 (6/95)	(+) 10.51	do
(23)	C/O 176 HG Incremental Houses in Plot 15 Section 22 at Rohini Ph-III (Expendable Cat A)	- do -	-	207.39	19.17	81.85	308.41	313.73 (6/95)	(+) 5.32	do
(24)	C/O 144 HG Incremental Houses in Plot 26 Section 24 at Rohini Ph-III (Expendable Cat A)	- do -	-	194.45	9.40	66.96	270.81	256.69 (6/95)	(-) 14.12	do

for 22/7/96. do  
S. Prasad  
15/10/96

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MODIFIED FORM 4-10 FOR BATCH NO. OF 1985 86

Sl. No.	Name of the Scheme	Sanctioned cost-AA&ES No. & amt.	Date of actual combin.	Expend. upto dt. of combin.	Anticipated balance expor.	Overhead charges	Gross total exhor. cost	Total disposal cost of flats as per pool costing finalis (ex. land premium in month...../ year.	Net Surplus Deficit	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	
(3)	ClO 1174 MIG 62B. EWS, 210 LIG Houses w/c Integral Dev of land at Kondli Ghoreli Ph II	EM 6(1)92 Estt 10900 dt-24-7-92 Rs 29.17 (Civics)								
(1)	SH: ClO 128 LIG (Expend Type A) & 342 EWS (Sp.A) Houses at Kondli Ghoreli Ph II, Grs II Ph 2.	do		425.88	34.12	175.00	635.00	634.58 (2/96)	(-) 0.42	
(2)	ClO 88 LIG (Expendable Type B) Houses & 284 (Sp.A) EWS Houses at Kondli Ghoreli Ph II, Grs I Ph II	do		290.11	24.66	119.71	434.48	434.90 (2/96)	(+) 0.42	

21/8/96  
 21/8/96  
 21/8/96  
 21/8/96

Figures in Lacs

MODIFIED FORM G-10 FOR BATCH NO. OF 1995-96

Sl. No.	Name of the Scheme	Sanctioned cost-AAKES No. & amt.	Date of actual compln.	Expor. upto dt. of compln.	Anticipated balance expor.	Overhead charges	Gross total expor. cost	Total disposal cost of flats as per pool costing finalis (ex. land premium in month. 9/95 year.	Net Deficit/ Surplus	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	
(1)	CIO 16 DW 2 Cat III 8 Cat D 0 and 12 S & at Valent. Uj SFB, RU II	R. 5,90,75,2007 for U2000. Em 6 (100)84		63.25 Lacs.	3.12 Lacs.	9.35 Lacs.	75.72 Lacs.	76.06 Lacs. (9/95)	(+) 0.34	The costing of both these schemes has been pooled.
(2)	CIO 8 SFB DW 4 Cat D, U Cat D and 6 S & at V. Uj. (SFB) RU II	R. 19,21,68,4002 for 976 DW Em 6 (97)84 Total.		35.03 Lacs.	1.48 Lacs.	5.70 Lacs.	42.21 Lacs. (9/95)	41.87 Lacs.	(-) 0.34	
				98.28 Lacs.	4.60 Lacs.	15.05 Lacs.	117.93 Lacs.	117.93 Lacs.		

*Signature*  
A/c (SFB) Cost  
C/E



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63 (5)

Figures in Lacs

MODIFIED FORM 6-10 FOR BATCH NO. OF 199586

Sl. No.	Name of the Scheme	Sanctioned cost-AAIES No. & amt.	Date of actual combin.	Exopr. upto dt. of combin.	Antici- pated balance exopr.	Overhead charges	Gross total exopr. cost	Total disposal cost of flats as per pool costing finalis (ex. land premium in month..10/97 year.
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1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1)	110 2058 P.	2,76,53,207	27220	16.50	37.20	332.00	332.00		5-10-95
	40 cat II, UDB (P)			Lakh	Lakh	Lakh			
	at 60518 at Pithampur	Em 6 (33) 91	278.20						
	DLU LD		Lakh						

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MODIFIED FORM 2-10 FOR BATCH NO. OF 1995-96

Figures in lac

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Sl. No.	Name of the Scheme	Sanctioned cost-AAEEB No. & amt.	Date of actual compln.	Expend. upto dt. of compln.	Anticipated balance expend.	Overhead charges	Gross total expend. cost	Total disposal cost of flats as per pool costing finalis (ex. land provis. in month. 1.95) year.	
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1.	(1016 SF) Buis 8 cat III 2 cat II) and 1254 ac - Kishnam Park, Sec A. Dist-BTE	53,21,900/-		61,90,610/-	2,22,610/-	9.23 Lac	74.01 Lac	74.01 Lac	25.495

For  
AO(SB) (CH)  
CCP  
Jm -

APPENDIX 'G' TO ITEM NO.111/96

URBAN DEVELOPMENT FUNDS ACCOUNTS

Receipt & Payment A/c for the year ending 31st March, 1996.

Year	Opening Balance	Total accumulation during the year.	Interest for the year.	Total	Less processing fee and application money	Net amount	Withdrawal during the year.	Utilisation of withdrawal projectwise	Recoupment drg. the year.	Closing balance
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.

1995-96	751651561	147848774	92790534	992290869	1744410	990546459	412399875	-	434943572	1013090156
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*[Signature]*  
 12/8/96  
 Accounts Officer(A/Cs)

*[Signature]*  
 16/8/96  
 Jt. Chief Accounts Officer-I

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- 1 -

ITEM NO.  
112/96  
A-27.08.96

Sub: Scheme for permission of uses other than residential (commercial) in Karol Bagh area. (F.15(19)/96-MP)

P R E C I S

1. Introduction

Reference is invited to the provision of Master Plan for Delhi-2001 regarding 'Special Area' of which Karol Bagh is one of the four parts. In Karol Bagh area, the Master Plan provides for permission of commercial use on ground floor on the basis of location and width of the road. In view of the ground situation, it has been considered that a scheme may be launched for permission of uses other than residential in Karol Bagh area which would take cognisance of the ground situation as well as regularise the on-going activities in a planned manner. The detailed outline of the scheme is given in the following paras.

2. Object of the Scheme

The objective of the scheme is to operationalise the provisions of mixed use contained in clause 9.0 of the (Development Code) of MPD-2001. The scheme is intended to invite applications for obtaining permission for commercial use on ground floor within the provisions of MPD-2001.

3. Area covered by the Scheme

The scheme would cover an area of about 162 hect. as indicated in chequered texture in the plan (App. 'A' P.No.5). The exact boundaries of the scheme are also defined as given in (Appendix 'B' P.No. 6).

4. Scope of Scheme viz-a-viz title of properties

The scheme proposes to cover all types of leased properties including the ones which have been converted into freehold properties. The nature of title of the property will not be a deterrent for making applications under the scheme.

5. Properties for which applications can be made

The Zonal Development for Zone 'B' has been approved by the Delhi Development Authority for final notification by the Government of India.

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As part of this zonal plan, in the scheme area 19 streets (App. 'C' P. 7-8) have been identified within the overall framework of Master Plan provisions. For properties in these 19 streets, applications can be made for permission of commercial use on ground floor of the nature (APP. 'B' P. NO. 6).

Besides these 19 streets, for all properties in the area as specified in para 2 of (App. B.P. NO. 6), similar applications can be made for permission of commercial use on ground floor within the overall ambit of MPD-2001.

6. The scheme, besides following various provisions as laid out in MPD-2001, is also limited to the total building volume (FAR) out of which only area allowed on ground floor can be included in the application for permission of commercial use on ground floor.

7. Provisions of MPD-2001 applicable to the Scheme

The building volume (FAR) and ground coverage for various sizes of plots in this area would be governed by the following table:

Sl. No.	Area of the plot (sq.m.)	Max Ground * coverage %age	FAR **
1.	Below 32	75	150
2.	Above 32 to 50	75	150
3.	Above 50 to 100	66	180
4.	Above 100 to 250	60	160
5.	Above 250 to 500	50	140
6.	Above 500 to 1000	40	100
7.	Above 1000 to 1500	33.33	83
8.	Above 1500 to 2250	33.33	83
9.	Above 2250 to 3000	33.33	83
10.	Above 3000 to 3750	33.33	83
11.	Above 3750	33.33	83

\* For the purpose of computation of area for conversion of use and conversion charges.

\*\* For the purpose of computation of development/betterment charges, if applicable.

