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THOSE MEETINGS

for the Authority Meeting

22-11-04 AND
7 5 @ 28-2-0

DELHI DEVELOPMENT AUTHORITY

**Minutes of the meeting of the Delhi Development Authority held on
28th February, 2005 at 11.00 a.m. at Raj Niwas.**

Following were present:

CHAIRMAN

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

VICE-CHAIRMAN

- 2 Shri Madhukar Gupta

MEMBERS

3. Shri A.K. Patnaik
Finance Member
4. Shri Prabhash Singh
Engineer Member, DDA
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri. P.K. Mishra
Member - Secretary, NCR Planning Board
9. Shri P.K. Pradhan
Jt. Secretary (D&L), MOUD

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri G.S. Patnaik
Secretary to LG
2. Smt. Ameeta Saini
Chief Vigilance Officer
3. Sh. D.B. Gupta
Principal Commissioner, DDA
4. Shri R.K. Singh
Commissioner (LD), DDA

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5. *Shri R.K. Vats,
Commissioner (LM), DDA*
6. *Shri Sunil Sharma
Commissioner (Personnel), DDA*
7. *Shri A.K. Jain
Commissioner (Planning)*
8. *Mrs. Asma Manzar
Commissioner (Housing), DDA*
9. *Shri J.P.S. Chawla
Chief Accounts Officer, DDA*
10. *Shri S.K. Goyal
Financial Adviser (Housing), DDA*
11. *Shri B.K. Bugga
Chief Planner, MCD*
12. *Shri Alok Swaroop
OSD to LG*
13. *Shri Prahlad Singh
Director (LC)*
14. *Shri B.K. Jain
Director (DC&RYP), DDA*
15. *Shri R.K. Jain
Director (Planning)*
16. *Shri Rajeev Malhotra
CRP (N.C.R. Planning Board)*
17. *Shri Laxman Babu
Press Consultant to L.G.*
18. *Shri Sanjeev Kumar
Dy. Director (R.L.), DDA*

ITEM NO. 7/2005

*Sub: Confirmation of the Minutes of the meeting of the Delhi Development Authority held on 22nd November, 2004.
F.No.2(2)2004/MC/DDA.*

Following suggestions of Shri Mahabal Mishra were agreed to be incorporated in the minutes :

i) Item No. 63/2004

The last line of page-4 of the circulated minutes would now read as under :

"He mentioned that cadre review for the Survey, Planning and other Departments should also be done."

ii) Item No. 63/2004

Para-2 at page-5 of the recorded minutes would now read as under:

"After detailed discussions, the Authority approved the proposals contained in the agenda item and decided to set-up a Committee, which shall also comprise the non-official members, to study the working of the Horticulture department and for working out a strategy for improving its performance."

iii) Item No. 68/2004

The last line of the recorded minutes at page no.7 of this item shall read as under:

"The Lt. Governor assured the members that Rules & Regulations would be followed."

2. *Minutes of the Authority meeting held on 22nd November, 2004 were approved as circulated, with the amendments as mentioned above.*

ITEM NO. 8/2005

Sub: Confirmation of the Minutes of the meeting of the Delhi Development Authority held on 10th January, 2005.
F.No.2(2)2005/MC/DDA.

- a] Suggestion of Shri Mahabal Mishra to add the following lines in para-xviii, at page 17 of the recorded minutes was accepted by the Authority:

"The regularization of unauthorized colonies should be done in the similar manner as had been done in the past by Mrs. Indira Gandhi's Government."

- b] The suggestion of Shri P.K. Mishra, Member-Secretary, NCR Planning Board that the views of the NCR Planning Board against para-(iii) at page no. 19 and para-v at page no. 20 should be recorded as follows was agreed to by the Authority:

Para-iii "There should be convergence between the Master Plan for Delhi-2021 prepared by DDA and Sub-Regional Plan for NCT-Delhi Sub-region to be prepared by the Govt. of NCT Delhi."

Para-v "The Board has already communicated detailed comments/suggestions on the draft MPD-2021 to the DDA."

2. Subject to the above amendments, the minutes of the Authority meeting held on 10th January, 2005 were approved.

ITEM NO. 9/2005

Sub: Change of land use of 6.0 ha. Of land in Shastri Park area for 'Agriculture & Water body' to 'Commercial (IT Park).
F.No.20(299)MP.

Shri Mahabal Mishra and Shri Mange Ram Garg pointed out that construction of building by the DMRC without securing the change of land use was not appropriate. They pointed out that 150 objections/suggestions made by the public have thus been rendered inconsequential and the Authority has been presented with a fait-accompli.

After detailed discussions, the Authority approved the proposals contained in the agenda item since no other option was available at this stage, with the observation that in future such post facto proposals should not be considered.

