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कार्यवृत्त सूची  
बैठक दिनांक 30-1-2012

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F2(2)2012/MC/DDA  
UNO MEETING 30-01-2012  
Pages

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No. F.2 (2)2012/MC/DDA/02

Dated: the 12<sup>th</sup> January, 2012

**Sub: Rescheduling of the meeting of the Delhi Development Authority.**

The meeting of the Delhi Development Authority scheduled for 17<sup>th</sup> January, 2012 at 11.00 a.m. at Raj Niwas has been rescheduled and the meeting would now be held on 30<sup>th</sup> January, 2012 at 11.30 a.m.

Agenda items for the meeting are enclosed.

CHAIRMAN

1 Shri Tejendra Khanna  
Lt. Governor, Delhi

VICE-CHAIRMAN

2 Shri G.S. Patnaik

MEMBERS

3 Shri Subhash Chopra, MLA

4 Shri Naseeb Singh, MLA

5 Dr. Harsh Vardhan, MLA

6 Shri Rajesh Gahlot  
Councillor, MCD

7 Shri Sudesh Kumar Bhasin  
Councillor, MCD

8 Finance Member, DDA

9 Shri Ashok Khurana  
Engineer Member, DDA

10 Shri K.S. Mehra  
Commissioner, MCD

11 Shri Jitender Kumar Kochar

12 Joint Secretary (D & L)  
Ministry of Urban Development

13 Member Secretary  
NCR Planning Board

14 Chief Planner, T.C.P.O.

SPECIAL INVITEES

1 Shri P.K. Tripathi  
Chief Secretary  
Govt. of NCT of Delhi

2 Shri Rakesh Behari  
Principal Secretary to Lt. Governor, Delhi

3 Shri D.M. Spolija  
Principal Secretary (Finance)  
Govt. of NCT of Delhi

4 Shri R. Chandra Mohan  
Principal Secretary (UD)  
Govt. of NCT of Delhi

5 Shri Vijay Dev  
Secretary (L&B)  
Govt. of NCT of Delhi

Copy also to:

1. Shri Deepak Trivedi  
Principal Commissioner (LM, Housing & Systems), DDA

2 Shri S. N. Mishra  
Special Secretary to Lt. Governor, Delhi

3 AVM (Retd.) V.K. Dayalu  
Advisor (SA & GR), DDA

4 Shri Vijay Risbud  
Advisor & Consultant (NPIIC)

5 Smt. Nemo Dhar  
Advisor (PR), DDA

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AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT  
 AUTHORITY TO BE HELD ON 30.01.2012 AT 11.30 A.M. AT RAJ NIWAS, DELHI

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7.	7/2012	Swapping/Inter-change of landuse between the Commercial and Residential Land measuring 3.068 ha. at Kalkaji Extension for in-situ Rehabilitation. F. 3(32)2007/MP	40-46 PLANNING



SUPPLEMENTARY AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI  
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RAJ NIWAS, DELHI

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Sl. No.	Item No.	Subject	Pages
✓	12/2012	Revision in the layout plan of Socio Cultural Centre Sector-13, Dwarka Project & approval of the Authority as per MPD 2021. F.4(13)2011/Plg.(Dwk)	1-3 PLANNING <i>Com (H)</i>
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2nd SUPPLEMENTARY AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI  
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(FINANCE)

Sl. No.	Item No.	Subject	Pages
1	16/2012	Revised Budget Estimates for the year 2011-12 and Budget Estimates for the Year 2012-13. F.4(3) budget/2011-12/RE	1-3 Booklets 2No. attached with Annexure I-IV

Annexure 'A'

Item No 16/2012

F4(3) Budget / 2011-12 / DDA / Pt.

No. F. 4(3)/Budget/2011-12/DDA/Pt.

Sub:- Addendum regarding modification of figures in RBE 2011-12 and BE 2012-13.

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1(a) Annexure 'A' of G.M.O. 1/12

The matter relates to Ministry forwarding a copy of Note from Director (Works), MoUD regarding parking norms for government housing and also requested views of DDA. Accordingly, after examination by this Unit and further decision the matter was placed before the Authority on 15.11.2011 vide item No. 99/2011: Parking Norms for Government Housing (refer pages 359-366-C).

The draft minutes of the Authority meeting held on 15.11.2011 received on the said matter has been examined (refer page 367 C) and following modifications are suggested in the draft minutes of the Authority:

Draft Minutes on agenda item No. 99/2011	Proposed modifications
Commissioner (Plg.) II stated that the request of CPWD to relax parking norms for large category of government dwelling units was examined. Relaxation of the norms proposed by CPWD for higher categories of government housing has been proposed because such accommodation have more built-up area but only one dwelling unit.	Commissioner (Plg.) II stated that the request of CPWD to relax parking norms for smaller categories of Government Housing (Type II to Type IV) as part of re-development of Kidwai Nagar (East) was reviewed and rationalized during the meeting of Adtl. Secretary (UD), GOI dated 25.10.2011, as under:
(ii) Proposals contained in the agenda item were approved by the Authority with the observation that similar norms could also be considered for non-government housing of higher category.	Type-II : No Change (i.e. 1 ECS No. per unit) Type-III : 1.25 ECS Nos. per unit (in place of 1.0 ECS Nos. per unit) Type-IV : 2 ECS Nos. per unit (in place of 2.5 Nos. per unit)
	(iii) Proposal as given above was approved by the Authority with the observations that similar norms could also be considered for Govt. Housing of similar DU sizes

Submitted for consideration, please.

*[Signature]*  
AD (Plg.) II  
MPD-2021 & DC  
07-12-2011

DD (Plg.)/MP & DC

Dir. (Plg.)/MP

07/12/2011

*[Signature]*  
Com (Plg.) II

07/12/2011

*[Signature]*

DDMC incorporate

*[Signature]* 8/12/11  
Approved MA

13/12/11  
14/12/11

**Item No.1/2012**

**Sub.: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 15.11.2011 at Raj Niwas, Delhi.  
File No. F.2(2)2011/MC/DDA.**

1. Minutes of the meeting of the Delhi Development Authority held on 15.11.2011 were circulated for confirmation.
2. Commissioner (Planning)-II vide his note dated 07.12.2011 [Annexure 'A' at page 1(a)] has requested for the following amendment in respect of minutes for agenda item No. 99/2011.

"Commissioner(Plg.)/II stated that the request of CPWD to relax parking norms for smaller categories of Government Housing (Type II to Type IV) as part of re-development of Kidwai Nagar (East) was reviewed and rationalized during the meeting of Addl. Secretary (UD), GOI dated 25.10.2011 as under:-

Type II: No Change (i.e., 1 ECS No. per unit)

Type III: 1.25 ECS Nos. per unit (in place of 1.6 ECS Nos. per unit).

Type IV: 2 ECS Nos. per unit (in place of 2.5 PCS Nos. per unit)."

Minutes of the meeting of the Delhi Development Authority held on 15.11.2011 are submitted for confirmation of the Authority [Annexure 'B' at page 1 to 18].

**RESOLUTION**

"Commissioner (Planning)-II stated that the request of CPWD to relax parking norms for smaller categories of Government Housing (Type II to Type IV) as part of re-development of Kidwai Nagar (East) was reviewed and rationalized during the meeting of Addl. Secretary (UD), GOI dated 25.10.2011 as under:-

Type II: No change (i.e., 1 ECS No. per unit)

Type III: 1.25 ECS Nos. per unit (in place of 1.6 ECS Nos. per unit)

Type IV: 2 ECS Nos. per unit (in place of 2.5 ECS Nos. per unit)

- (ii) The Authority resolved to follow the above parking norms in respect of similar dwelling units constructed by DDA".

The remaining minutes of the meeting of the Delhi Development Authority held on 15.11.2011 were confirmed as circulated.

Annexure A of  
Memo. 1/12

**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on  
15<sup>th</sup> November, 2011 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

1. Shri Tejendra Khanna  
Lt. Governor, Delhi.

**VICE CHAIRMAN**

2. Shri G.S. Patnaik

**MEMBERS**

3. Shri Nand Lal  
Finance Member
4. Shri Ashok Khurana  
Engineer Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Dr. Harsh Vardhan, MLA
8. Shri Rajesh Gahlot  
Councillor, MCD
8. Shri Sudesh Kumar Bhasin  
Councillor, MCD
9. Shri K.S. Mehra  
Commissioner, MCD
10. Shri J.B. Kshirsagar,  
Chief Planner, TCPO
11. Smt. Naini Jayaseelan  
Member Secretary, NCR Planning Board

**SECRETARY**

Shri D. Sarkar  
Commissioner-cum-Secretary

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri R. Chandra Mohan,  
Principal Secretary (UD), GNCTD

2. *Shri V.K. Sadhu*  
*Principal Commissioner, DDA*
3. *Shri Deepak Trivedi*  
*Principal Commissioner (LM,H&S), DDA*
4. *Smt. Asma Manzar*  
*Commissioner (Housing), DDA*
5. *Shri H. Rajesh Prasad*  
*Commissioner (Land Management), DDA*
6. *Shri Ashok Kumar*  
*Commissioner (Planning)-I, DDA*
7. *Dr. S.P. Bansal*  
*Commissioner (Planning)-II, DDA*
8. *Shri Sanjay Kumar*  
*Chief Legal Adviser, DDA*
9. *Shri Manish Kumar*  
*Chief Accounts Officer, DDA*
10. *Shri S.N. Mishra*  
*Spl. Secretary to Lieutenant Governor*
11. *Shri Shamsher Singh*  
*Chief Town Planner, MCD*
12. *Shri Pawan Kumar*  
*Financial Adviser (Housing), DDA*
13. *Shri Ashok Nigah*  
*Chief Engineer (P&CWG), DDA*
14. *Shri R.K. Jain,*  
*Addl. Commissioner (Planning), DDA*
15. *Smt. Savita Bhandari*  
*Addl. Commissioner (Landscape), DDA*
16. *Shri Alok Swarup*  
*Director (Sports), DDA*
17. *Shri Ashok Bhattacharjee,*  
*Director (UTTIPEC)*
18. *K.S. Dabas*  
*Project Manager (MPR), DDA*
19. *Shri Vijay Risbud*  
*Adviser/Consultant (NPIIC), DDA*
20. *AVM (Retd.) V.K. Dayalu*  
*Adviser (SA&GR), DDA*
21. *Smt. Neemo Dhar*  
*Adviser (PR), DDA*

I. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the members of the Authority, special invitees and senior officers present at the meeting of the Authority.

ITEM NO.86/2011

Sub: Confirmation of the minutes of the meeting of Delhi Development Authority held on 16.9.2011 at Raj Niwas, Delhi.  
File no. F.2(2)2011/MC/DDA.

Para 3.(a) of Other Points of the minutes of the meeting of the Delhi Development Authority held on 16.09.2011 was amended as follows as per the request of Shri Subhash Chopra, Hon'ble Authority Member:

"It was decided that 1.5 times of existing permissible FAR would be allowed as per provisions of the Notification No. S.O.683 (E) dated 1.4.2011 for all plots of 1000 sq. mtrs. and above in existing industrial areas, either on the already built construction, or for redevelopment, subject to certification of structural safety, without the requirement of an overall redevelopment scheme."

2. Para (ix) of item No. 82/2011 was amended as follows as per the request of Engineer Member:

"EWS housing being constructed with pre-fab technology are in blocks of ground+4 stories without lifts,"

3. The remaining minutes of the meeting of the Delhi Development Authority held on 16.9.2011 were confirmed as circulated.

ITEM NO.87/2011

Sub: Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 28.7.2011.  
File No.F.2(3)2011/MC/DDA

Action taken reports on the minutes of the meeting of Delhi Development Authority held on 28.7.2011 were reviewed by the Authority.

(ii) Shri Subhash Chopra stated that though at every meeting of the Authority it is intimated that tenders for Kalkaji insitu rehabilitation scheme would be issued shortly, tenders have not yet been floated.

(a) Hon'ble Lt. Governor directed that the layout of the scheme should be discussed by Engineer Member with Shri Subhash Chopra. Tenders should



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be floated by 15<sup>th</sup> December, 2011 and a sample unit should be constructed within three weeks at site.

(iii) Shri Naseeb Singh stated that the case of Sanjay Amar Colony be also taken up for insitu development. Besides, construction of EWS/LIG flats in vacant sites for service personnel in group housing societies should be expedited. These could also be utilized for insitu rehabilitation.

(a) Hon'ble Lt. Governor stated that insitu rehabilitation would maintain economic linkage of these individuals with their work-environment. He directed that the suggestions of Shri Naseeb Singh be examined expeditiously.

(b) Engineer Member stated that since the in-house capacity of DDA for construction of the proposed number of units is inadequate, some projects could be given to PSUs like Hindustan Prefab, NBCC, etc.

(c) Hon'ble Lt. Governor agreeing with the E.M.'s suggestion stated that NBCC could be considered for a housing project in East Delhi. Besides, for each project, a designated Project Manager should be appointed who should be accountable for the timely completion of the project including full compliance with quality specifications.

(iv) Shri Naseeb Singh stated that Jr. Engineers incharge of maintenance of sports complexes should not be given charge of multiple sports complexes as they are unable to properly attend to their duties at all these sports complexes. Instead, dedicated Jr. Engineers should be posted at each sports complex for their maintenance.

(v) Shri Naseeb Singh stated that the road near CBD Shahdara has not yet been completed. It has been shown that another road existed on the site near Kasturba Nagar drain, which was in fact, never constructed.

(a) Hon'ble Lt. Governor directed that the matter should be investigated urgently by the Vigilance Department of DDA.

(vi) Hon'ble Lt. Governor stated that there are newsreports that vacant DDA sites allocated for marriages have actually been taken over by contractors who are charging exorbitant rates from the public. In many instances, these contractors have taken over several sites which they have been occupying for long periods.

(a) Vice Chairman, DDA stated that plots which are allocated for marriages are actually vacant DDA project sites. The bookings were made at the level

of Jr. Engineers and there are serious allegations that these officials in connivance with the contractors have been permitting block bookings. A new policy for booking of marriage sites is being formulated, though this cannot be implemented during the current marriage season as bookings for upto 90 days have already been made. As per the proposed policy, maximum permissible area for marriage functions would be 10,000 sq.mt. At larger sites, 2 to 3 sites for marriage functions can be demarcated. However, there would be no size restriction for sites allocated for religious functions. As per the proposed policy, the maximum period of allotment for marriage functions would be 3 days and maximum 100 days per year per site. Rates for booking would be fixed and bookings would be centralized in each zone under SE (HQ). Subsequently, online bookings would be introduced.

(b) Dr. Harsh Vardhan stated that earlier a Committee under Principal Commissioner (Land Management) had been constituted for reviewing the procedure but till date the proposals have not been submitted.

(c) Vice Chairman, DDA stated that the report of the Committee is being examined at his level and a proposal will be formally tabled before the Authority shortly.