Besides walled city and its extension, Karol Bagh (area under the scheme) has also been included as part of 'Special Area'. In the Master Plan, it is recommended that conversion

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of use from 'Residential' to 'Non-residential' (Commercial) would be subject to charge of conversion fee from the beneficiary (applicant).

8. Parking provisions

In keeping with the spirit of the scheme, the local authorities shall provide parking lots at Shastri Park (multi-level) and in the Government properties measuring about 3000 sq. m. on Bank Street in the South-East of existing Khalsa College (property reference <sup>3331</sup> 722-721 to <sup>3354</sup> 777-775).

Levy of Conversion Fee

9. As per MPD provisions the conversion fee would consist of (a) differential value in the space of residential and commercial use and (b) cost of provision of parking and physical and social infrastructure.

It is proposed to levy a conversion fee consisting of the following elements:

- (i) The differential value for the space to be converted is to be calculated as the difference in the current L&DO commercial rate and the current L&DO residential rates. This will avoid working out rates based on market trends and will also avoid reference to the value at the last transaction or original lease time.
- (ii) For provision of parking and infrastructure, it is difficult to work out the exact figure and therefore this rate may be charged at the development charges rate prescribed by MCD year to year or as may be intimated by MCD on a rough basis for the provision of parking and physical infrastructure which they have to provide in this area.
- (iii) For the floor space to be converted, it will be cumbersome and unreliable to work out misuse charges and, therefore, an element of 10% of the total of (i) and (ii) above will be added. For misuse of other than ground floor, action as required under the lease terms will continue to be taken.

10. If the applicant is not original allottee but GPA holder, then an element of extra charge will be added equivalent to the

.....4/-

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rate including surcharge : prescribed in the chart for freehold conversion for residential plots payable by GPA holders. This rate will be presumed to be for 100 FAR and wherever convertible FAR is more than 100 the surcharge will be increased pro rata. This element is to be a substitute for UZI and will in no way change the lease nature of the time.

11. After the Authority approves the scheme/proposals as contained in paras 2 to 10 above, approval will be sought from the Government of India for launching of the scheme including the conversion formula as well as the provision proposed for GPA holders to relax the lease clause if it exists in cases where unearned increase was leviable on transfer by the original allottee.

12. The above scheme is placed before the Authority for consideration and approval.

### **RESOLUTION**

Resolved that proposals contained in Agenda Item be approved. All Lease Deeds/Transfer documents should invariably be executed/registered to avoid loss of revenue to the exchequer on account of non-payment of Stamp Duty.

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24/10/1970

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287  
288

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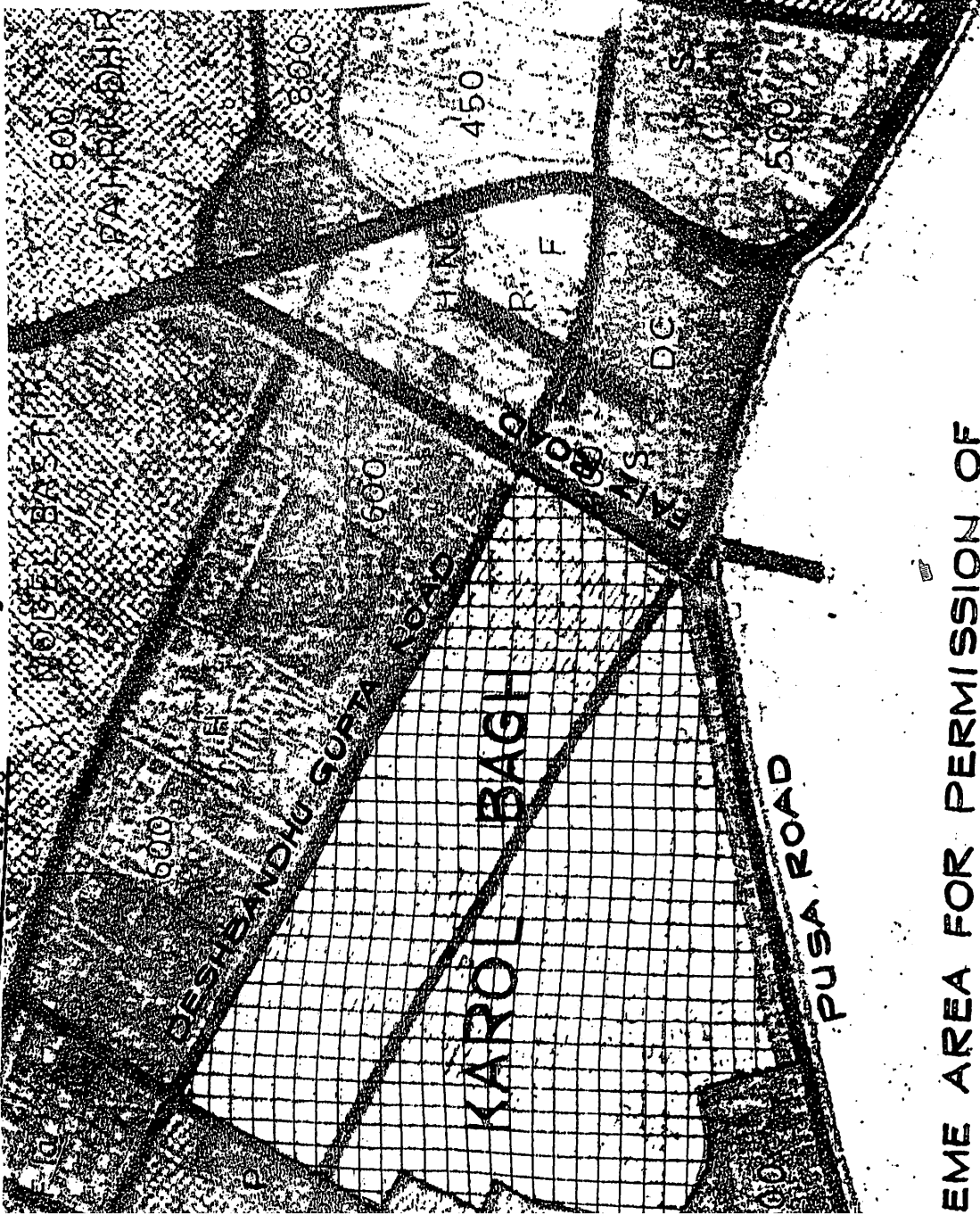
APPENDIX 'B' TO ITEM NO. 112/96

**BOUNDARIES**

1. In the areas bounded by Faiz Road, Desh Bandhu Gupta Road, Swami Dayanand Saraswati Marg (Road No.4), Arya Samaj Road, Guru Nanak Road (Road No.5), Tank Road, Guru Ravidas Marg (New Pusa Road), Road going upto Ramjas Road, Bankim Chandra Chatterji Marg, Road going upto Pusa Lane, Pusa Lane, Gurudwara Road, Arya Samaj Road and back to Faiz Road, the uses other than residence namely retail, repair and personnel service shops, commercial offices, bank and local government offices are permitted on ground floor of all plots facing roads not less than 18 m x/w.

2. In the area bounded by Desh Bandhu Gupta Road, Gurudwara Road, Tank Road and Saraswati Marg, the aforesaid uses are permitted on all plots provided adequate space is left for street widening as and when required in accordance with the detailed urban design project to be prepared for the area.





THE AREA FOR PERMISSION OF  
COMMERCIAL USE IN KAROL BAGH

ANNEXURE-I

APPENDIX 'C' TO ITEM NO. 112/96

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LIST OF 19 STREETS

Name of the Street	Stretch
1. Desh Bandhu Gupta Road	From X-ing with Faiz Road to the X-ing with proposed 30 mt. road (road no.4 in the layout plan).
2. Bank Street	From X-ing with Faiz Road to X-ing with Ram Krishna Marg.
3. Hardhyan Singh Road	-do-
4. Arya Samaj Road	From X-ing with Faiz Road to X-ing with proposed 30 mt. wide road (Road No.4 in the layout plan).
5. Padam Singh Road	From X-ing with Satbravan Girls School Road to X-ing with Gurdwara Road.
6. Road No.4 (Proposed 30 mt. wide Road).	From X-ing with D.B. Gupta to junction with Padam Singh Road.
7. New Pusa Road (Ravidas Marg)	From junction with D.B. Gupta Road to junction with Tank Road.
8. Ram Krishan Dass Marg	From junction with D.B. Gupta Road to junction with Road No.31 of the layout plan.
9. Vishnu Mandir Marg	From junction with D.B. Gupta Road No.31 of the layout plan.
10. Saraswati Marg	From junction with D.B. Gupta Road to junction with Road No.31 of the layout plan.
11. Ajmal Khan Road	From junction with Tank Road to junction with Pusa Lane.
12. Gurdwara Road	From junction with D.B. Gupta Road to junction with Pusa Lane.