ITEM NO. 10/2005

Sub: Allotment of residential plots for rehabilitation of evictees of Old subzi mandi - Detailed note prepared as per directions of the Authority in its meeting held on 21.1.2002 and 27.2.2004. F.No.16(160)75/LSB(R)/DDA.

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

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

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

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

[6]

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

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

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

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

ITEM NO. 11/2005

Sub: Disciplinary case of Shri Chhidha Singh, Asstt. Director (Retd.).
F.No.9(75)89/PB-I.

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

ITEM NO. 12/2005

Sub: Departmental proceedings against Shri D.P. Bambah, Executive Engineer (Retd.) - Date of Retirement 28.2.1997.
F.No.26(22)93/Vig./DC.

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

ITEM NO. 13/2005

Sub: Regarding change of land use for Judicial Academy at Sector-14, Phase-II, Dwarka.
F.No.29(10)04-MP.

Shri Mahabal Mishra pointed out that only 15% of the institutional land could be utilised for residential purposes and that giving permission for such a large area measuring 23180 sq.mt. for conversion to residential use implies that the land allotted to the academy had been far in excess of its actual requirements. He pointed out that giving such a permission could become a precedent.

After detailed discussions, the proposals contained in the agenda item were approved by the Authority as a special case, to honour the repeated requests of the Delhi High Court and it was decided that this shall not be seen as a precedent in the future.

ITEM NO. 14/2005

Sub: Proposal to change the land use of land measuring 6.95 ha. From Govt. land (Use undermined) to "Commercial" in Mahipalpur village Zone F.
F.No.PA/JDH/API/01/265.

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

ITEM NO. 15/2005

Sub: Provision of Community Facilities/Utilities and Burial and Cremation Ground at Madanpur Khadar Resettlement Colony.
F.No.3(21)2001/MP.

Shri Mahabal Mishra suggested that instead of the term burial ground, the term graveyard should be used so that there is no scope for any confusion about its user. He also suggested that allotment of lands for public and semi-public facilities as proposed in the agenda item should not be taken up in anticipation of the change of land use.

[8]

The Authority accepted the suggestions of Shri Mahabal Mishra and approved the proposals contained in the agenda item accordingly.

ii] In the light of the intervention and request by Member Secretary, NCR Planning Board, the LG desired that the Commissioner (Planning) should urgently provide necessary information to the group constituted by the Board so that clearance of the DDA's proposals of change of land use could be expedited.

ITEM NO. 16/2005

Sub: Change of land use of pockets from Recreational (District Park) to other uses in village Lado Sarai.
F.No.3(67)98/MP.

Shri Mahabal Mishra questioned the allotments made for public and semi-public facilities in the area without change of land use.

The Vice-Chairman stated that some of the land pockets had already been put to various uses and that allotments had already been made over a long period of time and the matter was therefore a fait-accompli, and it was now intended to regularize the actual land use so that further action could be taken in a planned manner.

After detailed discussions, the Authority approved the proposals contained in the agenda item. It was also directed that in future allotments should not be made without effecting change of land use.

ITEM NO. 17/2005 (Laid on the table)

Sub: Change of land use of land identified for new industrial area pursuant to Hon'ble Supreme Court orders dated 7.5.2004 and meetings taken by Chief Secretary, GNCTD dated 27.5.2004 & 23.7.2004.
F.No.15(157)2002/NP.

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

The Authority also agreed with the suggestion of Shri Jile Singh Chauhan that more land pockets for rehabilitating these industries should be identified and earmarked, on priority.

ITEM NO. 18/2005 (Laid on the table)

*Sub: Departmental Proceedings against Shri A.P. Verma, Jt. Director (Hort.) (Retd.),
Date of Retirement 31.7.2003
F.No.27(21)2001/Vig./DC.*

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

OTHER POINTS:

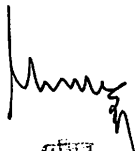
[i] Shri Jile Singh Chauhan and Shri Mahabal Mishra sought early denotification of some villages regarding which they had already written. They also asked for early action to finalise the lease deeds in favour of Chulha Tax payers in Todapur and some other villages. They were joined in this by Shri Mange Ram Garg and it was decided that survey should be completed by the concerned Committee at an early date, and pending survey, demolitions should not be carried out.

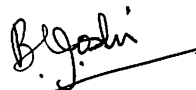
The Vice-Chairman assured that all the villages should be treated similarly and survey of all the 5 villages would be expedited. After discussion, it was decided that demolitions in these areas should be stopped except in respect of new constructions.