(d) Advisor (SA&GR) stated that zone-wise mobile squads would be constituted to check proxy bookings. Unique ID for each site would be created and on-line bookings introduced like MCD. Sites would be licensed out after inputs are received from the Engineering Department.

(e) Shri Rajesh Gahlot stated that various plot sizes should be earmarked in each zone so that smaller sites can be booked at lesser cost by parties having limited financial means.

(f) Vice Chairman, DDA stated that certain important sites would be identified which would have higher booking cost.

(g) Shri Rajesh Gahlot suggested that since DDA has large vacant plots in many areas, DDA should itself develop marriage sites and do the bookings directly.

(h) Hon'ble Lt. Governor stated that DDA should consider the proposal for developing such sites.

(vii) Shri Subhash Chopra stated that a Committee had been constituted under Principal Commissioner (LD) to suggest measures for simplification of the documentation process for sanction of building plans. The Committee

was required to place its proposals before the Authority. However, no progress has been reported in the matter.

(a) Principal Commissioner (LD) stated that Director (Building) was required to convene meetings which have not yet been held and the matter would be expedited.

(viii) Shri Subhash Chopra stated that the grievance of Mates in DDA has not been resolved.

(a) Principal Commissioner (LD) and Personnel stated that the file in the matter is under submission.

(ix) Shri Subhash Chopra stated that the parking mafia has taken over DDA land at Nehru Place and some sites are being illegally auctioned for parking. Their contracts should be terminated immediately.

(a) It was decided that Engineer Member would urgently look into the matter.

ITEM NO.88/2011

Sub: Status of issues raised by Authority members through correspondence.  
Discussion on the agenda item was deferred.

ITEM NO.89/2011

Sub: Power Point Presentations:-

- i) Urban Extension Roads
- ii) Sports Infrastructure

Urban Extension Roads

A Power Point Presentation was made on Urban Extension Roads (UERS) I, II and III project alongwith their status and scheduled dates of completion of Phase-I of the project. In Phase-I UERS would be constructed where land is already available.

(ii) Engineer Member suggested that in some sections, like Mehrauli-NH-8, feasibility of underground sections could be explored and in built-up areas, flyovers could be considered.

(a) While agreeing, in principle, with E.M. to avoid disruption wherever possible, Hon'ble Lt. Governor desired that the matter should be discussed with NHAI to ensure that the piers and foundations of their Delhi-Gurgaon expressway are not disturbed in any manner due to proposed underground construction.

(iii) Shri Rajesh Gahlot stated that priority should be given for construction of stretches of UERs where vacant land is presently available at site, as otherwise, even these could get encroached.

(a) Hon'ble Lt. Governor directed that work should be started expeditiously where land is already available.

(iv) Shri Rajesh Gahlot stated that alternative connecting road should be constructed at Najafgarh because of the severe traffic jams in the area.

(a) Hon'ble Lt. Governor informed that Hon'ble Urban Development Minister has very recently sanctioned ₹ 160 crores from Urban Development Fund for construction of two roads in the area. The work has been allocated to PWD instead of MCD considering that it is a major project and PWD has larger infrastructure to undertake such projects.

(v) Chief Engineer (CWG&P) informed that roads within Najafgarh are not part of UERs but are to be constructed as per the Zonal Development Plan.

(a) Commissioner, MCD stated that traffic congestion in Najafgarh area is a serious problem and a bye-pass is urgently required to ensure proper access to other villages in the area.

(b) Commissioner (Planning)-II stated that traffic congestion would be reduced after the road network indicated in the Zonal Development Plan is constructed. Since, these would take 4 to 5 years, in the meanwhile, the existing Bijwasan-Najafgarh-Kanjhawala road which is 24 mt. wide should be properly developed and improved alongwith some minor bye-passes.

(c) Shri Rajesh Gahlot stated that till Zonal Development Plan roads are constructed, the traffic situation in the area cannot be allowed to continue and some interim solution should be put in place.

(d) Hon'ble Lt. Governor stated that wherever DDA is to construct these roads, projects should be taken up on priority. The UER project should also be expedited and time-lines adhered to.

#### Sports Infrastructure

Director (Sports) made a Power Point Presentation on DDA's sports infrastructure including facilities developed by DDA for Commonwealth Games 2010 (CWG-2010) and their utilisation in the legacy mode, other existing sports infrastructure and playfields.

(ii) Competition venues constructed for CWG-2010 are being utilised for regional, national and international competitions. Sports Federations have been asked to give their yearly calendar of events that they plan to conduct at these venues. Pay and play schemes have also been introduced alongwith coaching schemes by prominent coaches. Corporates have also been approached for utilising facilities on time-sharing basis.

(iii) Some available area within these venues, including basements, are planned to be utilised for other sports activities like basketball, volleyball, aerobics, etc. Membership is also being planned to be introduced at a later stage for revenue through entry fees and monthly subscription. An annual subsidy of Rs. 3 to 4 crores would be required for the maintenance of the badminton and squash stadium at Siri Fort Sports Complex. The other CWG-2010 venues at DDA sports complexes would also require annual subsidies for maintenance.

(a) Hon'ble Lt. Governor directed that no life-time membership should be introduced at any new sports facility of DDA, including the proposed DWARKA golf course, and only pay and play facility should be permitted. Even at the existing complexes where membership ceiling has already been attained, no further membership should be granted. Quarterly, half-yearly and yearly membership could instead be introduced.

(iv) The competition venue for table tennis at Yamuna Sports Complex is being utilised. The venue for archery is being modified for utilisation as a cricket ground. The practice area for archery is being utilised for an archery academy.

(v) *Shri Subhash Chopra stated that DDA is giving a lot of emphasis to cricket and golf at the expense of other sports disciplines.*

(vi) *Shri Subhash Chopra also stated that non-official members of the Authority are not permitted to enter the Qutab Golf Course.*

(a) *Vice Chairman, DDA stated that tenure membership for non-official members of the Authority could be considered.*

(b) *Hon'ble Lt. Governor agreed to the proposal.*

(vii) *Dr. Harsh Vardhan stated that the Archery Federation had submitted a request for allotment of office space at Yamuna Sports Complex as it is essential for proper conduct of the activities of the academy.*

(a) *Finance Member informed that DDA has initiated promotion schemes in various sports but no permanent office space has been allocated to these Associations. Since there are several sports Associations, it would not be possible to allot office space to all of them. However, camp office is allocated as and when events are conducted.*

(b) *Director (Sports) stated that though office space has not been allotted to the Archery Federation, adequate space has been provided for storing their training equipment. Similarly, demands for allotting office space from the badminton and squash federations at Siri Fort Sports Complex have been received. DDA sports complexes are meant to provide facilities for the public, unlike SAI whose mandate is to provide training facilities for professional sportspersons.*

(c) *Hon'ble Lt. Governor directed that the matter should be examined.*

(viii) *Training venues of CWG-2010 at Siri Fort, Saket and Yamuna Sports Complexes are being utilised. The hockey field at Yamuna Sports Complex would also be operationalized shortly. The Lawn Bowling Federation has been requested to provide coaches for utilising the facility at Yamuna Sports Complex. The facilities at the Commonwealth Games Village would also be commissioned shortly and utilised on pay and play basis and facilities for tennis, basketball, volleyball and squash would be developed shortly.*

(ix) DDA has provided sports facilities in 30 out of the 70 Assembly constituencies. If facilities provided by MCD, NDMC, SAI and GNCTD are included, then around 47 constituencies have sports facilities. Sports facilities provided by various Government agencies in Delhi are being superimposed on a map of Delhi, Assembly constituency-wise.

(a) Hon'ble Lt. Governor directed that a hard copy of the presentation alongwith details of all existing and proposed sports facilities to be constructed by DDA, Assembly constituency-wise, should be sent to all the non-official members of the Authority requesting them for their suggestions on future development of such facilities.

(x) Shri Subhash Chopra stated that the constituency-wise data shown during the presentation was incorrect and some facilities indicated in the presentation are actually not existing at site. For instance, there is no playground at Masjid Moth as indicated in the presentation. Besides, no sports facilities are available in Greater Kailash, Kalkaji and other neighbouring areas. He also stated that merely providing an open space does not make a playground and some facilities should also be provided.

(xi) Dr. Harsh Vardhan stated that though around Krishna Nagar area a lot of vacant land is available, till date no sports facility has been developed.

(a) Hon'ble Lt. Governor desired that feasibility of providing sports facilities should be explored by fencing of portions of existing large DDA parks with steel wire-mesh fencing. If any park at Kalkaji is large enough, a portion could be segregated as a play area and some facilities provided.

(xii) Dr. Harsh Vardhan stated that Kanti Nagar has a lot of vacant land which could be utilised for providing playgrounds.

(a) Director (Sports) intimated that a swimming pool and two multi-gyms have already been provided in the area.

(b) Dr. Harsh Vardhan stated that though the swimming pool was constructed 7/8 years ago, it has not yet been commissioned.

(xiii) Shri Naseeb Singh stated that during the current year, many swimming pools were not operationalized as there were problems in

tendering. Though swimming pools at Yamuna and Siri Fort Sports Complexes have been provided with heated water facility, they have not been operationalized in the last two years and there is the possibility that the system would deteriorate due to non-utilisation.

(a) Shri Subhash Chopra stated that public should not be made to suffer due to non-operation of these facilities.

(b) Director (Sports) stated that tenders for swimming pools have been issued and swimming pools with heated water facility at Yamuna and Siri Fort Sports Complexes and the Commonwealth Games Village would be operationalized in January, 2012 and the remaining swimming pools by April, 2012.

(xiv) Shri Naseeb Singh stated that earlier the Yamuna Sports Complex was a single sports complex and public was utilising the entire facility for walking and jogging. However, with the construction of a table tennis stadium and the hockey field, various portions of the complex have been segregated without any connectivity.

(a) Hon'ble Lt. Governor directed that access gates should be provided between various portions of the sports complex.

(b) Director (Sports) stated that the Sports Wing would be formally taking over the complex from the Engineering Department and connectivity would be provided. The parking area would also be utilised for some sports facilities.

(xv) Dr. Harsh Vardhan requested the Hon'ble Lt. Governor to provide his personal attention as the sports complexes were not being maintained and operationalized properly.

(xvi) Hon'ble Lt. Governor intimated that the matter regarding street crime had been discussed at several law and order meetings with the Delhi Police. It has been decided that street children should be provided playfields for sports activities and vocational training in plumbing, carpentry, electrical repairs, etc., through Corporates. This initiative could reduce street crimes. 17 playfields have been identified on DDA land which would be developed by DDA and handed over to Delhi Police for running these facilities.



(a) Finance Member stated that six of these sites have been taken over by the Sports Department and development of these playfields has commenced. Some fixtures had been removed during development for which the local police have been contacted. Survey of 11 of the 17 sites has been completed. The dimension of each playfield is approximately 30x15 mt.

(xvii) Shri Subhash Chopra stated that though it had been decided by the Authority that a football stadium would be constructed at Dwaraka, this project was not even mentioned during the presentation. Besides, till date the design of the stadium has not yet been finalised.

(a) Engineer Member informed that the earlier design provided for only one football ground within the stadium which he felt was under-utilisation of the land. He has asked the Architecture Department to modify the design within 15 days to provide two additional grounds within the facility.

(b) Hon'ble Lt. Governor directed that the work should commence on priority.

(xviii) Shri Subhash Chopra stated that facilities for football should be provided near Chittaranjan Park and Old Delhi, since these areas have a tradition of playing football and young talent can be identified from these areas. Similarly, facilities for sports like wrestling should be provided in rural areas.

(a) Shri Subhash Chopra also stated that though DDA should be appreciated for developing sports facilities, emphasis should not be just to develop sports complexes and collect revenue but also to groom young talent.

(b) Dr. Harsh Vardhan stated that many sections of society cannot utilise facilities on pay and play basis. As per the estimates of the World Health Organisation (WHO), 40% of all ailments are due to sedentary lifestyles lacking any sports activity and, therefore, sports facilities that can be utilised free of cost should be developed.

(c) Hon'ble Lt. Governor stated that the playfields developed by DDA can be utilised by any individual free of cost and also directed that DDA should consider segregating more play areas in its larger parks.

ITEM NO.90/2011

Sub: Policy on Farm Houses in Delhi.  
F.3(103)96/MP

Discussion on the agenda item was deferred.

ITEM NO.91/2011

Sub: Modification in land use of isolated Pocket-11 & 12, Dwarka, Zone K-II.  
F.1(121)08/Dwk/Plg./Pt.II

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

ITEM NO.92/2011

Sub: Appropriation of funds for c/o of RCC boundary wall along Dakshinpuri at Jahanpanah City Forest.  
F.CE(SZ)FO/9(439)11-12

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

ITEM NO.93/2011

Sub: Proposed modification of MPD 2021 regarding 'Use/Use Activities permitted' in 'Use Premise' in respect of 'Foreign Missions'.  
F.3(51)2011/MP

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

ITEM NO.94/2011

Sub: Standard Costing of Flats - Plinth Area Rates of construction effective from 1<sup>st</sup> October, 2011 to 31<sup>st</sup> March, 2012.  
F.21(1671)2001/HAC/Pt.I

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

ITEM NO.95/2011

Sub: Issues raised by Authority members through correspondence.

Though this agenda item is part of agenda item no. 88/2011, inadvertently it has been indicated as a separate agenda item.

Discussion on the agenda item was deferred.

**ITEM NO.96/2011**

Sub: Modification in ZDP for Zone K-1 related to development of Industrial Park at Baprola by DSIIIDC.  
F.3(47)2011/MP

Proposals contained in the agenda item were approved by the Authority with the observation that in old industrial areas slum clusters had come up as there was no provision for housing for workers. Residential component has now been included in industrial areas. Hon'ble Lt. Governor directed that this matter should also be discussed during the review of MPD-2021 and all industrial areas should have residential component of upto 25 per cent.

**ITEM NO.97/2011**

Sub: Relocation and Rehabilitation of Project Affected Persons of all categories due to implementation of DDA projects "Urban Extension Roads",  
F:9(1)2011/CRC/West Zone/DDA

Commissioner (Land Management) intimated that the proposed policy for rehabilitation and relocation of project affected persons of all categories due to the construction of Urban Extension Roads by DDA has been prepared with reference to similar rehabilitation policy of Delhi MRTS project and draft relocation policy circulated by Government of India for projects other than MRTS.  
(ii) Shri Rajesh Gahlot stated that in most cases, properties in these areas have not been registered but have only been transferred through General Power of Attorney.  
(a) Hon'ble Lt. Governor stated that uninterrupted and undisputed possession would be considered as adequate to be eligible for benefits under the rehabilitation policy.

(iii) Proposals contained in the agenda item were approved by the Authority with the observation that if there are practical difficulties during implementation, these could be modified accordingly.