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- 8 -

Name of the Street	Stretch
13. Laxmi Dawar Marg	From junction with Arya Samaj Road to junction with Pusa Lane.
14. Abdul Aziz Road	From junction with Bank Street to junction with Arya Samaj Road.
15. Krishna Dass Marg	From junction with D.B. Gupta Road to junction with Arya Samaj Road.
16. Satharavn Arya Girls School Marg	From junction with Arya Samaj Road to junction with Pusa Lane.
17. Abdul Rehman Road	From junction with D.B. Gupta Road to junction with Arya Samaj Road.
18. Ilahi Baksh Marg	-do-
19. Faiz Road	-do-

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:1:

ITEM NO. Sub : Request for setting up Recreational/Sports activities in part of the nursery by Tourist Deptt., Govt. of Haryana near village Adhchini, South Delhi.  
13/96  
08.96  
F.3(63)86-MP/P4.I

P R E C I S

Letter dated 2.7.96 has been received from Shri Sanjay Pari, Commissioner & Secretary, Deptt. of Tourism Haryana

Vide this letter, permission has been sought following development works and undertaking a projects in the area of Floriculture/Horticulture and sports activity:-

Floriculture as a joint venture with Haryana Horticulture Corporation.

Planting of plants and flowering trees in the nursery on Haryana Agriculture University land and develop it into a beautiful orchard/ garden which is free from environmental

Sports facilities such as fitness trail for morning walkers, jogging track & horse riding.

iv) To provide foot/snack bar in purely temporary structure/thatched roof huts for the visitors in the nursery.

2. This piece of land is located at Mehrauli road near village Adhchini measuring about 7.8 ha. (19.25 acres or 94 bigas and 18 biswa). This land was leased out by Delhi Administration/GNCTD to Haryana Govt. on 22.12.75 @ Rs.1/- per annum for use of 'Nursery'.

3. Haryana Govt. has earlier requested Delhi Development Authority for permission to set up a Tourist Complex to include Hotel Facilities, Camping site for International and Domestic Tourist/Trade & Outstanding Club etc. etc. The request was initially considered by the Authority in its meeting held on 4.09.76 under item no. 83 (Appendix 'A' page No4-5) The Authority resolved that :-

"The proposal for change of land use from 'Nursery' to 'Public and semi-public facilities' be agreed subject to the condition that the minimum area is got built and the approval for the detailed scheme be separately obtained from the Delhi Development Authority beforehand".

Contd/.....

4. This proposal was reconsidered by the Authority in its meeting held on 2.09.77 (under item no. 193) and on 11.11.80 (under item no. 160) (Appendix 'B' page No. 6-10). The Authority reversed its earlier decision and did not agree with the proposal for change of land use. Govt. of Haryana was informed accordingly.

5. The Liason Officer, Haryana Govt., Tourist Bureau vide his letter dt.5.8.96 has forwarded the proposed scheme for utilisation of the said land. The details are given below:-

A) Open to sky activities :

i) Area under green/floriculture Horticulture.	1.5 acre
ii) Area under putting green/TEE	0.25 acre
iii) Horse riding track	3.25 acre
iv) Amphi Theatre	0.5 acre
v) Water slides	0.5 acre
vi) Children Play Area	0.75 acre
vii) Topiary	1.0 acre
viii) Jogging Track	
ix) Golf Range	9.5 acre
x) parking	0.5 acre

B) Other Areas including temporary structures:

i) Shopping Archade (i/c 14 shops)	(10'x10') each	
ii) Kiosks (3 Nos)	(36'x36')	
iii) Cafeteria with kitchen	(40'x40')	0.5 ac area
iv) Horse Stable	(12'x80')	
v) Other temporary structures (8 nos)	(10'x10')	

C) A.C. sheets roofing/thatched roof  
(Total temporary structure Area) 8000 sq.ft.

6. Considering the proposal submitted, it can be seen that the land is pre-dominantly going to be utilised for recreational & sports related activities leaving only about 20% which can be utilised for the nursery use. The area measures about 19.25 acres. According to the Master Plan 20 acre area has been recommended for District Sports Centre and accordingly can be developed by Govt.

: 3 :

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of Haryana subject to the following conditions :

a) Change of land use be processed for 7.8 ha. (19.25 acres) from "Plant Nursery" to "Recreational (District Sports Centre)".

b) No objection be obtained from the Lessor i.e. GNCTD.

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

R E S O L U T I O N

It was explained that permissible use of the land would be as in the case of District Sports Complexes.

2. Authority resolved that proposals contained in para 6 of the Agenda Item be approved, subject to the following:-

i) commercial activities like shopping arcade shall not be permitted.

ii) NOC shall be obtained from the Lessor.

\*\*\*

113/96

No. 83. Subject:- Setting up a tourist complex in the vicinity of Qutab Minar Area. (F.3(43)/75-M.P.).

4.4.9.76.

The Delhi Administration has leased out a piece of land, measuring 94 bighas 18 biswas (30 acres) in the revenue estate of Adchini, on a normal ground rent of Re.1/- per annum to Haryana Government on their request for setting up a tourist complex, by the Haryana Tourist Board. The land use of this area, as per Master Plan/Zonal Development Plan is "Nurseries" under the category of 'Agriculture use.'

2. The Haryana Government has proposed to set up a tourist complex to provide hotel facilities, camping site, both for international tourist and domestic tourist trade. The objective behind the construction of this complex is to develop a tourist facilities infrastructure in Delhi. It is envisaged that this complex will have an outstanding club in which different facilities would be provided. It is also proposed to have a restaurant and bar, accommodation for club members, swimming pool with sauna and steam baths, tennis court, square court, billiards room etc. A skating rink, golf course, children's park are some other features which are proposed to be set up here.

3. The Delhi Tourist Complex will be pbuilt in three phases and will also consist of a hotel, camping site, bar and restaurant, shopping arcade, petrol pump, open-air-theatre, rural artisen/craftsman centre and drive-in cinema.

4. The land is leased out by Delhi Administration to Haryana Government and the lease deed was signed on 22nd December, 1975. In Clause II(3) of the lease deed, it is provided that the lessee shall use the land according to the prescribed land use, which is "Nurseries" at present, unless a relaxation from the competent authority is obtained.

5. The Joint Secretary to Raksha Mantri and Chairman, Haryana Tourism Board, vide his d.o. letter (Appendix 'C')

Page. A-3. has requested that relaxation to set up a tourist complex may be given so as to enable them to start construction work in Delhi. As the land use is earmarked for 'nurseries,' no construction can be permitted under this land use. The land use will have to be changed under the category of 'public and semi-public facilities', in which a 'tourist complex', with the essential construction, would be permitted. Alternatively the construction may be restricted and the land use be changed to 'recreational use'.

11/3/46

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6. The matter is placed before the Authority for  
: 5 :  
consideration.

RESOLUTION

Resolved that the proposal for change of land use from 'nurseries' to 'public and semi-public facilities' be agreed to subject to the condition that minimum area is got built and the approval of the Delhi Development Authority in this regard would be secured before hand.

ATTESTED

*Secretary*  
Secretary,  
Delhi Development Authority,  
Near Delhi.  
24.9.46



Appendix                    ' B '                    to item No.                    113/96 )

No. Subject:- Setting up a Tourist Complex in the vicinity  
160 of Qutab Minar area. (F.3(45)75-MF)

A-11.11.1980

P R E C I S

Reference is invited to the Authority's resolution No. 38 dated 4.9.1976 regarding setting up of a tourist complex in the vicinity of Qutab Minar area (Appendix            ' V '            Pages            92            ). In this resolution, the Authority resolved that 'the proposal for change of land use from 'nurseries' to 'Public and Semi-Public facilities' be agreed to subject to the condition that minimum area is got built and the approval of the Delhi Development Authority in this regard be secured beforehand.'

2. The Authority in its resolution No.193 dated 2.9.1977 (Appendix            ' W '            Pages 93 and 94            ) again re-considered the whole issue and it was resolved that no change of land use be permitted.