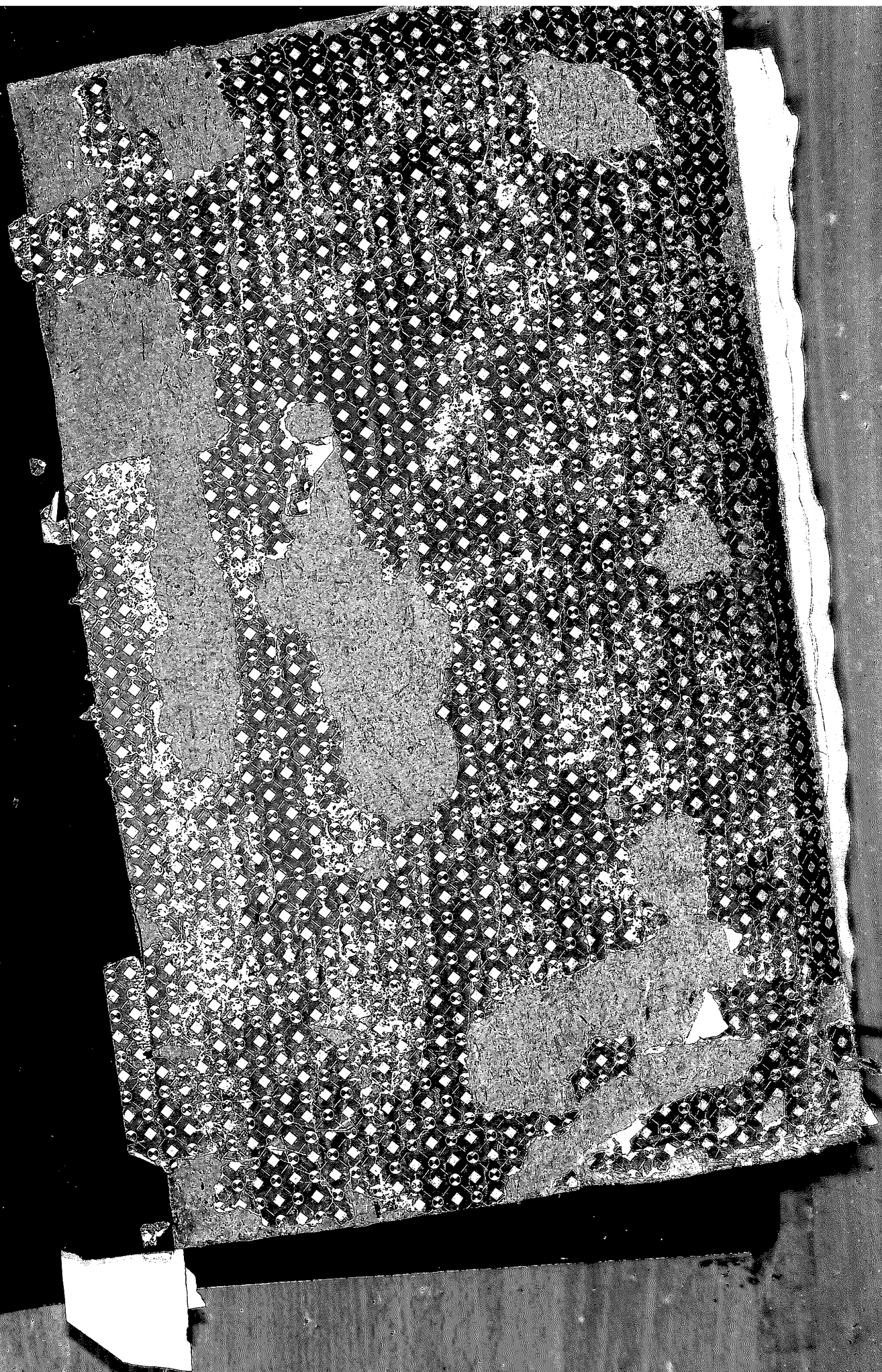
[ii] Shri Mange Ram Garg suggested that about 5 acres of land had been lying unused in Janak Garden, a part of which should be utilised for setting up an office of the Transport Authority for the Ashok Vihar area, after carrying out necessary change of land use.

- [iii] *Shri Mange Ram Garg pointed out that jhuggies were multiplying in the 17 J.J. clusters existing around various residential pockets in his constituency in Ashok Vihar. He requested that atleast seven small clusters should be shifted out/relocated on priority, in the first instance.*
- [iv] *Shri Garg requested the Lt. Governor for a visit in his area.*
- [v] *Shri Jile Singh Chauhan pointed out that jhuggies were multiplying on the DDA's land in Outram Line and sought early clearance of the entire area.*
- [vi] *Shri Mahabal Mishra suggested that a report should be prepared in respect of DDA's land inventory and should be put up before the Authority. It was decided that this should be done expeditiously.*
- [vii] *Shri Mahabal Mishra sought review of the pending court cases and sought information about the number of cases in which recommendations made by the Lok Adalat had been accepted/rejected.*
- [viii] *Shri Mahabal Mishra pointed out that mega projects had been awarded in Vasant Kunj on green land, without changing its land use and that DDA was now paying heavy penalty of crores of rupees for delays on this account. The LG asked that a status report in the matter may be put up before the Authority.*

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


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