**ITEM NO.98/2011**

Sub:-Fixation of Institutional Land Premium in DDA areas for the year 2010-11 and 2011-12. (Rate of Premium for Institutional land in DDA

areas for transfer between Central Govt. Departments where the land is to be used for non-commercial purposes).  
F.6(4)2007/AO(P)/DDA

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

ITEM NO.99/2011

Sub.: -Parking norms for Government Housing.  
F.3(24)2008/MP

Commissioner (Planning)-II stated that the request of CPWD to relax parking norms for larger category of government dwelling units was examined. Relaxation of the norms proposed by CPWD for higher categories of government housing has been proposed because such accommodation have more built-up area but only one dwelling unit.

(ii) Proposals contained in the agenda item were approved by the Authority with the observation that similar norms could also be considered for non-government housing of higher category.

ITEM NO.100/2011

Sub: Delegation of enhanced powers to the officers of the Engineering Wing of DDA.  
F.5(287)2011-12/PC/DDA/Pt.

Hon'ble Lt. Governor stated that presently all works costing above Rs. 4 crores require WAB approval and project implementation is delayed. Enhanced financial powers should be delegated to Engineering officers to make them more responsible.

(ii) Finance Member stated that DDA is strictly following CPWD manual and in CPWD no separate powers are delegated to the members of the Central Advisory Board which is similar to WAB of DDA. Besides, the Engineering Department is able to utilize only about 30 per cent of the annual budget allocation for various projects, and therefore, no further delegation may be required.

(iii) Engineer Member stated that in CPWD financial powers have been delegated to the Director General and the Additional Directors General. Proposals contained in the agenda are essentially to expedite project delivery as presently works costing over Rs. 4 crore require WAB approval

and problems are faced with deviations as estimates cannot always be absolutely accurate.

(iv) It was decided to delegate powers to sanction deviations up to 30 per cent at the level of Chief Engineers and 100 per cent at the level of Engineer Member. However, Engineer Member can take the matter up to the WAB for ratification, if he so desires. As per present CPWD norms, Chief Engineers should be delegated powers to award works upto Rs. 10 crores for single works tenders. Tenders valued over Rs. 10 crores would need approval of WAB.

(v) All other proposals contained in the agenda item were approved by the Authority.

**Other Points:**

1. Dr. Harsh Vardhan brought to notice recent newsreports alleging provisional regularisation certificates have been issued to various non-existent unauthorised colonies. The newsreports also state that the Hon'ble Lt. Governor has issued directions to conduct an inquiry by the Economic Offences Wing.

(a) Dr. Harsh Vardhan stated that provisional regularisation certificates have been issued to these non-existent unauthorised colonies without proper verification. Dr. Harsh Vardhan also informed that he had filed a complaint before the Hon'ble Lokayukta that many unauthorised colonies which were given provisional certificates cannot be regularised as these are located on green belt or ridge land. Since, this could be a major scam, it should be properly enquired into at the highest level.

(b) Hon'ble Lt. Governor stated that regarding the issue of delineating boundaries and regularisation of unauthorised colonies on ridge and forest land, as per the provision of the Master Plan of Delhi - 2001, land within regional parks and ridge can only be utilised for greens. Also as per the judgement of Hon'ble Justice Kuldeep Singh of the Supreme Court of India 1996, the entire ridge area can be utilised only for greens. However, colonies in these areas which existed as on 01.08.1990 will require to be regularised and their boundaries delineated. As per decision of the Cabinet, new unauthorised colonies would be regularised if they were in existence since 31.03.2002 and 50% of the area was built-up by February, 2007.

(c) *Hon'ble Lt. Governor asked Principal Secretary (UD), GNCTD that boundaries should be delineated with their status of 2002 through GIS mapping and to ascertain if there has been any further encroachment, since, DDA in several instances has intimated cases of unauthorised construction within these colonies which have taken place after this cut-off date. The proposal for regularisation of 1639 unauthorised colonies was sent by Delhi Government to the Ministry of Urban Development and their status as of the cut-off date can only be ascertained through GIS maps.*

(d) *Hon'ble Lt. Governor asked Principal Secretary (UD), GNCTD that approvals for regularisation should be issued only after obtaining conclusive evidence from satellite imagery.*

(e) *Shri Subhash Chopra stated that there are reports that provisional regularisation certificates have been issued to non-existent unauthorised colonies such as Radha Krishna Vihar, Kotla Mahigram Extension, Abul Fazal Enclave Part-II, Old Jasola Village Extension Colony and Shakti Enclave Colony. Some of these are reportedly on lands which have been acquired and under possession of DDA.*

(f) *Hon'ble Lt. Governor directed Commissioner (Land Management) to give a specific report on all such unauthorised colonies in Zone 'O' which need to be either removed or relocated as per their eligibility.*

(g) *Hon'ble Lt. Governor stated that he intends to take necessary action in the matter and pursue it to its logical conclusion.*

2. *Hon'ble Lt. Governor stated that Hon'ble members of the Authority have repeatedly raised the issue that project delivery in DDA is much slower than MCD. While projects like community halls are constructed by MCD within a few years, DDA takes several years to even issue tenders.*

3. *Hon'ble Lt. Governor directed that action on urgent policy matters, once they are discussed and approved at Authority meetings, should be taken pro-actively without waiting for the confirmation of the minutes of the meeting.*

4. *Hon'ble Lt. Governor welcomed Shri Manish Kumar who has recently joined as Chief Accounts Officer in DDA.*

*Hon'ble Lt. Governor thanked all the members, special invitees and senior officers for participating in the meeting.*

*The next meeting of the Authority would be held on 15.12.2011 (Thursday) at 11.00 a.m.*

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

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Item No. 2/2012  
30-1-2012

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**Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 16.09.2011 at Raj Niwas.**

Item No.	Subject	Action Taken Reports	Department
ITEM NO. 79/2011	<p>Sub: Covering of Palam (Sitapuri) drain from Railway Line near Delhi Cantt. to Dabri Bridge &amp; construction of road over it. File No.CE(DWK)1(905)/DDA/10-11/Pt.</p> <p>Proposals contained in the agenda item were approved by the Authority.</p>	<p>Work awarded and is in progress. Expected date of completion is 11.8.2013.</p>	Engineering
ITEM NO. 80/2011	<p>Sub: Change of land use of area measuring 4653 sq.m. for Central Information Commission in Old JNU Campus in Zone-'F' from 'Public and Semi-Public facilities' to 'Government (Government Office)'. File No.F.1(36)05/MP/Pt.II</p> <p>Proposals contained in the agenda item were approved by the Authority.</p>	<p>Matter is being referred to Ministry for issue of Final Notification shortly.</p>	Planning
ITEM NO. 81/2011	<p>Sub: Provision of toilets in parks. File No.F.1(269)2011/MON/LS/DDA/Pt.</p> <p>The proposal for provision of toilets in DDA parks had earlier been approved vide item no. 39/2011 in the Authority Meeting held on 12/5/2011. The revised Agenda</p>	<p>Additional Commissioner (LS) had issued plans with toilet locations for checking the feasibility. After finalization of locations zone-wise</p>	Engineering



	<p>Item seeks to have an enabling provision for maintenance of the proposed toilet blocks by RWAs, NGOs and PSUs, if they are willing to do so. This would be similar to the scheme of adoption of parks.</p>	<p>estimates shall be prepared for accord of A/A E/S. Needful shall be done shortly.</p>	
ITEM NO. 82/2011	<p>Sub: Power Point Presentations:-</p> <p><b>Low Cost Housing</b></p> <p>(ii) Approximately 19,560 EWS and 24,000 LIG dwelling units (DUs) are proposed to be constructed using prefab technology for which estimates are under preparation. Construction of 8,700 EWS DUs is being undertaken utilizing in-house capacity. 4,700 DUs in Lower Category Housing and approximately 10,886 DUs for in-situ slum rehabilitation projects are also proposed. In addition construction of approximately 24,600 DUs in Low Category Housing is in the conceptual stage. Hence, a total of approximately one lac DUs under these categories are proposed to be constructed by DDA.</p>	<p>C/o 20,040 EWS houses in Rohini, Narela &amp; Dwarka is in progress.</p> <p>C/o 4060 EWS houses of Siras Pur under JNNURM scheme is in progress. P.E. for C/o 24,600 LIG &amp; 4885 EWS houses in Rohini &amp; Narela is under process.</p>	Architecture/Engineering
	<p>(iii) Hon'ble Lt. Governor stated that DDA should make an assessment of the water requirement for the proposed</p>	<p>Alternative arrangement for water supply by means of providing tube Wells are being considered in the</p>	Engineering

	<p><i>DUs.</i></p> <p><i>(a) Engineer Member stated that DJB would be able to supply water at Rohini and Dwarka.</i></p> <p><i>(b) Hon'ble Lt. Governor stated that plan for adequate supply of water should be prepared on top priority. Till DJB is able to supply the required quantity of water, DDA should make provision for water supply through sufficient number of tube wells and RO plants in Narela and other housing project areas. Water supply scheme should be a part of the project and DDA should not off-load this responsibility to DJB unless DJB is able to confirm availability of water supply through their network.</i></p>	<p><i>PE till such time DJB is able to provide water.</i></p>	
	<p><i>(iv) Shri Naseeb Singh enquired about the intended use of EWS housing proposed to be constructed.</i></p> <p><i>(a) Vice Chairman, DDA stated that these are being built both as transit camps for in-situ slum rehabilitation schemes as well as for rehabilitation of eligible individuals affected by the UER projects.</i></p>	<p><i>Sites/locations for in-situ rehabilitation of JJ clusters have been identified. Consultant have been/being appointed.</i></p>	<p><i>Engineering</i></p>

	<p>(v) Hon'ble Lt. Governor stated that Delhi is presently facing a shortage of 8 lacs DUs. DDA has taken the first initiative towards in-situ slum rehabilitation and two sites at Kalkaji and Kathputli colony have been identified.</p>	<p>Work has been awarded for Katputli Colony.</p>	<p>Engineering</p>
	<p>(vi) Sh. Naseeb Singh stated that land earmarked for service personnel in Group Housing Schemes should be utilized for construction of EWS houses. (a) Engineer Member stated that 5 such sites have already been identified for the purpose.</p>	<p>Drawings under preparation.</p>	
	<p>(vii) Hon'ble Lt. Governor stated that DDA would develop the in-situ rehabilitation scheme at Kalkaji with its own funds instead of the earlier proposed PPP mode of development.</p>	<p>P.E. is under process.</p>	<p>Engineering</p>
	<p>(viii) Hon'ble Lt. Governor suggested that once the modular units are constructed, some families proposed to be rehabilitated in these DUs, should be asked for their suggestions so that their relevant inputs could be incorporated in designs/layouts of the next lot of housing to be constructed.</p>	<p>Instructions noted.</p>	<p>Engineering/Architecture</p>

	<p>(ix) EWS housing being constructed with pre-fab technology are in blocks of ground + 4 storeys without lifts, and LIG housing is proposed to be in built blocks of 8-10 storeys with lifts.</p> <p>(a) Shri Subhash Chopra stated that provision for lifts should also be made for the ground + 4 storey blocks.</p>	<p>Proposed 4885 EWS houses for CSP would be constructed in blocks of 8 storeys with lifts.</p>	<p>Engineering</p>
	<p>(x) Hon'ble Lt. Governor desired that key milestones for various stages of the project, for each of the categories, such as preparation of architectural drawings, clearance by DUAC, preparation of preliminary estimates, financial concurrence, issuing of tenders, award of work, completion of project, etc., should be prepared for proper project monitoring. A copy of the time-lines should also be made available to all the members of the Authority.</p> <p>(a) Engineer Member, DDA stated that 4000 prefab DUs would be ready by December, 2012.</p>	<p>Instructions noted. Milestones of various projects are being maintained for all new projects under construction/in pipe line.</p>	<p>Engineering/Architecture</p>
	<p>(xi) Chief Architect informed that a block of EWS housing comprising of 200 DUs, shown during the presentation, has already been built at Matiala Village in Dwarka.</p> <p>(a) Commissioner (Housing) intimated that these had already been included in the DDA Housing Scheme-2010</p>	<p>C/o 400 EWS houses of Matiala Village has been completed except C/o UGR and pump house. The C/o UGR &amp; pump house is in progress and will be completed by December, 2011.</p>	<p>Engineering/Housing</p>

	<p>and have since been allotted.</p> <p>(b) Shri Rajesh Gahlot stated that construction of these flats has not yet been completed though these have already been allotted.</p> <p>(c) Commissioner (Housing) stated that possession of these flats would be handed over by March, 2012 by when construction would be completed.</p>		
	<p>(xii) Chief Architect, DDA intimated that in the insitu slum rehabilitation scheme at Kalkaji, over 8100 DUs would be constructed in three phases. In phase-I, blocks would be constructed on stilt+13 storey configuration, which has been approved, in principle, by Chairman, DUAC.</p>	<p>P. E. under process.</p>	<p>Architecture/ Engineering</p>
	<p>(xiii) Chief Architect, DDA stated that total station survey is being conducted after which inter-change of land between commercial and residential in Kalkaji would be processed.</p> <p>(a) Hon'ble Lt. Governor stated that change of land use should not be a delaying factor in going ahead with the scheme. The Authority approved, in principle, the swapping of land between the commercial and residential sites, and authorized</p>		<p>Planning</p>

	<p>Hon'ble Lt. Governor, Delhi/Chairman, DDA to approve the proposal on file after the relevant areas are precisely demarcated.</p>		
	<p>(xiv) Chief Architect, DDA stated that architectural work would be completed in the next three weeks and these would be submitted to DUAC by 15<sup>th</sup> October, 2011. Details for preparing preliminary estimates would be furnished in the first week of October, 2011 and clearance by the Fire Department would also be sought.</p> <p>(a) Hon'ble Lt. Governor directed that the work should be awarded by December, 2011 and a mock-up unit constructed at site.</p>	<p>P.E. under process. Necessary approval shall be sought at the earliest.</p>	<p>Engineering/Architecture</p>
	<p>(xv) Shri Subhash Chopra suggested that the DUs should be allotted in the joint names of both the husband and wife which was agreed to.</p>		<p>Housing</p>
	<p>(xvi) For the in situ slum rehabilitation scheme at Kathputli colony, the proposed blocks are of 17 floors. Building Section would now forward the drawings to DUAC for approval.</p>		<p>Planning</p>
	<p>(xvii) Engineer Member stated that two plots have been identified at Anand Parbat for construction of single storey</p>	<p>The possession of sites located at Ramjas ground as well as Anand Parbat handed over to the</p>	<p>Engineering</p>