3. Shri Gajraj Bahadur Nagar, Minister for Tourism, Haryana Govt. in his letter dated 30th September, 1980 (Appendix            X            Page 95            ) has raised the issue for the change of land use of the site under reference and he mentioned that the Haryana Govt. is using this land as a nursery, the prescribed land use as indicated in the Delhi Master Plan, and there is no violation of terms of allotment of land.

4. The matter is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that the proposal contained in the Agenda be rejected.

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APPENDIX 'V' TO ITEM NO.160

No. Subject:- Setting up a tourist complex in the vicinity of Qutab Minar Area. (F.3(43)/75-M.P.)  
33  
A.4.9.76

The Delhi Administration has leased out a piece of land measuring 94 Bighas 18 Biswas (30 acres) in the revenue estate of Adchini, on a normal ground rent of Re.1/- per annum to Haryana Government on their request for setting up a tourist complex, by the Haryana Tourist Board. The land use of this area, as per Master Plan/Zonal Development Plan is "Nurseries" under the category of 'Agriculture use.'

2. The Haryana Government has proposed to set up a tourist complex to provide hotel facilities, camping site, both for international tourist and domestic tourist trade. The objective behind the construction of this complex is to develop a tourist facilities infrastructure in Delhi. It is envisaged that this complex will have an outstanding club in which different facilities would be provided. It is also proposed to have a restaurant and bar, accommodation for club members, swimming pool with sauna and steam baths, tennis court, squash court, billiards room etc. A skating ring, golf course, children's park and some other features which are proposed to be set up here.

3. The Delhi Tourist Complex will be built in three phases and will also consist of a hotel, camping site, bar and restaurant, shopping arcade, petrol pump, open-air theatre, rural artisen/craftsman centre and drive-in-cinema.

4. The land is leased out by Delhi Administration to Haryana Government and the lease deed was signed on 22nd December, 1975. In Clause II(3) of the lease deed it is provided that the lessee shall use the land according to the prescribed land use, which is "Nurseries" at present unless a relaxation from the competent authority is obtained.

5. The Joint Secretary to Raksha Mantri and Chairman, Haryana Tourism Board, vide his d.o. letter (laid on the table) has requested that relaxation to set up a tourist complex may be given so as to enable them to start construction work in Delhi. As the land use is earmarked for 'nurseries', no construction can be permitted under this land use. The land use will have to be changed under the category of 'public and semi-public facilities', in which a 'tourist complex' with the essential construction, would be permitted. Alternatively the construction may be restricted and the land use be changed to 'recreational use'.

6. The matter is placed before the Authority for consideration.

RESOLUTION

Resolved that the proposal for change of land use from 'nurseries' to 'public and semi-public facilities' be agreed to subject to the condition that minimum area is got built and the approval of the Delhi Development Authority in this regard would be secured before hand.

APPENDIX 'W' TO ITEM NO.160

Copy of Resolution No.193, passed at an ordinary meeting of the Delhi Development Authority, held on 2.9.77.

No. 193  
A.2.9.77  
Subject:- Setting up a tourist complex in the vicinity of Qutab Minar Area. (No.F.3(43)/75-SP).

Reference is invited to the Authority's Resolution No.83 dated 4.9.1976 regarding setting up of a tourist complex in the vicinity of Qutab Minar area (Appendix at page 92). In this resolution, the Authority resolved that "The proposal for change of land use from 'nurseries' to 'public & Semi-public facilities' be agreed to subject to the condition that minimum area is got built and the approval of the Delhi Development Authority in this regard would be secured before hand."

2. Shri Syed S.Shafi, Planning Member, Delhi Development Authority, in his memo-official letter No.F.1-5/75-Tech. dated 20th September, 1976. (Appendix at page 94) pointed out that the T.C.P.O. is of the view that this kind of development would transform this area into a full fledged commercial development which may not be desirable." He further pointed out that they may be informed about the background of this proposal and the circumstances under which the decision to change the land use and its allotment on a nominal basis to Haryana Govt. was agreed upon.

3. The Haryana Tourist Corporation is preparing the detailed architectural schemes for this complex for accommodating various requirements as listed in the above referred resolution of the Authority. However, no final scheme has been received so far. Therefore, in the absence of such a scheme, the Ministry of Works & Housing have not been moved so far to permit the change of land use of the site under reference.

4. In view of the observations of the Town and Country Planning Organisation, the matter is again submitted before the Authority for reconsideration.

RESOLUTION

Resolved that no change of land use be permitted.

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: 9 :

Copy of D.O. No. F.1-5/75-Tech. Dated 20th Sept. '76  
from Sh. Syed S. Shafi, Addl. Chief Planner, Government  
of India, Town and Country Planning Organisation, P  
Block, Vikas Bhawan, I.P. Estate, New Delhi addressed  
to Shri H.N. Fotedar, Secretary, D.O.A. Vikas Minar,  
New Delhi.

In the last meeting of the DD, held on 4th September,  
1976 under Item No. 83 a proposal was made to change the use  
of some 30 acres of land around Adchini Village near Mehrauli  
National Park-Kutab Minar area. The proposal envisaged  
development of a tourist complex including hotel/motel,  
drive-in cinema, open-air theater, restaurants, shopping  
facilities etc. As you know this area has been indicated  
in the land-use plan for "nurseries". The T&CPO is of the  
view that this kind of development would transform this  
area into a full-fledged commercial development which may  
not be desirable. Would you be so kind to let us know the  
background of this proposal and the circumstances under  
which the decision to change the land-use and its allotment  
on a nominal basis to Haryana Government was agreed upon.

2. In regard to the development of a District Centre in the  
R.K. Puram area (Item 93), we are of the view that the  
provision of the work-cum-industrial-centre (form of flatbed  
factories) as envisaged in the Master Plan to provide  
supplementary employment and space for small industries  
should not be given up. In the form of flatbed factories  
this would extremely useful.

FILED  
DEC 2 1976  
INDIA

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: 10 :

APPENDIX 'X' TO ITEM NO. 160

Copy of letter no. nil dated 25/30-9-80 from Sh. Gajraj Bahadur Nagar,  
Ministry of Tourism Deptt., Haryana, Chandigarh, addressed to Lt. Governor,  
Delhi.

Dear Shri Jagmohan Ji,

Kindly refer to your D.O. letter No. 271/2293/LC/80, dated 25.8.80 regarding the restoration of land measuring 94 Bighas, 19 Biswas in Village Achhni to Delhi Administration.

I am sorry to note that despite clarifying all the points raised in your previous letter, this issue has been made a subject of controversy between Delhi Administration and the Government of Haryana. I may, once again, reiterate that the allotment of land in question, was absolutely valid. The correspondence between Haryana Government and Delhi Adm. may kindly be perused in this regard. I may also restate that this issue of Delhi and thereafter the sanction was issued. To presume that Haryana Government has no use of this land is to ignore the facts as they are. The Haryana Government has already set up a Nursery at this site and has incurred an expenditure to the tune of Rs. 1.80 lacs so far. It is also not correct to say that the allotment of land to Haryana Government was made subject to the condition that they will have the land use changed from the competent authority. This is being quoted a little out of context. In this connection, I would like to invite your kind attention to para 3 of the Lease Deed which you have also referred to in your letter. The relevant part of

"The Lessee shall use the land according to the prescribed land-use as per Delhi Master Plan/Zonal Development Plan which is nursery at present, unless relaxed by the competent authority, and in that case the Lessee shall be bound to pay the revised ground rent and premium if any, as determined by the Lessor."

3. The above para does not make it binding on the Government of Haryana to get the land use changed. All that it required is that the lessee should adhere to the prescribed land use and if a change is required the same should be got approved by the competent authority. As stated earlier the Haryana Government is using this land as Nursery which is the prescribed land use as provided in Delhi's Master Plan. As regards the condition that the date of taking over the possession of land failing within three years from lawful for the lessor to re-enter on the land, it is submitted that there has been no violation of this clause on the part of the Haryana Government because soon after the possession of the land was handed over to use the development work was undertaken and the land is being used as Nursery and the Government has spent an amount of Rs. 1.80 lacs on the development of the same.

4. I would further request you that if there is still any doubt or point of controversy, we may meet in Delhi at any time suiting your convenience and settle the matter across the table.

Yours sincerely,  
Sc/-

USE ONLY

-1-

ITEM SUB : PROBLEM OF FARM HOUSES IN AREAS UNDER LARGE  
NO. SCALE ACQUISITION OF LAND FOR PROJECTS :  
114/96 PROPOSED SCHEME FOR REGULARISATION OF BUILT  
UP AND APPROVED FARM HOUSES.