	<p>pre-fabricated units which would be utilized as transit accommodation for the insitu rehabilitation scheme at Kathputli colony.</p>	<p>developer. However, the works at Ramjas ground has not yet started since Ramjas Foundation has moved the High Court and Hon'ble High Court has directed to maintain status-quo. Next date of hearing is 30.11.2011.</p>	
	<p>(xviii) All the members of the Authority appreciated the presentation made on low-cost housing as well as the steps being taken by DDA to provide low-cost housing and insitu rehabilitation schemes. However, all the non-official members of the Authority suggested that time-lines for all projects should be finalized on priority.</p>		Engineering
	<p>(ii) <b>River Front Development:</b> Director (Landscape) made a power point presentation on Yamuna River Front Development. The total area of 9700 ha. on the river bank in Delhi is proposed to be developed as an integrated project of recreational areas alongwith bio-diversity parks. The bio-diversity parks would revive lost ecosystems. A bio-diversity park has already been developed near Wazirabad. The structure plan for the proposed development provides areas for Core Bio-diversity Zones,</p>	<p>P.E. for D/o River Front Development with Bamboo structures has been initiated and under process of accord of A/A &amp; E/S.</p>	Engineering

	<p><i>Interactive Bio-diversity Zones and Public Recreational Zones with green linkages. Eco-friendly and environmentally sustainable material like bamboo and jute would be utilized for their development.</i></p> <p><i>The proposed development would be taken up on land which is already available with DDA. DDA land under agriculture lease is also likely to become available soon.</i></p> <p><i>Two video clips on the Aravali bio-diversity park developed by DDA were screened. All the members of the Authority complimented the quality of production of the video clips and expressed their sentiments that cash awards should be presented for excellence in production of these video clips.</i></p>		
<i>ITEM NO. 83/2011</i>	<p><i>Sub: Proposed change of land use of the area measuring 18557.82 sq.m. of the Centre for Railway Information Systems (CRIS) office at Safdarjung, New Delhi in planning Zone-'D' from 'Recreational' to 'Government (Government Office)'. File No.F.20(5)207/MP</i></p> <p><i>Proposals contained in the Agenda item were approved by the Authority.</i></p>	<p><i>As a follow up action of the Authority decision, a draft of the letter to the Ministry is being issued for final Gazette notification vide letter No. F.20 (5)2007/MP/165-G, dated 21.11.2011.</i></p>	<p><i>Planning</i></p>
<i>ITEM NO. 84/2011</i>	<p><i>Sub: Extension of period allowed to religious Institutions for completing the construction of building to five</i></p>		<p><i>Land Disposal</i></p>



	<p>years without charging composition fee. File No. F.8(1)83/IL/Pt. Proposals contained in the Agenda item were approved by the Authority.</p>		
ITEM NO. 85/2011	<p>Sub: Amendment in the Recruitment Regulations for various grades in the Systems Department in Delhi Development Authority. File No. F.7(58)2010/PB-I/Part-I.</p> <p>(i) Principal Commissioner (LD), DDA stated that as per the existing recruitment rules for group 'A' posts in the Systems Department, the educational qualifications prescribed for direct recruits are not applicable for departmental officers at the time of their promotion. Accordingly, it was considered that only persons possessing necessary technical qualifications should be appointed both at the stage of initial entry as well as at the stage of promotion and, hence, the need to amend the recruitment regulations. In the revised recruitment rules submitted for approval of the Authority, the educational qualifications prescribed for direct recruitment shall also be applicable for promotion to the post of Assistant Director (Systems), Deputy Director (Systems), Director (Systems) and above.</p>		Personnel

	<p>(ii) Hon'ble Lt. Governor stated that MCD has already commissioned Tech Mahindra and WIPRO for upgradation of its I.T. network and DDA too should engage such reputed IT firms for revamping both hardware and software and strengthen its IT systems by the end of 2011.</p>		Systems
	<p>(iii) Pr. Commissioner (Systems), DDA stated that reputed firms have been short-listed and are being called for making presentations. A competent firm would be commissioned within 3 months.</p> <p>(iv) Proposals contained in the agenda item were approved by the Authority.</p>		Systems
<b>Other Points:</b>	<p>1. Sh. Subhash Chopra stated that no guidelines have been issued regarding the procedure for sanction of building plans in lal dora areas and regularized unauthorized colonies. Presently, it is difficult to get building plans sanctioned by MCD.</p> <p>(a) Hon'ble Lt. Governor stated that ownership documents should not be insisted upon by MCD if proof of undisputed continued possession of the premises is made available and plans should be approved in a time-bound</p>		Planning

	<p>manner. However, certification of structural safety should be insisted upon.</p>		
	<p>(c) Shri Subhash Chopra and Sh. Rajesh Gahlot stated that procedure for sanction of plans in lal dora areas and regularized unauthorized colonies should also be simplified.</p> <p>(d) Hon'ble Lt. Governor stated that old constructions should not be sealed. For new constructions, time-bound approval of building plans should be introduced. Affidavits, certifying continued undisputed possession of the premises, should be acceptable. However, considering the fact that Delhi is located on an active seismic zone, structural safety should be ensured. Draft guidelines for sanction of building plans should be submitted for approval on priority.</p>		Planning
2.	<p>Hon'ble Lt. Governor informed that the Ministry of Home Affairs has requested for allotment of 10 acres of land near Andheria Mor, presently occupied by CRPF, to</p>	<p>The Lands Department, DDA has submitted that vacant plot of DDA land adjacent to CRPF land towards the eastern side near</p>	Planning

	<p><i>National Intelligence Grid (NATGRID), an attached office of the Ministry of Home Affairs. The CRPF had indicated its willingness to vacate the land for NATGRID but requested for allotment of alternative land either across the road, or towards the south-east corner.</i></p> <p><i>NATGRID is now required to identify the 10 acres land for which change of land use would be required from Residential to PSP. The alternative land to be allotted to CRPF is to be identified.</i></p> <p><i>(b) Dr. S.P. Bansal, Addl. Commissioner (Planning) informed that the adjoining land behind Andheria Mor metro station is presently designated as District Park and change of land use would be required if a portion of this is to be allotted for the purpose. The Hon'ble Supreme Court had also directed that developed green areas should not be taken up for change of land use. The Forest Department had also submitted in an earlier affidavit that District Parks should not be taken up for any other development.</i></p>	<p><i>Chattarpur Metro Station. The same was examined and it was observed that the NHAI has proposed a slip road from NH 236 (Mehrauli Gurgaon Road) to Mehrauli Mahipalpur Road. Hence, the proposed slip road, already approved by Governing Council of UTTIPEC, may bisect the identified vacant land into 2 parts, thus, reducing the area of the land. This was communicated the Lands Department, DDA is verifying the same with NHAI &amp; exploring the possibility of identification of additional DDA land adjacent to CRPF.</i></p> <p><i>Once the information regarding exact quantum of DDA land is received from Lands Department of DDA, the case shall be processed further for change of landuse/allotment of land to NATGRID.</i></p>	
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	<p>(c) Ministry of Home Affairs has also suggested that DDA land across Mahipalpur road, which is not a part of the ridge, could be allotted for the purpose. The status of the land is being examined by the Planning department in consultation with Land Management department. Apparently, most of the available land in this area is for residential use, though a substantial portion is under stay orders. Besides, there are farm houses, gaon sabha land as well as private land in this area. The status of land in this area should be reconciled on priority.</p> <p>(d) It was decided that since options are limited, part of the land of the District Park, adjoining the CRPF camp, should be earmarked for allotment to CRPF after change of land use, if no other suitable land is available.</p> <p>(e) Considering the national importance of the project, the Authority authorized Hon'ble Lt. Governor, Delhi/Chairman, DDA to approve the change of land use on file and forward the proposal to the Ministry of Urban Development for seeking formal approval for issuing notification under Section 11-A of DD Act.</p>	<p>Planning/Land Management</p>
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3.	<p><i>Shri Subhash Chopra stated that guidelines for re-development of industrial areas have not yet been finalized.</i></p> <p><i>(a) It was decided that 1.5 times of existing permissible FAR would be allowed as per provisions of the Notification No. S.O. 683(E) dated 1.4.2011 for all plots of 1000 sq. mtrs. and above in existing industrial areas, either on the already built construction, or for redevelopment, subject to certification of structural safety, without the requirement of an overall redevelopment scheme.</i></p>		<i>Planning/Engineering</i>
4.	<p><i>Shri Subhash Chopra stated that the grievance of Mates in DDA has not yet been resolved.</i></p> <p><i>(a) Principal Commissioner (LD) stated that it had been decided in the meeting of the Authority held on 28.7.2011 that pay scales given by CPWD to their Mates would be applicable to Mates of DDA, if DDA had recruited them as per the Recruitment Regulations followed by CPWD. DDA has asked CPWD to intimate the pay scales and Recruitment Regulations of Mates in CPWD. File in the matter has also been submitted to the Hon'ble Lt. Governor.</i></p>		<i>Personnel</i>

5.	<i>Shri Subhash Chopra pointed out that grievance of Research cadre has also not been resolved.</i>		<i>Personnel</i>
6.	<i>Shri Subhash Chopra stated that maintenance of Community Centre, Basant Lok has not yet been taken up. (a) Hon'ble Lt. Governor stated that it had been decided that expenditure on maintenance costing upto Rs. 10 lacs for DDA markets would be borne by DDA. For maintenance work above this amount, cost on maintenance/upgradation of agreed items would be shared between DDA and the market associations on a 50:50 basis. (b) Vice Chairman, DDA stated that the cost for maintenance/facelift and upgradation of Community Centre, Basant Lok would be approximately Rs. 40 crores. (c) It was decided that a meeting be convened by E.M., DDA with the Market Association, Basant Lok for repair/maintenance of the complex on a 50:50 basis. Hon'ble Member, Shri Subhash Chopra may be invited to this meeting.</i>	<i>Meeting conducted in the chamber of E.M.. Report with photographs have been asked from Zonal Chief Engineers. In the first instance, structural renovation will be taken up. However, handing over of services is being finalized with MCD/DJB.</i>	<i>Engineering</i>
7.	<i>Shri Naseeb Singh stated that the period of service rendered on contractual basis by approximately 300 DDA</i>		<i>Personnel</i>

	<p>employees in the ministerial and architecture cadres should be counted in their service period. Vice Chairman, DDA stated that this will be examined on file.</p>		
8.	<p>Shri Naseeb Singh stated that MCD has referred the re-development plan for Lajpat Rai market to DDA. Shri Subhash Chopra stated that re-development plans for Walled City and Karol Bagh areas should also be finalized.</p> <p>(a) Commissioner, MCD informed that the matter has been referred back to DDA for comments.</p> <p>(b) Commissioner (Planning) stated that as per special area regulations of MPD-2021, single storey structures</p>	<p>The matter relates to Lajpat Rai Market for which deliberation as minuted has been seen and recorded. As a matter of fact reply to reference/submission of re-development plan from MCD as received by DDA has broadly being examined and further replied intimating that amendment in Master Plan, if any involved in pursuing the re-development (as proposed by the consultant/MCD) be examined and firmed up by the MCD and subsequently be placed before the Technical Committee of DDA for discussion and recommendation. It is also to add that the matter came up for hearing on 8.11.11 in the Hon'ble High Court in which MCD has already pleaded for time to examine the matter in general. The next date of hearing is fixed 23.1.2012 for MCD to present.</p>	Planning



	<p>should be retained at Lajpat Rai market. This provision would need to be amended if 2/3 storeyed structures are to be permitted.</p> <p>(c) Chief Town Planner, MCD stated that multi-storeyed structures have been proposed for Lajpat Rai market. More commercialization of Karol Bagh area is also proposed. DDA is required to examine the proposal for amendment of Master Plan provisions.</p> <p>(d) Shri Subhash Chopra desired that similar amendment in Master Plan provisions should be considered for Model Town, Greater Kailash-I, etc.</p> <p>(e) Hon'ble Lt. Governor stated that such suggestions should be submitted for consideration in the context of the mid-term review of MPD-2021.</p> <p>(f) Dr. S.P. Bansal, Addl. Commissioner (Planning) intimated that the specific provision for single storeyed structures in Lajpat Rai market had been incorporated in the Master Plan so that the view of Red Fort and Chandni Chowk is not obstructed. If a realistic market-based view is considered, the proposal is agreeable. However, in</p>		
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	<p><i>terms of urban design and historical significance, the proposal may not be accepted. He suggested that both heritage and commercial aspects would need to be judiciously considered.</i></p> <p><i>(g) Shri Sudesh Bhasin stated that the present structures of Lajpat Rai market are not visually appealing and if an additional floor is permitted, as it has been done in the Outer Circle of Connaught Place, it would look much more aesthetic.</i></p>		
9.	<p><i>Shri Naseeb Singh, Shri Subhash Chopra and Shri Sudesh Bhasin pointed out that compassionate appointment in left out cases and in cases where shops had been offered in lieu of appointment have not been reconsidered.</i></p> <p><i>(a) Hon'ble Lt. Governor informed that several factors are considered for compassionate appointment in Delhi Police, which include the financial status of the family, whether a family member is already in Govt. service, etc. After considering all these factors, compassionate appointment is offered only to those who are in dire financial need. Hon'ble Lt. Governor asked Vice Chairman,</i></p>		<i>Personnel</i>

	<p>DDA to expeditiously look into all such left-out cases on merits.</p> <p>(b) Vice Chairman, DDA stated that about 35 such cases have been examined, out of which around 10 cases could be re-considered. These cases would be processed.</p>		
10.	<p>Shri Rajesh Gahlot pointed out that in some cadres like Horticulture, similar posts of Malis and Beldars have been differently classified as technical and non-technical resulting in difference in pay.</p> <p>(a) Principal Commissioner (LD) informed that as per the recommendations of the 6<sup>th</sup> Pay Commission, all group 'D' posts are to be classified as group 'C' after giving them requisite training. This is being done.</p>		Personnel
11.	<p>Shri Rajesh Gahlot stated that a Naib Tehsildar has intentionally and wrongly demarcated a piece of land at Nawada village. The natural water body in the village had been encroached upon and the Hon'ble High Court had directed DDA to reclaim the encroached land. However, the Naib Tehsildar had wrongly demarcated the land and while the encroached land has been left out, a demolition</p>		Land Management