A-06.09.96

F.NO. PS/PC/MP/96/ 10

P R E C T S

There are over 200 farm houses built up in different Development Areas covering Dwarka, Vasant Kunj (Rangpuri) and Narela Projects. Many of these farm houses have been constructed on getting the building plans approved by MCD. In acquisition of lands in such areas, the problem of taking over of possession of built up structures standing in these farm houses proves an impediment in the progress of the project. It is, therefore, necessary that a pragmatic view is taken to evolve a scheme for solving this problem in a policy frame.

MASTER PLAN PROVISIONS

2. As per MPD-2001, farm houses are permitted in rural use zone on a minimum plot size of 1 ha. For a plot size between 1 ha. and 2 ha., the built up area can be 100 sq. mtr.; while for farms of more than 2 ha. size, the built up area will be maximum 150 sq. mtr. Only single-storey constructions are allowed. Besides, there are certain controls by way of set backs, distance from central line of the existing roads.

3. Farm houses are existing in the area which is proposed for inclusion in the urban extension. Estimated area of the urban extension in Delhi, as per MPD-2001 is calculated to accommodate the projected population only when total land under urban extension is developed as per the norms of urban land.

11/19/96

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BUILDING PLANS APPROVAL

4. Before notification of Development Area is issued, MCD can approve building plans of such farm houses. In many cases, MCD has approved the plans before the date of such notification. Commissioner, MCD has been requested to transfer approved building plans of farm houses to DDA for necessary action at this end. Only on receipt of this information, we would be able to say as to how many farm houses have been constructed after obtaining approval of the MCD.

It is gathered that only a small portion of these farm houses are built up. Also, in most of these cases ceiling of the built up area and limit on number of storeys have been violated.

PROBLEMS IF FARM HOUSES ARE ALLOWED TO REMAIN IN RURAL USE ZONE

5. If farm houses in Development Area are allowed to remain in rural use zone, the following problems will arise :-

- a) The area available for urban extension as per MPD-2001 will shrink to that extent.
- b) These farm houses will act as nodal locations for development of unauthorised colonies since urban extension may come up in the proximity.
- c) Pressure of demand on facilities on account of unauthorised constructions/colonies will pass on to the project area/urban extension.

Contd.../-

PROBLEM ARISING IN ACQUISITION :

6. In view of the reasons mentioned in the above paragraphs, it may be desirable that we should acquire the entire area involved in the project. However, the following problems are bound to arise in this respect :-

- a) It may be difficult to demolish the structures falling in the built up area, especially, where building plan stands approved by MCD.
- b) By including built up area in the land acquisition, we are likely to be involved in litigations as some of the structures are reported to have come up before the notification of the Development Area.

OUTLINES OF THE PROPOSED SCHEME :

7. (a) The farm houses existing in Development Area and in the proximity of project/proposed urban extension must be included in the urban area.
- (b) Land use of the area under the occupation of such farm houses must be decided as per the norms prescribed under Master Plan for urban extension.
- (c) The owner of an approved farm house should be allowed to retain an area permissible under the Urban Land Ceiling Regulation Act (maximum plot size not to exceed 500 sq. mtrs.). No additional area for servants quarters or pump house will be allowed.

Contd.../-



d) The built up structures would be allowed to stand but these would have to conform to the controls of building bye-laws for residential houses in urban areas.

e) Farm house owners will be asked to pay such conversion charges towards planning permission for change of land use from rural (agriculture) to urban (residential) as may be levied by the competent authority. The rationale of the conversion charges flows from the fact that the land to remain with the owners will have a higher value on account of change of land use from rural to residential. This conversion charge may be based on a formula which takes into account the difference of the market price of residential urban land in the area and the price of the agricultural/rural land in that area.

f) In addition the owner of such farm house will have to pay 'betterment charges' as envisaged in D.D. Act.

g) The above package can be offered to the owners of the farm houses on the condition that they will willingly surrender to DDA the remaining portion in their possession on payment of amount calculated on the basis of land acquisition norms.

h) Cases of those owners who do not accept the above scheme, would be covered under Compulsory land acquisition.

8. The Authority may consider the above proposal and approve the outlines of the scheme mentioned in para 7 above.

#### R E S O L U T I O N

Resolved that proposals contained in para 7 of the Agenda item be approved subject to the following:-

- i) Maximum size of the plot should be 1000 sq.mt., inclusive of existing construction;
- ii) No extra area shall be permitted for servants quarters, tubewell etc.;
- iii) The owner shall not be entitled to alternative residential plot under the scheme of Large Scale Acquisition & Disposal of Land.

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ITEM NO.

115/96

A-06.09.96

SUB:- Involvement of Private Developer in land development, construction infrastructure provision and disposal thereof.

File No.AO(W)III(40)/93-94/Pt/OR/626/96

P R E C I S

1. Delhi Development Authority in its meeting held in Sept., 1995 and Feb., 1996 had approved the scheme of involvement of Private Developers in land development, construction, infrastructure provision and disposal thereof. The Scheme was referred to the Govt. of India, Ministry of Urban Affairs and Employment.
2. The Govt. of India has in the meantime appointed a Committee under the chairmanship of the Additional Secretary (MOUA&E) to examine all the related aspects of involving private developers. A draft paper has been prepared and sent by DDA to the MOUAE vide No.AO(W)III(4)93-94/ dated 26th July, 1996 (Appendix     'A     Page No.     2- 22    )
3. The proposal deals with two modes:
  - (i) Where land is to be assembled by DDA and allotted to the Developer on leasehold basis for development, construction, infrastructure provision and disposal.
  - (ii) Where land assembly is to be done by the Developer themselves in addition to the development, construction, infrastructure provision and disposal.
4. The role of the DDA, the Developer, the legal issues and other matters have been brought out in the paper. Also the amendment needed in Nazul Rules and delegations of powers needed to grant exemption to developer under Urban Land Ceilings & Regulation Act have been suggested.
5. The Govt. of India has been requested to notify the necessary enabling provisions to take up at least the project already approved by the Authority for Dwarka Sector-18.
6. Submitted for kind information.

R E S O L U T I O N

Noted.

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-2-

APPENDIX 'A' TO ITEM NO. 115/96

DO No. A0(W)II(40)92-94  
July 26, 1996


Dear Shri Singh,

I would like to draw your attention to the D.O. letter No.13011/17/96/DDIB dated 2.7.1996 from Shri R.K.Singh, Director (DD) regarding involvement of private developer in land assembly, development, construction and disposal in Delhi. The issues have been identified and a draft paper for consideration of the Committee constituted by the Government of India is enclosed herewith.

I shall be grateful if the paper is taken up early for discussion and necessary enabling provisions are notified soon to take up at least the project already approved by Authority for Dwarka Sector 18.

With regards,

Yours sincerely,

  
[Anil Kumar]

Encl. as above

Shri N.P.Singh,  
Addl. Secretary,  
Ministry of Urban Affairs & Employment,  
Department of Urban Development,  
Nirman Bhawan, New Delhi.

11/3/78

(370)  
ANN: 'A'

INVOLVEMENT OF PRIVATE DEVELOPERS IN LAND DEVELOPMENT AND HOUSING CONSTRUCTION ACTIVITY IN DELHI

1.0 INTRODUCTION

In the new role of a facilitator, the public agencies are expected to devise innovative approaches to involve the private and cooperative sector, increase and improve supply of housing, serviced land and infrastructure. DDA has initiated policy changes for involvement of private developers in the development and delivery of serviced land and housing in Delhi. With a view to evolve guidelines and procedures for involvement of private developers, the following proposals are submitted for two kinds of development:

- (i) Development by private developer on DDA land;
- (ii) Development of land to be assembled by private developers.

The issues and roles of private developer and DDA in each case are given below:

2.0 PRIVATE DEVELOPMENT ON DDA LAND

The scheme deals with the allotment of DDA land in its schemes like Rohini, Dwarka, Dhirpur, Narela etc. to private developers on leasehold basis who will undertake on site development and dispose off the property in the agreed manner. Private developers will be selected by the competitive and open tendering by a Project Advisory Board. To ensure the objective of providing housing to EWS and LIG, it is proposed that the private developer will construct a prescribed component of EWS and LIG houses, which will be handed over along with community facility plots to DDA free of cost for allotment to its registrants.

2.1 ROLE OF PRIVATE DEVELOPER:

- 2.1.1. Prepare layout and building plans and get the same approved from DDA.
- 2.1.2. Carry out development work as per the approved plans.
- 2.1.3. Prepare service Plan for internal development and get it approved from MCD/Local Body.
- 2.1.4. Construct EWS & LIG houses as per the approved norms of DDA and develop other use activities/facilities as per the approved plan.
- 2.1.5. EWS and LIG houses and community facility plots to be given back to DDA free of cost.
- 2.1.6. Hand over community facilities including parks and open spaces to DDA - private developer will be allowed to dispose off other commercial properties and residential component as per the the terms of agreement.
- 2.1.7. Hand over services to the concerned Local Body through DDA with obligation to pay deficiency charges, if any.

2.2 ROLE OF DDA

- 2.2.1 Preparation of tender document containing terms and conditions of allotment ( Annexure.2....). Eligibility criteria for bidding to be prescribed (Annexure.3.....)
- 2.2.2. Tenders to be invited for selection of private developer on the terms that the premium of land shall be paid by the developer as per the Nazul Rules.
- 2.2.3. Approval of Layout Plans as per MPD in force.
- 2.2.4. Prepare service plans for peripheral services and get approved from MCD/Local Bodies and provide the same.

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- 2.2.6. Quality control for development works and DDA component of housing.
- 2.2.7. Disposal of EWS and LIG housing and community facility plots.
- 2.2.8. Review and monitor the progress for smooth and timely implementation of the project.

2.3. **LEGAL ISSUES**

2.3.1. Amendment required in DDA Nazul Rules, 1981 in respect of the following (Annexure. 4.....):

- (a) Permitting allotment of land more than 500 sq.mtr.
- (b) Defining the 'developer'.

2.3.2. Under U.L.C.R. Act, exemption is necessary for holding plot of more than 500 sq.mtr. in Delhi keeping in view the accelerated planned development as an objective of DDA. In order to facilitate single window clearance, Government may delegate powers to VC, DDA under Section 20 of the Act for grant of exemption to the private developers.

2.4. **OTHER ISSUES:**

2.4.1. On the pattern of Development Control Rules, 1991 of Bombay, if developer hands over community facilities/building free of cost to the Local Body, he may be given additional equivalent FAR entitlement for his free sale components, subject to approval (Annexure-I)

2.4.2. Permission for freehold conversion for the sub lessee;

3.0 **PRIVATE DEVELOPMENT ON LAND TO BE ASSEMBLED BY PRIVATE DEVELOPERS.**

With the objective of augmenting development of urban land and to utilise the resources of private

sector in the development of infrastructure and construction of the housing, the scheme provides for involvement of private developers to assemble private land and take up their development and construction within the parameters of Master Plan. However, the developer is required to make available a component of land/housing for lower income groups and to cooperative group housing societies to ensure integrated development and provision of social infrastructure, where such type of development can be permitted is prescribed as minimum 40 Hect. Such a scheme can be taken up in Urban Extension areas as per Delhi Master Plan where land is yet to be acquired.

- 3.1. ROLE OF PRIVATE DEVELOPER
  - 3.1.1. Preparation of layout and building plans and its approval from DDA.
  - 3.1.2. Carry out development work as per the approved plans.
  - 3.1.3. Prepare service plans for internal development and get them approved from MCD/Local Body.
  - 3.1.4. Construct EWS and LIG houses as per the approved norms of DDA and develop other use activities/facilities as per the approved plan.
  - 3.1.5. EWS & LIG houses to be given back to DDA at mutually agreed cost for disposal by DDA.
  - 3.1.6. Hand over services to the Local Body with obligation to pay deficiency charges, if any.
  - 3.1.7. Hand over the land for laying down peripheral services within the assembled land to DDA/DESU/INFRASTRUCTURE AGENCY/MCD free of cost.
  - 3.1.8. Hand over community facilities including parks, open spaces to the concerned Local Body with obligation to pay deficiency charges, if any.

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3.2. **ROLE OF DDA**

- 3.2.1. To ensure integrated land development and to prepare Zonal Plan/General Development Plan and prescribe development control norms for the Development Area not yet acquired and make available at a cost to the intending developer.
- 3.2.2. Identification of area - Development/Non-Development Areas in proposed Urban Extension, sub cities and growth centres.
- 3.2.3. Issue letter of intent for grant of planning permission to private developer after which, he shall have to deposit betterment and development charges.
- 3.2.4. Approve Layout Plan submitted by the developer:
  - (a) As per norms of MPD in force;
  - (b) With reservation of 25% residential land use for cooperative group housing societies.
- 3.2.5. Prepare service plans for peripheral services and get it approved from MCD/Local Body and provide the same.
- 3.2.6. Disposal of EWS & LIG houses.
- 3.2.7. Quality control for development works and construction of DDA component of EWS & LIG houses.
- 3.2.8. Review and monitor the progress for smooth and timely implementation of the project.

3.4. **LEGAL ISSUES**

Under U.L.C.R. Act, exemption is necessary for holding plot of more than 500 sq.mtr. in Delhi keeping in view the accelerated planned development as an objective of DDA. In order to facilitate single window clearance, Government may



delegate powers to VC, DDA under Section 20 of the Act for grant of exemption to the private developers.

3.5. OTHER ISSUES

3.5.1. On the pattern of Development Control Rule, 1991 of Bombay, if developer hands over community facilities/building free of cost to the Local Body, he may be given additional equivalent FAR entitlement for his free sale components, subject to approval (Annexure-I).

3.5.2. Betterment charges to be credited to the proposed City Development Fund and to be maintained in a separate account by DDA. Out of this, 15% to be utilised by MCD/Local Body for the area specific improvement and 85% to be used by DDA for City Development.

115/26

115/26

ANNEXURE-I

-9-

### ACCOMODATION RESERVATION

The concept of accomodation reservation is to facilitate development of community facilities without any financial burden on the local body and making available land for the same under Private ownership. The Private owner provides the land / building due to the incentive of FAR which he can utilise for his own purpose. Thus, community facility becomes available in time to the public without adding any financial burden on the Development Authority / Local body.

According to Development Control Rules of Greater Bombay the development right on the land reserved for roads could be transferred by the land owner to his remaining land if agreed to hand over the land to local body free of cost and free of encumbrances. This principle has been extended further in the Development Control Regulations 1991 in the form of Accomodation Reservation.

The land owner can develop and build the facility for which the land is reserved (such as a library), hands it over to the local body free of cost and then utilises the development right equivalent to the full permissible FAR/FSI for his own purposes. This measure is likely to succeed in large cities like Delhi where land prices are several times higher than construction cost.

Amendment 2

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DETAILED TERMS AND CONDITIONS OF AGREEMENT FOR ALLOTMENT OF LAND TO DEVELOPERS

1. The Developer shall deposit the following documents within six months of the date of issue of letter of acceptance:

- a) Survey of the area at a scale of 1:1000.
- b) Layout plan on 1:1000 scale showing.
  - i) Land use distribution for various activities.
  - ii) Indicating the blocking of residential units and other uses.
  - iii) Position of internal services like roads, water supply, sewerage, electrification, street lights, telephone, TV cables etc.
- c) Architectural drawings of building on 1:100/200 scale.
- d) Time schedule of Internal development and construction of buildings.
- e) Project showing all specifications, design and working drawings of all services in detail.
- f) Land scape plan on 1:1000 scale.

2. Authority shall not be responsible for any delay for not giving possession of any part of land due to matter being subjudice or due to natural calamities or any other reason beyond the control of the Authority. No compensation shall be payable by Authority on this account. It is clarified that the Developer shall not be entitled to compensation on any ground whatsoever for any delay for whatsoever reason in handing over possession of the land or any part of the land to the Developer.

3. Developer shall submit audited balance sheet of each year within six months of annual closing to CAO, DDA.

4. The allotment of land to the developer shall be on lease hold basis. The prescribed format of lease deed is annexed herewith. The Developer shall pay Ground Rent @ 2½ % of tendered amount after 5th year.

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5. The Developer shall disposed of properties to the purchaser as per terms and conditions of this contract agreement and such purchaser shall be sub-leasee of the land. The ground rent of the land after the data of transaction for sale purchase between the developer and the purchaser shall be deposited by the sub-leasees to the DDA. The prescribed format of sub-lease deed is annexed herewith.