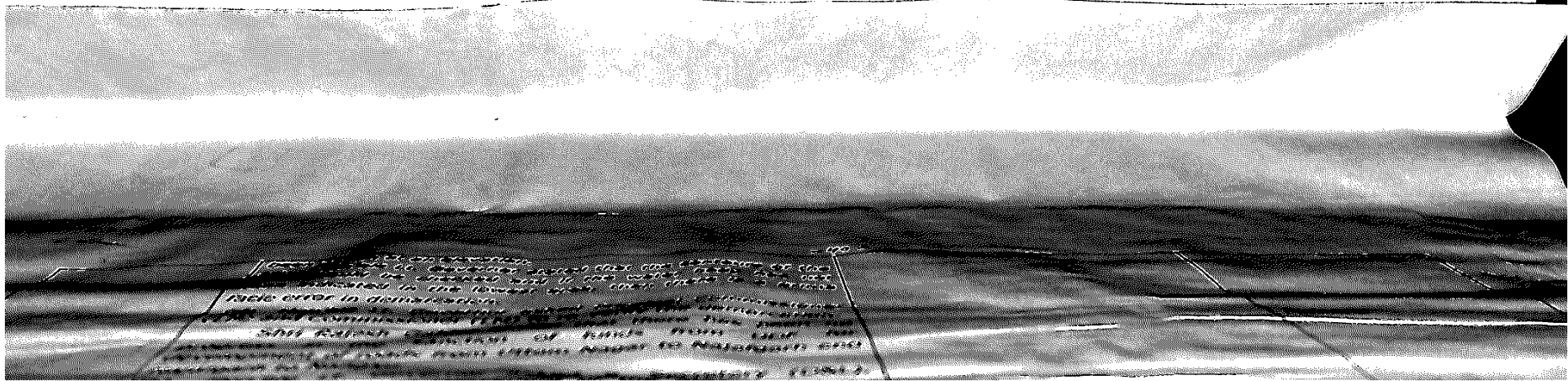
	<p><i>programme is being fixed for demolition of authorized constructions in the village. It was alleged that the same Naib Tehsildar had earlier also wrongly demarcated land at Kakrola village.</i></p> <p><i>(a) Commissioner (Land Management) intimated that out of the approximate 5 bighas land within the water body, there were some encroachments which included a chaupal and private residences on about 3½ bighas and possession of the remaining about 1½ bighas is with DDA. The Hon'ble High Court had directed DDA to restore the water body. Delhi Govt. is also a party in the suit. The Divisional Commissioner had appeared before the Hon'ble Court and was directed to take appropriate action. Re-demarcation was conducted by the SDM through total station survey and an affidavit has been filed in the Hon'ble Court by DDA and GNCTD.</i></p> <p><i>(b) Shri Rajesh Gahlot reiterated that the new survey is incorrect and stated that the entire village is willing to produce revenue records for re-demarcation of the site. He also stated that as per recent demarcation, the water body which should naturally be at the lowest point has</i></p>		
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	<p>been shown at an elevation.</p> <p>(c) Hon'ble Lt. Governor stated that the contours of the area should be checked and if the water body has not been indicated in the lowest area, then there is a prima facie error in demarcation.</p> <p>(d) Hon'ble Lt. Governor asked Principal Commissioner (LM) and Commissioner (LM) to re-verify the demarcation.</p>		
12.	<p>Shri Rajesh Gahlot stated that there has been no progress in the sanction of funds from UDF for development of roads from Uttam Nagar to Najafgarh and Najafgarh to Nangloi.</p> <p>(a) Hon'ble Lt. Governor asked Jt. Secretary (D&amp;L), MOUD to expedite the convening of the meeting of the UDF to clear these two proposals.</p>		Finance
14.	<p>Shri Rajesh Gahlot pointed out that no action has been taken to release the land which had been allotted to individuals under 20-point programme from acquisition, though the revenue records have been verified by the BDO.</p> <p>(a) Vice Chairman, DDA stated that these lands had been acquired by DDA and would need to be denotified.</p>		Land Management

	<p>(b) Hon'ble Lt. Governor directed that the matter should be examined and submitted on file.</p> <p>*****</p>		
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RESOLUTION

*Actions taken on the minutes of the meeting of the Delhi Development Authority held on 16.9.2011 were noted by the Authority.*



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Item No-3/2012  
30.1.2012



**ISSUES RAISED BY  
AUTHORITY MEMBERS  
THROUGH  
CORRESPONDENCE**

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**SHRI SUBHASH CHOPRA**



<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>1. Construction of EWS flats at Navjeevan Camp</i>	<i>As no response has been received in the first call, a fresh proposal has been prepared and submitted for the approval of the competent authority which is under scrutiny.</i>	<b>CE (SZ)</b>
<i>2. Construction of Community Center (near Ram Sharnam temple) Kalkaji. Foundation Stone was laid in 2008</i>	<i>Initially planned for 200 sq ft of built up area, request is for bigger Community Hall. Director (Area Planning) has been asked to find a suitable area for construction of a Community Hall of 600 sq. m. size, including the land vacated by Delhi Metro, keeping land use of this additional land in view. After earmarking the land, Chief Architect will issue</i>	<b>CE (SZ), Commr. (Plg.) &amp; Chief Architect</b>

<i>ISSUE</i>	<i>STATUS</i>	<i>ACTION</i>
	<i>drawings for preparation of the estimates.</i>	
<p>3. <i>Construction of Senior Citizens' Recreation Centre at Sardar Sewa Singh Park opposite Govind Puri.</i></p>	<p><i>DDA does not construct Sr. Citizens' Recreation Centre which are generally done by MCD.</i></p>	<p><b>Completed</b></p>
<p>4. <i>Construction of Community Hall in Shyam Nagar</i></p>	<p><i>The area where the Community Hall is being demanded comes under Green belt. A survey plan of the area was sent to the Area Planning Wing as the demand was received to construct community hall in</i></p>	<p><b>CE (SZ), Commr. (Plg.), Director (LS) &amp; Director (Hort.) SE</b></p>

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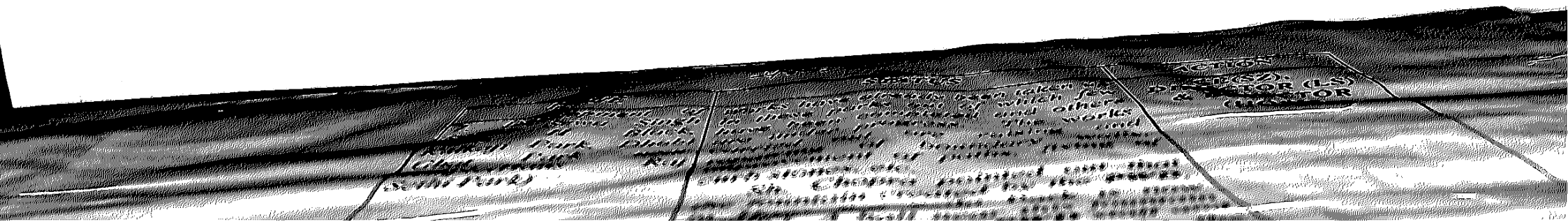
<i>ISSUE</i>	<i>STATUS</i>	<i>ACTION</i>
	<i>Shyam Nagar. Director (AP) was asked to ascertain what community facilities can be created in the green belt and issue the plan to Chief Architect for further necessary action. Director (Hort.) was also directed to develop this green belt. Director (LS) has issued plan for the green area at Anand Mai Marg which is being implemented.</i>	

<i>ISSUE</i>	<i>STATUS</i>	<i>ACTION</i>
5. Widening of Shyam Nagar entrance road.	This road pertains to <b>MCD</b> as the Shyam Nagar colony falls under the unauthorized/regularized colony. <b>CLM</b> , was asked to ascertain whether there is any <b>DDA</b> land which was encroached by Chandiwala Estate. If found encroached the same may be got vacated for road widening.	<b>Commr. (LM)</b>
6. Construction of senior citizens' recreation centre at <b>G</b> Block East of Kailash.	<b>DDA</b> does not construct Sr. Citizens' Recreation Centre which are generally done by <b>MCD</b> .	<b>Completed</b>

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ISSUE	STATUS	ACTION
7. Development of Sardar Sewa Singh Park, H Block, Kalkaji Park, Dhobi Ghat Park near Temple(Hans Raj Sethi Park)	<p>Works have already been taken up in these parks out of which few have been completed and others are under progress. The works carried out are raising and repairing of boundary walls, improvement of paths, fixing of curb stones, etc.</p> <p>Sh. Chopra pointed out that the fountain created by the PWD, in Hans Raj Sethi Park is now defunct. A hall near this fountain is still occupied by PWD staff and is a source of nuisance to the users of the park. Regarding the fountain &amp; the hall</p>	<p><b>CE(SZ), DIRECTOR (LS) &amp; DIRECTOR (HORT)</b></p>

<i>ISSUE</i>	<i>STATUS</i>	<i>ACTION</i>
	<i>adjacent to it, it was decided that it should be taken back by DDA and used as facility in the park. CE (SZ) to take up the matter with PWD. A large size rain shelter of good design to be constructed on the elevated part of the park so that more people can use it for meetings, etc. The request was agreed to. Director (LS) has issued drawings for a large size rain shelter to CE(SZ).</i>	



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<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
	<i>Director (Hort.) instructed to provide a green hedging along the metro line near Hans Raj Sethi Park.</i>	
8. <i>Development of New Friends Colony Park</i>	<i>Informed by Director (Hort.) that Ashoka Park has an area of 22 acres. Out of this, 18 acres is fully developed and the remaining area is under the process of development.</i>	<b>CE(EZ) &amp; Director(Hort) S&amp;E</b>
9. <i>Development of Shyam Nagar Park.</i>	<i>This park has an area of 4 acre which is fully developed. This has also been discussed at point No.4 above ie, "Construction of Community Hall in Shyam Nagar"</i>	<b>Director(Hort.) S&amp;E Completed</b>

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<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>10. Development of Nehru Place.</i>	<i>Hon'ble MLA was informed that the external roads have been repaired to the entire satisfaction of the association as well as Hon'ble MLA. Internal repair of roads is also being taken up shortly.</i>	<b>CE(SZ)</b>
<i>11. Reconstruction of boundary wall Pkt. 4 &amp; 9 Kalkaji.</i>	<i>The policy for reconstruction / repair of boundary walls has recently been decided by the Authority. Detailed instruction shall be issued separately in this regard by the Engg. Wing.</i>	<b>CE(SZ)</b>



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ISSUE	STATUS	ACTION
12. Regarding parking site near metro line.	Car parking was suggested near metro line. Regarding request for restoration of childrens' burial ground, it was decided that the burial ground may be restored if it existed earlier as per DDA records. Regarding parking near Shamshan Ghat, Kalkaji, Nehru Place, it was informed that the Phase II development is approved by the Screening Committee and there is no space earmarked for car parking. Area Planning Wing was asked whether this demand can be met with.	Commr. (Plg)

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<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>13. Regarding policy matter of Rajeev Gandhi Colony Transit Camp</i>	<i>The work at site such as raising and repairing of boundary wall, boring of tube well already taken up at site. Pipe line for water supply system has already been laid.</i>	<i>CE(SZ)</i>

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**SHRI NASEEB SINGH**

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ISSUE	STATUS	ACTION
<p>1. <b>**Construction of flyover in East Delhi belonging to DDA Flyover Division.</b> (a) <b>*Construction of additional clover leaves at NOIDA Mor.</b> (b) <b>*Construction of 3 Nos additional clover leaves in Phase-II.</b> <b>(**detail shown on the website but * details not reflected on the website)</b></p>	<p>Decision taken in <b>UTTIPEC Working Group II-B meeting held on 15<sup>th</sup> April 2011</b> as under : Proposal for clover leaves with 3 more loop ramps other than the existing one was reviewed by the Working Group on 7.4.2011 and it was observed that two <b>BRT corridors</b> are proposed as part of the integrated Public Transport Network System approved by the Governing Body. Therefore, this intersection to be developed as a major Public Transit Interchange Node for two important integrated Transit Corridors (<b>ITC</b>) by <b>PWD</b>.</p>	<p><b>Completed</b></p>

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ISSUE	STATUS	ACTION
	<i>The matter needs to be taken up with PWD.</i>	
<i>2. Provision of loops in Karkardooma Mor flyover</i>	<i>Decision taken in 26<sup>th</sup> UTTIPEC Governing Body held on 29.10.2010 that earlier proposal of Karkari Mor clover leaves to be dropped and the multi-modal corridor project based on MRTS connectivity was approved in principle. PWD to take up the project and prepare DPR based on above proposal. Accordingly,</i>	<b>Completed</b>

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ISSUE	STATUS	ACTION
	<i>matter may be taken up with PWD.</i>	
<i>3. Land allotment for community hall in Vishwas Nagar, Kasturba Nagar, Preet Vihar, CBD Shahdara, New Vishwas Nagar, Ghazipur, Kotla Gaon, Mayur Vihar, Khureji Khas, New Sanjay Amar colony (near Hans Apartment).</i>	<i>The status of each Community Hall in the vicinity of the Vishwas Nagar constituency was dicussed in the meeting which is enumerated below :- (i) <b>Ghazipur</b> : Drawings being submitted in the next Screening Committee meeting for approval.</i>	<b>Chief Architect/ DDA, CE (EZ) (only for Anand Vihar, Preet Vihar and Hasanpur issues), Commissioner (Planning)</b>

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ISSUE	STATUS	ACTION
	<p>(ii) <u>Kasturba Nagar</u> : Land measuring 1,898 sq m has already been earmarked. Case will be put for approval in Screening Committee meeting.</p> <p>(iii) <u>CBD Shahdara</u> : There is no provision of Community Hall in CBD Shahdara. Also intimated by the Addl. Chief Architect that a socio-cultural centre has already been proposed in the layout of CBD Shahdara which will serve the basic purpose of social functions in the area. Arch unit may take up its planning.</p>	

ISSUE	STATUS	ACTION
	<p>(iv) <u>New Sanjay Amar Colony/Hans Apartments</u> : Addl Chief Architect has informed that the proposal is being submitted in the Screening Committee with modifications in design utilizing FAR of 120 for a plot area of 1,672.6 sq.m.</p> <p>(v) <u>New Vishwas Nagar</u> : Since there is a provision of Community Hall in Kasturba Nagar area which is very near New Vishwas Nagar, necessity of another Community Hall may not be insisted upon. Land already earmarked for other uses may be utilized accordingly.</p>	



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ISSUE	STATUS	ACTION
	<p>(vi) <u>Anand Vihar</u> : Construction work is in progress. CE(EZ) was requested to monitor the timely completion of the project.</p> <p>(vii) <u>Preet Vihar Community Hall</u> : Scheme under preparation</p> <p>(viii) <u>Vishwas Nagar</u>: No site received from Plg. Wing.</p> <p>(ix) <u>Mayur Vihar</u>: No clarity regarding location of community hall</p> <p>(x) <u>Khureji Khas</u>: Site not received from Planning Wing.</p>	

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>4. Land allotment for College of Business Studies, East Campus other side.</i>	<i>It has been clarified by the Planning Wing that the road behind College of Business Study, East Campus will require remodeling.</i>	<b>Commr (Plg.)</b>
<i>5. Land allotment for Cultural Centre at CBD Shahdara</i>	<i>Land already marked for Cultural Centre at CBD Shahdara which can be processed for its disposal by the Commr (LD).</i>	<b>Commr (LD)</b>
<i>6. Land allotment for bus terminal at I.P Extension.</i>	<i>Site already identified for a bus terminal is encroached and insufficient. Addl Chief Architect was asked for identification of other alternative sites.</i>	<b>Addl Chief Architect</b>