6. In case of any default on the part of developer either in making payment to DDA or in undue delay in completion of the project, as may be assessed under orders of Vice-Chairman, DDA, the allotment shall be withdrawn and lease cancelled and possession of the land resumed by DDA. Balance work shall be got completed/completed by the Authority by:-

- i) Forfeit Rs.50 lacs security deposit.
- ii) Sell the unsold property.
- iii) Recover the balance amount from developer as arrears of land revenue
- iv) in any other manner it may deem fit.

7. Developer shall obtain completion certificate of all works from Authority. structural safety certificate shall be submitted by the developer while applying for completion certificates.

8(i) Developer shall be required to hand over the services to concerned Municipal/Local agency after the completion certificates. Till such time, the services are handed over they will be maintained by the developer. At the time of handing over of services to respective departments, the deficiencies shall be rectified by the developer or deficiency amount shall be paid by developer to Municipal/Local agency/ Department to the full satisfactions of the Authority.

8(ii) The developer shall hand over the roads/parks and playgrounds to the relevant public agencies free of cost at the the earliest but not later than the end of the fifth year. The deficiency charges, if any, shall be paid by the developer. Until these assets are transferred to the relevant public agencies, the developer shall maintain the said roads, parks and playgrounds at his/its own cost.

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9. The Security Deposit of the Developer amounting to Rs.50 lacs shall be refunded only after completion of all the development and construction work and handing over of various services to the civic bodies and EWS/LIG flats and Institutional plots to the Authority.
10. In case of any dispute between the Authority and the Developer the decision of Vice-Chairman shall be final and binding on both the parties.
11. The jurisdiction of disputes will be the appropriate court of Delhi.
12. The layout plan and buildings plans are to be prepared according to Building Bye-laws and Master Plan Regulations of the Authority.
13. The plans and scheme submitted by Developer shall be required to be approved by the Authority and the Developer shall also obtain the approval of the all other concerned local/other bodies like MCD, Chief Fire Officer, Civil Aviation etc. at his own cost.
14. The developer will execute the development within the planning and development control parameters which shall be governed by the norms and regulations given in Master Plan 2001 or subsequent Master Plan that may be in force and building bye laws that may be in force from time to time.
15. The developer will adopt standard specifications for construction of EWS and LIG houses as given in Annexure-B.
16. The land development can be divided into the following three categories.

(i) Peripheral Development

Peripheral Development relates to development till or at the, periphery of sector(i.e. the Project Area). This Peripheral Development is to be taken up by the DDA. Since trunk water supply and sewerage are likely to take time, DDA will construct an underground tank and a sumpwell. With regard to drainage, DDA will provide the

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level at the appropriate point to the Developer for laying-out internal drains. In relation to electricity at the periphery of the project area DDA will ensure that a 66 KVA sub station is set up by DESU outside Sector 18, Dwarka. In relation to trunk water supply and sewer lines to be laid by the Delhi Water Supply and Sewerage Disposal Undertaking and the trunk peripheral drains and outfall to be provided by the Irrigation & Flood Deptt. of the Govt. of NCTD, DDA will pursue the same with the appropriate local bodies and Govt. of NCTD.

(ii) Internal Development(General)

This development is to be taken up totally by the Developer. As part of the Internal Development generally the Developer will dig appropriate tube wells and layout the internal distribution system for water supply, layout the internal sewer lines till the sump, layout the internal drains and tie-up with DESU for installing 33/11 KVA sub-stations and laying out the internal distribution lines for electricity. The Developer will also get the Services Plan for internal water supply, sewerage, drainage, roads and electricity as also the building and layout plans approved from the appropriate local bodies/authorities.

(iii) Internal Development(Plotted)

Internal Development(Plotted) is the internal development required for plot schemes. The internal Development(Plotted) is to be undertaken by the Developer.

The Developer shall be responsible for all planning and development, internal(general) as well as internal(Plotted), of the land as per

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approved norms of the Authority.

The Developer shall undertake the development of the sector on the strength of these presents given to him by the Authority.

17. Following types of broad land uses will be permissible for a 32 Hect. plots:

S. No.	Land Use	Gross area in (Hect)	%age of gross area of land use to total area.
1.	Residential	18.00	56.25
2.	Public & Semi public Facilities	4.00	12.50
3.	Utilities and Parks	5.00	15.80
4.	Circulation	4.00	12.50
5.	Commercial	1.00	3.15
Total:		<u>32.00</u>	<u>100.00</u>

18. The Developer shall not deviate in any manner from the approved layout plan/building plan and shall conform to all laws, rules, regulations, and bye-laws of the proper municipal or other authority in any way relating to the laying out of land or making of street and execution of works and all other matters relating to health and sanitation which may be in force from time to time.

19. The Developer shall not make any exeavations upon any part of the said land nor remove any stone, gravel, clay and earth therefrom except for the purpose of development and use on the said land. The Authority also reserve unto itself all mines, minerals, coals, gold washing, earth oil or quarries in or under the said land, if found at the time of development/exeavation.

20. The Developer shall not be entitled under any circumstances whatsoever directly or indirectly to assign, transfer or otherwise part with its rights under this agreement.

21. The Developer shall after obtaining sanction to the building plan, with necessary designs, plans and specifications from the proper municipal or other authority, at his own expense, erect upon and develop the said land in a complete and substantial and work-manlike manner with the requisite and proper walls, sewers and drains and other convenience in accordance with the sanctioned building plans, and to the satisfaction of such municipal or other Authority, as the case may be, and within the parameters contained in the MPD-2001 and Building Bye-laws.

22. The Developer can start allotment/booking except of EWS and LIG houses only after possession of the land is given to him.

23. The land for utilities such as electricity, water supply, drainage and sewage disposal is required to be handed over by the Developer to DESU and other appropriate bodies by the end of the first year of commencement without any cost.

24. The common portions of the commercial buildings after completion of the project shall automatically be treated in possession of the DDA. The common portion of the residential area shall be handed over to Residents Welfare Association/registered agency approved and recognised by the Authority and in case no Agency exists the same after completion of the project shall automatically be treated in possession of the DDA. However, the Developer shall continue to maintain services in these areas till services are handed over to Civic agencies, irrespective of the fact as to who is in possession of the common area.

25. The Developer shall be free to dispose of the property developed for commercial, public and semi-public and residential (except EWS & LIG houses and Institutional plots



which are to be given back to the Authority free of cost) use as per provisions of the MDP 2001 or such other MPD as may be inforce.

26. The Developer shall handover to the Authority EWS/ LIG Flats and Institutional plots, as mentioned herein before. Any failure to adhere to this schedule shall entitle the Authority to recover penalty at the rate of three thousand per flat per month and Rs.ten thousand per acre of Institutional plots per month. In case the default is more than Rs.2 crores, the Authority would reserve its right to cancel the allotment of land. Further action on account of the default shall be taken as per para 6 above.

27. For any change in the name of the developer or change in its constitution or of the firm shall be subject to consent of the Delhi Development Authority.

28. In any case of default of payment penal interest @ 24%(Twenty Four per cent) p.a. on such default amount shall be charged for the period of default.

29. The time for completion of the project is 5 years from the date of issue of letter of acceptance of the tender. The date of commencement of the agreement shall be reckoned as the date of issue of letter of acceptance by the Delhi Development Authority.

30. The Delhi Development Authority shall in no manner be responsible for any death/accident that may occur while executing the works at sites and shall not be liable for any compensation whatsoever may become payable under the law of the land. The Developer shall be absolutely and exclusively responsible for adopting necessary measures to avoid any accident.

31. All transactions will be made in Indian rupee only.

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32. Engineer/Project consultant appointed by the DDA will monitor the progress of the project and will give monthly reports on the progress of works and also certify that work is being executed according to the approved layout plans. Private Developer shall render necessary cooperation to him.

33. The CE(QC)DDA will conduct quality control inspections periodically (minimum four inspections will be conducted mandatorily at the stage of 25% completion, 50% completion, 75% completion and 90% completion of works) of all the land Development Works, construction of EWS/LIG flats. Further quality control test checks including material test will be conducted by the CE(QC)DDA as and when he deems fit to ensure the observance of high level of quality standards. Private Developer shall render necessary cooperation to him.

34. The Developer shall bear full and exclusive liability for defects (as provided under the Agreement and under Law) in respect of EWS and LIG flats and will make good the defects immediately as per the recommendations of the CE(QC)DDA. The project will be deemed to have been completed when all the out puts have been physically handed over to the allottees and parks, roads and other services have been handed over to the concerned public agencies.