ISSUE	STATUS	ACTION
7. Land allotment Delhi Public Library at I.P. Extn.	It has been agreed that all community halls being proposed in future can have provision of space for public library. Dir. (MPD) will communicate to MCD for provision of space in the Community Halls with 20 % area for library.	Addl Chief Architect & Dir (MPD)
8. Land allotment for Coffee Homes at I.P. Extn and Surajmal Vihar.	Coffee Homes area already accommodated in other Socio-Cultural buildings and malls, etc., in existence in CBD Shahdara. No independent plot can be allotted for a Coffee Home.	Completed

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>9. Land allotment for graveyard at I.P. Extn / Karkardooma Institutional Area.</i>	<i>The request for land allotment for graveyard in I.P.Extension/Karkardooma Institutional area was discussed. Clarified by Dir (Plg) that the land near railway line is earmarked for Anand Vihar Railway Terminal and no land for graveyard can be earmarked. However, Dir (Plg) will explore the possibility of some alternative land along the Railway line.</i>	<b>Planning</b>
<i>10. Multilevel parking in East Delhi.</i>	<i>2 sites for multi-level parking - one in Karkardooma near Hedgewar Hospital and one near Gazipur Automobile Market - have already been identified and</i>	---

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ISSUE	STATUS	ACTION
	<i>earmarked. CLD will evolve some policy for its allotment and its construction thereafter.</i>	
<i>11. 60- feet road CBD ground, Vishwas Nagar (parallel to Kasturba drain).</i>	<i>60 ft road has already been taken up by the CE(EZ) and is expected to be completed by December 2011. The issue with regard to land already allotted to I.P.University and club has already been fenced whereas the area allotted to Delhi University has not been fenced so far. The Delhi University has not been able to fence the area because of the incomplete survey by DDA.</i>	<b>CE (EZ)</b>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
	<i>Instructions issued for completion of total station survey to be completed by CE(EZ) within 3 weeks.</i>	
<i>12. 60- feet road from Kasturba Nagar to New Vishwas Nagar to be opened which is at present closed (near 18 Qtrs New Vishwas Nagar)</i>	<i>Approximately 50 nos. of jhuggies are coming on the alignment of road for which it was decided that the alignment of the road be decided by LM Deptt. The issue regarding resettlement of the jhuggi dwellers may be pursued by LM Deptt.</i>	<b>CLM</b>

ISSUE	STATUS	ACTION
<p>13. Development of roads of Karkardooma Institutional Area. IP Extn. Ghazipur, SFS, CBD and construction/ maintenance of roads of AGCR Central School.</p>	<p>The status of the various roads was discussed as below :- <b>(i) Karkardooma Institutional Area:</b> The half carriage way of the road in Karkardooma Institutional area is under <b>DJB</b> for laying of deep sewer. The road work will be taken up only after completion of the work by <b>DJB</b>. The other carriage way which is already in use has less street lights for which it was decided that <b>CE (Elect)</b> will complete the street lighting working on the road in reference.</p>	<p><b>CE (EZ)</b></p>

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ISSUE	STATUS	ACTION
	<p>(ii) <u>Roads in I.P.Extn and Ghazipur SFS</u>: It was decided that CE (EZ) will make efforts for handing over of the roads and services (which are yet to be handed over) to MCD. The deficiency, if any, be settled at the earliest.</p> <p>(iii) <u>CBD Shahdara</u> : Work of the road is in progress. It was also intimated by CE (EZ) that a small temple is coming in the alignment of the road being joined with the road already constructed by PWD. It was instructed that the temple be referred</p>	



ISSUE	STATUS	ACTION
	<p><i>immediately to the Religious Committee.</i></p> <p><b>(i) <u>AGCR Central School</u> :</b>  <i>CE(EZ) has informed that the DJB has taken up the work of deep sewer. Road work will be taken up after completion of work by DJB and will be completed by December 2011.</i></p>	
<p><i>14. Provision of open space for public, open ground for religious and social programmes near CBD Shahdara.</i></p>	<p><i>The open space in CBD Shahdara is already being used for religious and social programmes. However, request for a new or a bigger space for organizing religious and social programmes in East Delhi may be examined by the Planning Wing.</i></p>	<p><b>Commr (Plg)</b></p>

ISSUE	STATUS	ACTION
15. Gurudwaras of Shankar Vihar/Preet Nagar (dispute of Gurudwara).	Intimated by PC (LD) that this issue already stands resolved by allotting plot nos. 9, 10 & 11 to Gurudwara Committee. Possession already handed over.	Completed
16. Maintenance of DDA parks in Vishwas Nagar Assembly constituency.	Instructions have been issued for the repair of boundary walls wherever required for DDA park to be done immediately.	CE (EZ) & Dir (Hort) SE

ISSUE	STATUS	ACTION
<p>17. Development of new parks near Bhikam Singh colony, New Sanjay Amar colony, Arya Nagar Village* and Gazipur village*. {*NB: Arya Nagar Village and Gazipur village included in the meeting of 9<sup>th</sup> May 2011 and not previously and thus not appearing on the website}.</p>	<p>The provision of development of new parks near Bhikam Singh Colony, New Sanjay Amar Colony, Arya Nagar Village and Gazipur village was discussed and it was intimated by Dir (Plg), DDA that there is no land earmarked for green in these areas. However, they may utilize the greens already developed in the vicinity.</p>	<p>Completed</p>

ISSUE	STATUS	ACTION
18. Development of green belt from Jagriti Enclave to Shreshtha Vihar along railway line	<i>Director (Horticulture), South &amp; East has assured that he will take care of greening and plantation in the portion of the green belt which is reported to be not being maintained. He has assured to complete plantation of the same in the coming monsoon period.</i>	Dir.(Hort.)S&E
19. Development of green belt/ornamental park from Parshava Vihar Apartment to Mayfair Apartment (along railway line - IP Extn).	<i>Director (Horticulture), South &amp; East has assured that the park near Navkranti Apptt will be properly maintained after completion of deep sewer line work being done by DJB.</i>	CE(EZ) & Director(Hort)S&E

ISSUE	STATUS	ACTION
<p>20. Development of ornamental park near Arya Nagar Apartment, Panch Mahal Apartment, I.P.Extn., Preet Vihar/Defence Enclave Park, IP Extn./Karkardooma Institutional Area.</p>	<p>Director (Hort.)S&amp;E to explore the possibility of planting neem tress in the open area so that the menace of the birds can be reduced.</p>	<p>Director(Hort) S&amp;E</p>
<p>21. Development of green area of land fill site at Gazipur Dairy Farm</p>	<p>Since the area pertains to MCD, it is to be developed by MCD. Chief Engineer (East Zone) to intimate MCD.</p>	<p>Chief Engineer (East Zone) Completed</p>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>22. Development of green belt Madhuban to Preet Vihar 'G' Block, along railway line.</i>	<i>Development work is already in progress. Horticulture work will be taken up on completion of civil works.</i>	<b>Chief Engineer (East Zone) &amp; Director (Hort.)S&amp;E</b>
<i>23. Construction of swimming pool in I.P Extn. Mandavali Fazalpur.</i>	<i>Director (Planning), TYA to check the layout plan of Saini Enclave to find out whether any land earmarked for a swimming pool and intimate accordingly for further action by Engineering Wing.</i>	<b>Planning</b>

ISSUE	STATUS	ACTION
<p>24. Construction/ maintenance of toilets/ urinals in DDA shopping centres in East Delhi. (Similar issues : Missing links of sewer lines near Karkardooma, Central School, AGCR/Ghazipur/IP Extn &amp; DDA Dev Area. &amp; DDA shopping centre to be handed over to MCD. First identify and make the proposal for handing over/taking over on priority.</p>	<p>Chief Engineer (East) has intimated that facilities like urinal blocks have already been provided in shopping areas in East Delhi. Hon'ble MLA intimated that the sewerage connection of these urinals/toilets have not been provided because of the non transfer of services of the shopping centres to MCD. CE(EZ) instructed to prepare a list of LSCs/CSCs, etc., for its transfer to MCD. The deficiency, if any, may be settled and paid. CE(EZ) has been instructed to check the records and take immediate steps for transferring left out services to MCD/DJB.</p>	<p>Chief Engineer (East Zone)</p>

ISSUE	STATUS	ACTION
25. Development of gym at Ghazipur village/CBD Shahdara.	Multi-gym cannot be provided in greens as per MPD-2021 as it will involve huge construction and covered space. It was agreed that one room may be earmarked for multi-gym in community halls being developed by DDA. Action may be taken by the Planning and Architecture Deptt. accordingly.	Commr (Plg) & Chief Architect
26. Miscellaneous problems of AC-59 regarding Planning and Development by DDA. (*Requesting for allotment of land for a Handicapped School) (NB: *This phrase not included on the website)	A land for handicapped school has already been allotted in Seelampur area. No other land is available for the same. Addl Commr (Plg) to explore the possibility of carving out new sites for Handicapped Schools.	Addl Commr (Plg)



ISSUE	STATUS	ACTION
27. Handing over land for service personnel in Cooperative House Building Societies lying vacant in East Delhi for construction of EWS houses.	Such sites will be handed over to <b>Engineering Wing</b> by <b>CLD</b> so that the proposal for construction/utilization of such sites can be decided by the latter.	<b>CLD, Chief Architect &amp; CE(EZ)</b>
28. Allotment of acquired land khasra no. 147 for parking purpose of Community Centre Ghazipur to be merged/handed over to <b>MCD</b> on priority basis.	Since <b>MCD</b> has now sent a revised proposal for allotment of the land, as brought out by the Member, for allotment of the land at khasra no. 147 for expansion of Community Hall which already exists there, it was decided that <b>Planning Department</b> shall communicate their <b>No Objection</b>	<b>Commr(Plg) &amp; CLD</b>

ISSUE	STATUS	ACTION
	<i>To Lands Department for additional allotment of this land for Community Hall. Thereafter, Lands Department will take approval of the Competent Authority for additional allotment of land.</i>	
<i>29. Handing over/Taking over DDA roads and other services of I.P.Extn to MCD.</i>	<i>The issue with respect to handing/taking over of services in I.P Extn to MCD/DJB will be taken up by CE(EZ) immediately for its transfer to MCD/DJB.</i>	<b>CE(EZ)</b>

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**Dr. HARSH VARDHAN**

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<p>1. Development of park in Jitar Nagar, Rani Garden, Gita colony.</p>	<p>Some civil works in the park have been done but the electrical work and horticulture works are pending.</p> <p>VC, DDA directed that the electrical works as well as the work of tubewell should be completed within the next 2 months.</p>	<p>CE (EZ), CE (Elect) &amp; Dir (Hort) S&amp;E</p>
<p>2. Development of Mini Sports Complex at vacant land in Gita Colony which needs to be identified and planned for development.</p>	<p>Commr(Plg)/DDA, CLM/DDA and CE(EZ)/DDA were asked to fix the inspection of the site along with Dr Harsh Vardhan within next 15 days and identify vacant land and submit report to VC/DDA.</p>	<p>Commr (Plg), CLM, CE (EZ), CE(Elect) &amp; Dir (Hort) S&amp;E</p>

ISSUE	STATUS	ACTION
	<i>EM/DDA was asked to review the drawings and look into the feasibility of earmarking the same for the use suggested as well as for Dilli Haat.</i>	<b>Engineering</b>
<b>6. The following DDA property has been encroached by the land grabbers illegally.</b>  <b>(i) Ram Lila Maidan, Rani Garden.</b>	<i>As per CLM, there was some dispute regarding the title of the land. Though the court has given its verdict in favour of DDA, the other party has moved to Higher Court against the judgment. Though the unauthorised construction has been</i>	<b>CE (EZ), Dir (Hort) S&amp;E</b>

283'

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
	<p>demolished by LM Branch, the area is prone to re-encroachment.</p> <p>As the site is earmarked for function site, it was decided to raise the boundary wall and to develop the same for the designated use.</p>	
<p>(ii) Gali No 11, H No 1E-1, behind Solanki Sweets, New Lahore, Shastri Nagar.</p>	<p>The land in question falls in the unauthorised colony, namely New Lahore Shastri Nagar, pending for regularization before GNCTD. No action has to be taken by DDA.</p>	<p>---</p>

ISSUE	STATUS	ACTION
<i>(iii) Near Mahabir Mandir, Taj Enclave Link Road, Rani Garden.</i>	<i>The strip of land between the road and the drain is green as per approved plan and Dir (Hort) S&amp;E was asked to develop it as green. Commr (Plg)/DDA, CLM/DDA, CE(EZ)/DDA and Dir (Hort) (SE)/DDA to inspect the entire area alongwith Dr Harsh Vardhan to identify the vacant DDA land and submit the report alongwith plan after inspection.</i>	
<i>(iv) In front of Rani Garden Dalab, near to Jal Board, three plots.</i>	<i>It was informed that 2 court cases are pending. Demolition programmes were carried out twice on 26<sup>th</sup> July 2010 and 15<sup>th</sup> December 2010 to remove the</i>	

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
	<i>unauthorised encroachments. Boundary wall is to be constructed by <b>Engineering Deptt.</b> but the petitioner has obtained status quo orders from the court. VC, DDA directed that matter may be pursued in Court.</i>	<b>CLM &amp; CE(EZ)</b>
<i>(v) &amp; (vii) H No 3C, Rani Garden, (i.e., plot behind this house, H No 115, ie, from 123 to 139 Gali No 6, Rani Garden, Shastri Nagar</i>	<i>Demolition programme was fixed after getting approval from Hon'ble L.G. but the same could not be carried out due to stay by Hon'ble Court. Further action shall be taken after decision of the court.</i>	<b>CLM</b>



ISSUE	STATUS	ACTION
<p>(iv) Plot near to <b>SDM Office</b> (using the plot by constructing Mandir)</p>	<p>As per <b>CLM</b>, a Mandir is existing at site on the land belonging to DDA by virtue of Nazul agreement. The matter was referred to Religious Committee for granting approval to remove the temple. The permission for the same has been granted by the Religious Committee on 12.8.2010.</p> <p><b>LM</b> branch of <b>DDA</b> is facing stiff resistance from local people.</p> <p><b>VC, DDA</b> has directed to lodge an <b>FIR</b> in this regard and take up the matter with sr. police officers.</p>	<p><b>CLM</b></p>

ISSUE	STATUS	ACTION
<p>7. Development of public utility at vacant places by DDA or public agency. (To be treated as the same issue with other issue, i.e., "Development vacant land of DDA to be used as utility" referred by the Hon'ble MLA)</p>	<p>As per CE (EZ), 9 locations for construction of BOT toilets were identified. One has already been constructed. Another 3 sites have been found feasible for construction. VC, DDA has directed that BOT toilets may be taken up on priority. In case there is no response then DDA should construct these toilets on their own. CLM was directed to identify the vacant land where these toilets can be constructed.</p>	<p>CLM &amp; CE(EZ)</p>

ISSUE	STATUS	ACTION
<p>8. The issue of <b>CGHS</b> Dispensary had been kept in abeyance for a long time.</p>	<p>As per <b>CLD</b>, one plot of land measuring 2,565 sq yds was allotted to <b>CGHS</b> for construction of dispensary at Mandawali Fazalpur (I.P.Extn).</p> <p>Physical possession of land measuring 1083 sq yds was handed over on 16.1.2002. <b>LD</b> further informed that a lot of requests are being received for allotment of land for <b>CGHS</b> dispensaries.</p> <p><b>VC, DDA</b> has directed <b>Commr (Plg)</b> to inspect the sites alongwith the <b>CLM</b> and prepare a plan for allotting sites for <b>CGHS</b> dispensary on</p>	<p><b>Commr (Plg) &amp; CLM</b></p>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
	<i>priority as well as for other institutional purposes.</i>	
<i>9. Development vacant land of DDA to be used as utility.</i>	<i>--- Same as issue No 7 ---</i>	<i>---</i>
<i>10. Development of green belt on both sides of Taj Link Road.</i>	<i>Plan for the area has already been issued by Dir (LS), DDA. Engineer Member, DDA has directed CE (EZ) to construct the boundary wall along the vacant land and Dir (Hort) South &amp; East to develop it as green.</i>	<i>CE (EZ), Dir (Hort), S&amp;E</i>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>11. Development of New Park of DDA Master Plan Road near to SDM office.</i>	<i>Director (Hort) South &amp; East has informed that the Horticulture works have been started and the same are likely to be completed within 3 months. VC, DDA has directed Dir (Hort), S&amp;E to ensure that the works are completed within the target date.</i>	<i>Dir (Hort), S&amp;E</i>
<i>12. Provide an electric Chulli in Cremation ground of Gita colony.</i>	<i>VC, DDA has directed Commr(Plg) to identify a suitable site for cremation ground so that the same can be allotted to MCD.</i>	<i>Commr(Plg)</i>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<p>13. Setting up of a world class Eye Care Centre by expanding the blood banking activity in Plot No 57, Tughlakabad Institutional Area.</p>	<p>Though the proposal was approved in the Authority meeting held on 08.1.2010 for allowing the society for setting up the Eye Care Centre, the decision has been held up by the MOUD till further orders/directions.</p>	<p>---</p>
<p>14. 1<sup>st</sup> Floor of the Community Hall/ Centre in Block 17, Gita Colony in front of Gita Apartments is being illegally occupied and misused by a private party as a gym.</p>	<p>VC, DDA has directed CE(EZ) to inspect the site and submit a report. He further directed to explore the possibility of constructing a mini stadium on the vacant land with the provision of community hall in it.</p>	<p>Commissioner (Plg), Chief Architect &amp; CE (EZ)</p>

ISSUE	STATUS	ACTION
<p>13. Setting up of a world class Eye Care Centre by expanding the blood banking activity in Plot No 57, Tughlakabad Institutional Area.</p>	<p>Though the proposal was approved in the Authority meeting held on 08.1.2010 for allowing the society for setting up the Eye Care Centre, the decision has been held up by the MOUD till further orders/directions.</p>	<p>---</p>
<p>14. 1<sup>st</sup> Floor of the Community Hall/ Centre in Block 17, Gita Colony in front of Gita Apartments is being illegally occupied and misused by a private party as a gym.</p>	<p>VC, DDA has directed CE(EZ) to inspect the site and submit a report. He further directed to explore the possibility of constructing a mini stadium on the vacant land with the provision of community hall in it.</p>	<p>Commissioner (Plg), Chief Architect &amp; CE (EZ)</p>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>15. Dumping mulba on vacant land earmarked for Fire Station Workshop in Gita Colony Block 9 &amp; 10 which is lying vacant for a long period of time.</i>	<i>VC, DDA has directed Commr(Plg) to take up the matter with the Fire Department so that the land is handed over to them at the earliest.</i>	<i>Commr (Plg)/DDA</i>
<i>16. Re-encroachment of the land earmarked for parking in Jheel Khuranja by shop keepers who have already been rehabilitated elsewhere.</i>	<i>VC, DDA has directed Commr (Plg), CLM and CE (EZ) to inspect the site and submit the report.</i>	<i>Commr(Plg), CLM &amp; CE (EZ)</i>



93.

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>17. Wicket gate to be opened towards road over disused canal in the Sports Complex at Krishna Kunj (Bank Enclave) near SDM office to provide facilities to the people living in adjoining area.</i>	<i>VC, DDA has directed CE(EZ) to do the needful.</i>	<b>CE (EZ)/DDA</b>
<i>18. Members of the Yamuna Sports Complex are not being allowed to use the facilities provided recently in the Yamuna Sports Complex.</i>	<i>VC, DDA has directed for utilizing the facilities for legacy use.</i>	<b>FM</b>

***SHRI RAJESH GAHLOT***

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<b>1. Allotment of plots under 20 Point Programme in Village Amberhai</b>	<i>The Development Commissioner has been contacted by CLM but no maps/records have been made available. Necessary action can only be taken once the revenue record and plan of the allotment from the Delhi Govt. is made available.</i>	<b>Commr (LM)</b>
<b>2. Allotment of land for Iskon Temple</b>	<i>Site approved by 301st Screening Committee held on 19.10.2011. As per decision of Screening Committee, agenda for Authority has been submitted.</i>	<b>Commr (Plg)-II</b>

ISSUE	STATUS	ACTION
<b>3. Allotment of land for Housing for MCD Employees</b>	<p>Commissioner (LD) to look into the possibility of identifying a 2 acre plot of land out of the land pockets earmarked for institutional housing as per the inventory available in the lands department. In Dwarka there are lot of vacant pockets earmarked for residential use in already built up areas and in case the land is not available as per inventory, one such pocket can be allotted for Housing for MCD employees.</p> <p>The approved LOP of Dwarka has already been forwarded to I.L. branch. The request for allotment is to be considered by the IL branch as per the land inventory maintained by them.</p>	<b>Commr (Plg)-II &amp; Commr (LM)</b>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<b>4. Development of Football Stadium in Dwarka</b>	<i>It was informed that the Total Station Survey for the football stadium site, measuring about 14 hac, earmarked in Sector-19 has already been done. The site is being planned for not only a football ground but a cricket ground, athletic track and a stadium for 5000 people.</i>	<b>EM, Architect, (Sports) Chief Dir.</b>
<b>5. Provision of services in JJ Colony Sector 15A, B, C &amp; D and Sector 16 Dwarka</b>	<i>As per Chief Engineer (Dwarka) the colonies stand transferred to MCD. The schemes for laying water pipe line and sewer line are being prepared for submission to Delhi Jal Board for approval.</i>	<b>EM</b>

ISSUE	STATUS	ACTION
	<p><i>In case of peripheral electrification, Chief Engineer (Elec.) informed that money has already been paid by DDA to BSES. However, MCD has raised a demand of ₹ 28 lacs for street lighting and for getting the transformer removed which is falling on the right of way. Chief Engineer (Elect) who is pursuing the matter with BSES was asked to get the records available with Delhi Vidhut Board checked and get the issue of payment resolved by DDA paying whatever the difference in amount is</i></p>	

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ISSUE	STATUS	ACTION
	<i>calculated after reconciling of records of DDA and DVB is done and get the transformer shifted on priority.</i>	
<b>6. Development of Sports Complexes in Dwarka in Sector 8, 17 &amp; 19</b>	<i>The design for Sports Complexes in Sector 8 &amp; 17 has already been approved by the Screening Committee. As the football stadium with other sports facilities has already been planned in Sector-19, the development of Sports Complex in Sector 19, Dwarka may be kept on hold for the time being.</i>	<b>EM</b>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<b>7. Dense Carpeting of all roads in Dwarka</b>	<i>The proposal for dense carpeting of roads is being processed for getting financial concurrence. Work can only be started once estimates are approved. Chief Engineer (Dwarka) was asked to get the proposal expedited.</i>	<b>Chief Engineer (Dwarka)</b>
<b>8. Provisions for Toilets and Lights in Parks in Dwarka</b>	<i>The action for construction of toilets in parks is being taken up. For providing lights in parks, it was decided that the detailed list of all parks be drawn up but the major parks including the District Parks be prioritized for electrification in the first phase.</i>	<b>EM, Chief Engineer (Elect) &amp; Chief Engineer (Dwarka)</b>



<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<b>9. Development of Bharat Vandana Park</b>	<b>VC directed that the file of Bharat Vandana Park be put up to him so that a decision can be taken on the issue.</b>	<b>Chief Architect</b>
<b>10. Covering of Trunk Drain No. V passing through Sector 3 &amp; 13 Dwarka</b>	<b>As per Chief Engineer (Dwarka) the drain has been constructed as per the approved scheme from MCD and as such there is no provision of covering it. Chief Engineer (Dwarka) to get the site inspection done and the report be submitted to VC for taking a decision in the matter.</b>	<b>Chief Engineer (Dwarka)</b>

ISSUE	STATUS	ACTION
<i>11. Earmarking of Children's play area in all big parks in Dwarka</i>	<i>Childrens' play corners are being earmarked and designed in all the big parks in Dwarka. Director (LS) was asked to give the list of all such parks to the Authority Member.</i>  <i>The parks in which childrens' corner are proposed: Park at Sec.-8, Near Bagdola, Dwarka Park at Pkt.-6, Naseerpur, Dwarka Park at Sec.-1 &amp; 2, Dwarka Park at Pkt.-4, Bindapur, Dwarka Park at Play area at Sec.-11, Dwarka Park at Sec.-17, Dwarka, Ph-II District Park, Sec.-19, Dwarka, Ph-I</i>	<i>Director (LS)</i>

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ISSUE	STATUS	ACTION
	<i>Park at Sec.-10, Central Park, Sec.-10, Dwarka Park at Sec.-7, SFS Flats, Dwarka, Park at Green area, Sec.-4, Dwarka Park at Green area, Sec.-15, Dwarka Park at Sec.-6, Dwarka</i>	
<i>12. Construction of two multi-level parkings in Dwarka</i>	<i>As per Commissioner (LD) the plots have been put up for auction twice but both times there have been no takers. It was decided that parking project be treated as infrastructure project and possibility of developing them through viability gap funding scheme be explored.</i>	<i>EM, Commr (LD)</i>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<b>13. Improvement of Phirni Road in major villages in Dwarka</b>	<p>As per Chief Engineer (Dwarka) tenders for Phirni Roads in Kakrola and Matiala Villages have already been floated. The work for phirni roads and internal roads in Amberhai has already been awarded and the earth filling in low lying area of the park near water body has been done.</p> <p>In case of Pochanpur village, the tenders would be floated in two months. The proposal for Village Palam and Nasirpur is at the Preliminary Estimate stage and the proposal would be forwarded to Finance</p>	<b>Chief Engineer (Dwarka)</b>

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
	<i>Department for obtaining financial concurrence in two months. No action is required to be taken for Bharthal Village. For Dhulsiras, the tender would be called within a week. In case of Bannoli, the issue of connectivity needs to be resolved for which decision was taken to get the site inspected.</i>	
<b>14. Construction of Community Halls in various Sectors in Dwarka</b>	<i>Community Halls in Sector 9, 11, 19, Kakrola &amp; Dhulsiras are in advanced stages of execution. In respect of the proposal for Community Halls in Sector 2 and 13, the Preliminary Estimates are</i>	<b>EM, Commr (Plg) &amp; Chief Architect</b>

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ISSUE	STATUS	ACTION
	<i>under process. The proposals for Community Halls in Sector 5, 10, 14 and 16B Pochanpur are in the Planning and Designing Stage and would be put up for approval in the next Screening Committee Meeting.</i>	
<b>15. Maintenance and Beautification of Madhu Vihar Drain</b>	<i>Proposal for online channel treatment of this drain stands approved and necessary financial approvals and NOC from the AAI have been obtained. Tenders for the work are to be floated in a month where after it would take three months for the work to start at site.</i>	<b>Chief Engineer (Dwarka)</b>

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ISSUE	STATUS	ACTION
<b>16. Resitement of Bhagwan Shiv Ka Chabutra from khasra no. 26/28 Sector -24 to Village Dhulsiras</b>	A site for resitement of the chabutra be earmarked in village Dhulsiras by suitably modifying the layout plan of 1.05 ha. land which is at present planned for a Community Hall. The plot is part of Sector 24, Dwarka proposed for second Diplomatic Enclave. Actions related to this were discussed in a meeting chaired by VC, DDA on 19.11.2010. For acquisition of left-out pockets/removal of encroachment, action pertains to CLM and CE (Dwarka)	<b>Commr.(Plg.)-II &amp; Chief Architect</b>
<b>17. Construction of Chatt Ghat in Parks in Sector 6 and Sector 12 Dwarka</b>	Ghat facility in Sec.-16 & Sec.-5 Muzapur has already been proposed. For Sec.-6, 12 & 15, letter has been sent to Engineering Deptt.	<b>Director (LS)</b>

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<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<b>18. Removal of HT Poles from the Service Roads in Dwarka and provision of Street Lights along Service Roads</b>	Removal of poles is being done in a phased manner based on the road cutting permissions being made available by the Civil Wing which is hampering the speedy execution of work. Chief Engineer (Dwarka) was asked to give the road cutting permission in one go.	<b>Chief Engineer (Elect), Chief Engineer (Dwarka)</b>
<b>19. Cleaning of Sewer Lines in Dwarka</b>	The problem of choking of sewer lines was because the residential areas and the Convenience and Local Shopping Centres have common sewer connection. It was decided to provide separate sewer	<b>Chief Engineer (Dwarka)</b>



<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
	connections to the markets to avoid inconvenience to the residents.	
<b>20. Cleaning of Drains and Sewers in Dwarka</b>	Chief Engineer (Dwarka) was asked to get them cleaned on priority.	Chief Engineer (Dwarka)
<b>21. Transfer of vacant DDA isolated pocket of land in JJ Colony, Netaji Subhash College and Srichand Park unauthorized colony to MCD for development of park</b>	It was informed that the Screening Committee had already taken a decision that owing to the typical location of the plot, the same may be transferred to <b>MCD</b> and based on the deficient facilities in the neighbourhood, <b>MCD</b> would utilize the plot. However, the same has not got	<b>EM &amp; Commr (LD)</b>

ISSUE	STATUS	ACTION
	<p>implemented yet. Commissioner (LD) was asked to get the land handed over to MCD with the help of Engineering Department.</p>	
<p>22. Provision of Shamshan Ghat in Loknayak Puram</p>	<p>The site stands earmarked and approved in the layout plan of the District Park. It was decided to forward the copy of the approved plan to Commissioner (LD) so that the allotment of the site can be done.</p>	<p>Commr (Plg), Dir (LS) &amp; Commr (LD)</p>
<p>23. Development of Vacant DDA land in village Dasgarha for Shamshan Ghat, Dispensary and Community Hall</p>	<p>Commissioner (LM) to look into the matter and get the vacant DDA land identified, which is not falling in the ridge/recreational park, so that the requisite facilities can be developed.</p>	<p>Commr (LM)</p>