35. The Developer shall not display or exhibit any advertisement, placard whatsoever or put up any hoarding on any part of the interior or exterior of the said land without the prior written permission of the Authority.

36. In the event of the death of the Developer or the Developer becoming insolvent, or dissolved, if it is a partnership firm, or gone in liquidation, if it is a private limited/limited company prior to the expiry of the period fixed herein above, the liabilities under these presents shall be borne by the legal heirs/representatives of the Developer and in case of their failure to comply with the terms and conditions of this agreement it shall stand terminated automatically and all that has been agreed here in above

to fall to to the share of the Developer shall vest with the Authority free from all encumbrances.

37. The Developer shall pay cost of light, power and water consumed by him as per the demand of the Authority concerned.
38. The Developer shall also pay all licence or other fee of taxes payable to the Government/Municipal or other local bodies as may be assessed or found due.
39. The Developer shall abide by all the rules, regulations, orders and instructions that the Authority may issue from time to time or adopt or issue for the care, protection and administration of the said land/flats/estates/including the provision of DDA (Disposal of Developed Nazul Land) Rules, 1981 and DDA (management & Disposal of Housing Estates) Regulation, 1968, as amended from time to time.
40. The provisions of Delhi Apartment Ownership Act, 1986 and Rules framed thereunder shall also be applicable wherever the same are attracted.
41. The Authority shall not be responsible for the safety of any materials or articles belonging to the Developer and also shall not be liable for any damages or injury to the property of the Developer lying at any time in, on, upon or around the said land from any cause whatsoever.
42. Notwithstanding any thing contained herein to the contrary, the Authority shall have the right to revoke the agreement in the event of breach of any of the terms and conditions specified herein. The decision of the Vice-Chairman DDA in this behalf shall be final and binding and shall not be called in question at any forum or court, whatsoever.
43. By earlier determination or revocation of these presents any belonging of the developer found on such land/site shall be liable to be sold through public auction unless claimed within a fortnight of the determination or revocation of the agreement, as the case may be. The Authority shall be entitled to appropriate out of the proceeds of such sale,

the amount due to the Authority, if any, from the Developer and also, after deducting cost of administration and auction of these belonging, the balance, if any, shall be paid over to the Developer or his/its legal heirs, representatives etc. as the case may be.

44. In case, the site machinery/apparatus etc. are destroyed or damaged by any natural calamity or riot or civil disturbance or on any account whatsoever, the Authority shall not be liable to pay any damages and/or compensation therefore.

45. In case of any dispute arising between the Authority and the Developer in respect of the interpretation or performance of any terms and conditions of this Agreement, the decision of the Vice-Chairman, DDA thereon shall be final and binding. The developer shall not object to the Vice-Chairman of the Authority's decision on the ground that he had dealt with the case or has at some stage or expressed opinion in any matter connected therewith or on any grounds whatsoever.

46. The Developer shall be responsible for damages or loss of property due to the reasons for which it/he or its/his servants are directly responsible and that may be sustained by it/him due to normal wear and tear or such as may be caused by storm, earthquake or any other natural calamities but the Authority shall not be liable to pay any compensation or damages whatsoever.

47. The Authority or its nominee shall have access at all reasonable hours to the said Development/construction, electric substations, water supply and drainage installations or any part thereof.

48. All the required permissions/approvals for erecting electric sub-station/water supply and drainage installations and running it shall be obtained by the Developer.

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47. The Authority or its nominee shall have access at all reasonable hours to the said Development/construction, electrical substations, water supply and drainage installations or any part thereof.

48. All the required permissions/approvals for erecting electric sub-station/water supply and drainage installations and running it shall be obtained by the Developer.

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49. The Developer shall complete the development of erection and shall commission the electric sub-station/ water supply and drainage installations within the sector within three years from the date of this agreement.

50. In the event of unforeseen circumstances, beyond the control of the Authority, including any stay, decree, directions, orders from any court of law or Forum, because of which the entry upon the said land or any part thereof gets/ held up or delayed, the Authority shall not be liable for any damages, compensation or loss of profit of any kind whatsoever.

51. All notices, orders, directions, consents or approvals to be given under this Agreement, shall be in writing and shall signed by such officer as may be authorised by the Vice-Chairman, DDA and shall be considered as duly served upon the Developer if the same shall have been delivered or sent by post to the residence/registered office of the Developer.

52. All powers exercisable by the Authority under this Agreement may be exercised by the Vice-Chairman, DDA. The Authority may also authorise any office or officers of the Authority/Govt. to exercise all or any of the powers exercisable by it under this agreement.

53. The Vice Chairman may authorise any officer or officers to exercise all or any of the powers which he is authorised to exercise under this agreement, except the powers of the Authority exercisable by him virtue of clause 52 above.

Delhi Development Authority

Developer

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ELIGIBILITY PARAMETERS:

The eligibility parameters are as under:-

- i) The developer applicant must have proven track record of total average turnover of not less than 10.00 crore related to land development/building activity during the last five years.
- ii) The applicant should be an individual, a proprietorship firm, a registered partnership firm, a private limited company, a group of companies, a corporation of joint venture/consortium, N.R.I. or registered society and should be competent to contact and must indicate the projects which they have completed and the projects which are in progress during the last five years.
- iii) The applicant must have capability in the development of land and construction of large building structures involving earth filling, RCC, reinforced cement concrete as well as his/their capacity for mobilising equipment and personnel for large value contracts.

Annexure-4 (389)

Sub: Proposed amendments to DDA (Disposal of Developed Nazul Land) Rules, 1981.  
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1. The "Developer" is defined as follows for purpose of addition in Rule 2:-

Rule 2(p):

"Developer": Developer means a person or body of persons, whether corporate or otherwise, who is authorised by the Authority to develop the Nazul land under its control and supervision and to dispose of the plots/built up spaces in accordance with the terms/conditions as may be prescribed through an agreement to be entered between the Authority and the Developer.

2. Since there is no provision in the Nazul Rules, 1981 for allowing a private Developer to develop land, construct flats and shops and dispose of the same, it is felt that an additional rule to be numbered as Rule 43.A should be incorporated in the said Rules. This new Rule 43.A should read as under:-

Rule 43.A(1):

The Authority may, notwithstanding anything contained in these rules, allot land to a developer through auction or through tender for development and disposal under its control and supervision in accordance with the terms/conditions to be set out in the agreement between the Developer and the Authority. The lease deed in favour of the Developer and the sub-lease deed in favour of the persons to whom the plots are to be disposed of by him, shall be executed in such formats as may be approved by the Govt. in this behalf.

Rule 43A(ii):

The restrictions regarding the size of the plots and the earlier ownership of any property in Delhi shall not be applied in the case of the allotment/<sup>Case</sup> transfer of the land to the Developer.

Rule 43.A(iii):

The restrictions regarding the size of the plots and of not owning any residential land, house etc. as stated in these Rules, for the purpose of eligibility shall, however, be applicable to the disposal of land/plots by the Developer.

RECEIVED  
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ITEM  
NO.  
116/96

Subject: Constitution of "Delhi Urban Heritage Foundation  
under Section 5(a) of Delhi Development Act, 1957.

No. F. HUPW/CA/336/96/Pt.V

A-06.09.96

P R E C I S

Delhi Development Authority had initiated the award for Urban Heritage in the year 1993 for the best preserved and maintained old buildings of Delhi. The award was given for the year 1993 and again for 1994. At the time of Award Ceremony on 13.2.96, the Hon'ble Lt. Governor desired that a Heritage Foundation should be formed to take care of the urban heritage in Delhi in a more systematic and planned manner. It is in this context that a Committee is proposed to be constituted under section 5 (a) of Delhi Development Act, 1957 consisting of the members of the Authority and other eminent persons of Delhi.

The Foundation is proposed to be named as "Delhi Urban Heritage Foundation" and its office to be located at Vikas Minar, IP Estate, New Delhi. The Foundation with Lt. Governor of Delhi as its chairman is proposed to have 11 members of which 4 members are to be co-opted.

It aims to frame policies for conservation, protection and adoption of various identified heritage buildings/areas, providing assistance and examining proposals and programmes relating to urban heritage.

The Foundation is proposed to have the powers to alter, modify or relax the existing Regulations with the approval of Government/Authority where necessary, permit demolition and to do all such acts as may be necessary to attain its objectives. It may also create an Advisory Committee, administrative and other posts as may be necessary within the rules and regulations of DDA.

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