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**SHRI SUDESH BHASIN**

<b>ISSUE</b>	<b>STATUS</b>	<b>ACTION</b>
<i>1. Representation of Shiv Shakti Trust (Regd) Pkt D-13/93, Sec 7, Rohini regarding allotment of land for construction of temple</i>	<i>According to MPD 2021, religious activities are not permitted on a residential plot. However, Land Disposal has been requested to examine a religious site measuring 222.86 sq m in CS/OCF 4, Sec 7, Rohini for allotment to the Trust, as per rules, subject to availability and status of allotment.</i>	<b>CLD</b>
<i>2. Allotment of land for Community Centre in Block 'A' Bhalasva Dairy.</i>	<i>No reply has been received till date.</i>	<b>CLD</b>

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113-A  
RESOLUTION

*Sub: Status of issues raised by Authority members through correspondence.*

*Commissioner-cum-Secretary made a presentation on the status of issues raised by Authority members through correspondence.*

*(ii) Shri Subhash Chopra stated that in respect of the two matters raised by him regarding construction of senior citizens' recreation centres at Sardar Sewa Singh Park and G-Block, East of Kailash, it has been mentioned that DDA does not construct senior citizens' recreation centres, which is generally done by MCD. The action taken against these matters has been shown as 'completed'.*

*(a) Commissioner-cum-Secretary stated that since the Authority had decided that DDA would construct senior citizens' recreation centres on DDA lands, the status of these two cases would change and would not be indicated as 'completed'.*

*(iii) Dr. Harsh Vardhan stated that though in respect of 16 matters taken up by him, the action was said to have been initiated, the actual fact was that there had been no progress in these matters and the status mentioned against the issues was deceptive.*

*(a) Hon'ble Lt. Governor stated that status of 'action initiated' should be indicated only after development work had been initiated at site.*

*(iv) Shri Subhash Chopra stated that an officer should be designated for each of the non-official members to coordinate action on matters raised by them.*

*(a) Hon'ble Lt. Governor asked Advisor (SA&GR) to designate retired Indian Air Force officers who had been engaged by DDA to coordinate these matters. This would be in addition to current duties of these ex-service officers.*

*(v) Shri Naseeb Singh suggested that a special meeting of the Authority should be convened to review action taken on various project works requested by non-official members.*

*(a) It was decided that a meeting would be convened to review the follow-up action on these matters, after feedback is obtained by Advisor (SA&GR) with the respective departments.*

Item No. 4/12  
30/1/12

Sub : Alternative allotment in respect of allottees of 202 Veg Stalls in lieu of earlier allotted shops by DDA at Dabri Mor, Sector-20C Dwarka, New Delhi.

F25 (47)2000/CE/EVI

There were 202 Vegetable Vendors who had unauthorizedly encroached the Govt. Land at Dabri Mor. They were allotted alternative Stalls at Pocket-A & C Dwarka under rehabilitation scheme as per decision taken by Competent Authority. All these persons were allotted stalls initially @ Rs.58704/- per sq.mtr. Demand letter issued to all allottees @ Rs.58704/- Subsequently, the matter of rates was examined at length and the rate was finally approved by Hon'ble L.G. @ Rs.44028/- per sq.mtr.

Revised Demand letter were issued to the allottees @ Rs.44028/- per sq.mtr.. The Oriental Bank of Commerce agreed to provide loan to these allottees & the loan had been provided by the Bank to most of the allottees under a tripartite agreement (Bank + DDA + Allottee).

The Tripartite Agreement was executed by single Window unit of DDA functioning under Housing Deptt. of DDA.

Though the demanded amount has been deposited by the allottees, so far the stalls could not be handed over to these allottees by DDA due to the reason that the allotted site is coming in the alignment of proposed Grade Separators being constructed by MCD. This information was conveyed by MCD vide their letter dated 10.01.2007. The proposed scheme of Grade Separator was cleared by DDA Technical Committee and same approved by the hon'ble L.G. on 30.01.2007. Accordingly, the Competent Authority had taken a decision to shift the affected site for its relocation to adjoining area and a new market has been erected where 200 equal size of Stalls has been built up.

The concerned Engineering Deptt. has informed that the construction of market is ready for allotment and requested to allot to the affected person at the newly built up markets at the earliest as the work of project of Grade Separator is held up as reported by MCD.

A meeting was held in the Chamber of FM/DDA on 02.09.11 to resolve the issue whether to charge old rates or to charge the current rates against the newly built up stalls. The case was examined in the meeting and observed that the allottees are not at fault and they should be allotted the stalls at same cost i.e. Rs 44028 per sq. mtr as earlier allotted to them, as the stalls are being allotted to the evictee, in lieu of the stalls allotted to them which were coming in the alignment of MCD Grade Separator. It was also decided that those allottee who have not deposited the amount till now will not be charged at the old rates.

Those defaulters who have not made premium/ cost of unit will be dealt with as per the terms and conditions of demand cum allotment letter.

The Agenda prepared as per the decisions taken in the meeting held in the Chamber of FM/DDA on 02.09.2011 is submitted for approval.

#### RESOLUTION

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

Item No. 5/12

~~30/11/12~~  
SUB: PROPERTY DEVELOPMENT OF DMRC AT PARMESHWARIWALA BAGH, MODEL TOWN

File No. F.20(2)2000/MP/Pt.VI

1. BACKGROUND

The request of DMRC for change of land use of the plot measuring 10656 sq.mt. allotted to DMRC for traffic integration and property development in Parmeshwariwala Bagh at Model Town, Zone-C was discussed in MOUD on 30.06.2011 under the Chairmanship of Secretary (UD). As per Master Plan-2021 and Zonal Plan of Zone-C, the land use of the site is 'Recreational (District Park)'. It was decided in the meeting that since the plot was allotted for property development, the change of land use be processed (Annexure 'A'). Page 2 to 6

2. EXAMINATION

Accordingly, the matter was considered in the Technical Committee held on 11.08.2011 vide item No. 23/11 and Technical Committee recommended processing for change of land use for an area measuring 10656 sq.mt. (1.065 Ha.) from 'Recreational (District Park)' to 'Transportation T-2 (MRTS Property Development)' under Section 11-A of DD Act (Annexure 'B'). Page 7 to 10

3. PROPOSAL

The proposal of change of land use with following surroundings in Parmeshwariwala Bagh, Zone-C is placed before the Authority for processing the change of land use from 'Recreational (District Park)' to 'Transportation T-2 (MRTS Property Development)' under Section 11-A of DD Act. Description of boundary is as under:

North: Mall Road

South: District Park

East: District Park

West: District Park

Location of the site is annexed at Annexure 'C' (Page - 11)

Norms as prescribed in the Master Plan-2021 for property development shall be applicable after notification of the change of land use.

4. RECOMMENDATIONS

Proposal as given in para 3.00 is placed before the Authority for its consideration.

RESOLUTION

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



आदेश सं. 220/11  
दिनांक 21/7/11

ANNEXURE A  
of No 5/12

No. K-12011/3/2007-DD.IB MOST IMMEDIATE

भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

संख्या (UD) 11/11  
Diary No. 6-1508  
Date 22/7/11

निर्माण भवन / Nirman Bhavan  
नई दिल्ली / New Delhi  
Dated 19<sup>th</sup> July, 2011

उपाध्यक्ष कार्यालय  
शहरी सं. 177 C-6  
दिनांक 21/7/2011

OFFICE MEMORANDUM

Subject:- Property development matters of DMRC pending with DDA and MCD.

The undersigned is directed to forward herewith a copy of Minutes of the Meeting held under the chairmanship of Secretary (UD) on 30<sup>th</sup> June, 2011 on the above subject for kind perusal and necessary action.

*(Signature)*  
(P.T. Jameskutty)  
Under Secretary (DDIB)  
Tel.23061681

19/7/11  
Conf 8/132  
22/7/11  
1) ACC (A) L  
2) AC (V&R)  
3) AC (FB&C)

- To
1. Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
  2. Commissioner, Municipal Corporation of Delhi, Civic Centre, Minto Road, New Delhi.
  3. Managing Director, Delhi Metro Rail corporation Ltd., Metro Bhawan, 13, Fire Brigade Lane, Barakhamba Road, New Delhi.
  4. Shri R.K.Sharma, SE, Building Headquarter, MCD, 8<sup>th</sup> Floor Civic Centre, Minto Road, New Delhi.
  5. Shri P.Dinesh, Town Planner, MCD, 13<sup>th</sup> Floor Civic Centre, Minto Road, New Delhi.
  6. Shri Manoj Kumar, Town Planner, MCD, 13<sup>th</sup> Floor Civic Centre, Minto Road, New Delhi.

- Copy to:-
1. Sr. PPS to Secretary(UD)/ PS to JS(DL)/ PS to Director(DD).
  2. OSD(MRTS), Ministry of Urban Development, Nirman Bhawan, New Delhi.

Dir (C&E)/E/O

Minutes of the meeting held by Secretary(UD) on 30.6.2011 at 11.00 A.M. on property development matters of DMRC pending with DDA and MCD.

List of participants attached.

A meeting was organised under the chairmanship of Secretary (UD) on 30.6.2011 at 11.00 AM in the Conference Room, Nirman Bhawan to sort out the issues involved in the Property Development Works of DMRC pending with DDA & MCD.

Following matters were discussed; decisions taken thereon are herebelow:-

**DDA**

**1. Hotel at Dwarka, Sector 21 : Permitting FAR 1.5 :**

MD, DMRC stated that for construction of premium 5-Star hotel at Dwarka, Sector 21, DMRC has been allowed FAR of 1.0 only, whereas all other hotels in Delhi are allowed FAR 2.25.

Commissioner (Plg), DDA stated that the subject plot is in 'Transportation' Zone and under clause 12.15 of MPD 2021. (Chapter 12 : Transportation), the Property Development provisions incorporate 100 FAR only for DMRC.

DMRC clarified that the said provisions in MPD 2021 are only for composite Property Development on Metro Station plots, whereas the subject plot is 800 m away and separated from Dwarka Sector 21 Metro Station by Northern Railway land. MD, DMRC also brought out that in terms of the latest notification dated 18.4.2011 issued by MoUD, even if the normally applicable FAR is 100, the same shall now stand enhanced by 50% to 150. Moreover DDA's communication [F.21(01)2009/MP-256G dated 22.12.2010] relating to request of DMRC to grant 225 FAR on 3 Ha plot of land allotted for Property Development at Sector 21, Dwarka, states that 'Hon'ble Lt. Governor has perused the file and observes that reference be made to MoUD on the request of DMRC for FAR of 225 for their stand alone Property Development in Transport, at par with FAR of 225 allowed for hotels of Airport Authority.' (Ann. 2)

After discussion, Commissioner (Planning), DDA clarified that once the guidelines for redevelopment of Influence Zone along MRTS and major transport corridors are issued, this plot shall be eligible for the FAR of 150. Since the landuse of this plot was 'transportation', its landuse needs to be changed to 'commercial (hotel)' to enable it to

have FAR of 225 and enhanced ground coverage as admissible to hotels elsewhere in Delhi.

It was decided -

- (i) to expedite the issuance of guidelines for redevelopment of Influence Zone along MRTS and major transport corridors;
- (ii) simultaneously, DDA shall urgently process the change of land use for this plot from 'transport' to 'commercial (hotel)'.

Secretary (UD) directed that the land use change notification must be expedited and issued within 3 months positively.

2. **Shastri Park, IT Park Block III.**

MD, DMRC stated that Building Plans for IT Park, Block III constructed on a 6 Ha plot of land at Shastri Park have not yet been sanctioned by DDA on the ground that FAR: 1.0 for this plot had already been consumed by DMRC with construction of IT Park Blocks I and Block II. But FAR of 1.5 is now applicable to this plot, in view of MoUD Notification No. S.O.751(E) DATED 18.4.2011.

Commissioner (Plg), DDA stated that this plot lies within Zone 'O' i.e. Riverbed and as per the orders of Lt Governor, no new construction can be allowed here.

DMRC clarified that change of land use to 'commercial' for this 6 Ha plot of land had already been notified long ago, and the IT Park has been constructed on it. Construction of Block III had already been completed, it has the approval of Yamuna Standing Committee (Central Water Commission). This has also been accorded Environmental Clearance from Ministry of Environment & Forest vide No. 21-294/2008-1A.III dated 18.2.2009. DMRC is suffering huge losses by not being able to utilise Block III in the absence of approval of Building Plans and Completion Certificate by DDA.

Commissioner (Planning), DDA clarified that once the guidelines for redevelopment of Influence Zone along MRTS and major transport corridors are issued, FAR of 150 shall become admissible to this plot of land.

Zone E

3. **N.S. Place : Delay in sanctioning of Building Plans**

Building Plans for this Property Development Project submitted to DDA in March, 2008 have not been released by DDA for want of certain internal clearances required by Building Section from the Institutional Land (IL) wing of DDA who had allotted this plot to DMRC and Planning Branch of DDA which deals with the Master Plan

provisions for Property Development. DMRC expressed their dismay on such delays of over 3 years, in spite of clear directions issued vide Order No. K-14011 /8/2000/MRTS dated 30.3.2009 of MoUD for facilitating Property Development by DMRC, by issuing of NOC for Property Development etc.

Commissioner (Pig), DDA stated that he had received the reference from IL Section, DDA and he will now be clearing the same shortly.

It was decided by Secretary (UD) that the Building Plans shall be cleared within 10 days positively.

**4. [REDACTED] Delay in notification of 'Land Use Change'**

DMRC submitted that this plot was allotted by DDA to DMRC for Property Development purposes. NOC for Property Development has also been issued by DDA. However, in the absence of 'Land Use change', for which repeated references have been made by DMRC to DDA over the last 2 years, they are not able to utilise it for Property Development works.

Director (Pig), DDA stated that land use of the said plot was 'Green'. However, since the plot has been allotted to DMRC for Property Development purposes, he will now initiate the land use change proceedings in the next Technical Committee meeting of DDA which is likely to be held next week.

Secretary (UD) directed that the land use change notification must be expedited and issued within 3 months positively.

**5. NOCs for Property Development :**

DMRC stated that whereas most of NOCs have already been issued by DDA, pending ones are only in respect of IT Park and N.S. Place are to be issued.

DDA was asked to have the same cleared as per Items 2 & 3 above.

**MCD**

**6. Khyala: Permitting Full FAR (1.25) applicable for Commercial Development**

DMRC stated that the land use of this plot is Community Centre and accordingly the FAR applicable as per MPD 2021 for said land use

zone

is 1.25. Building Plans have also been sanctioned/approved by MCD for FAR 1.25. However, only 1.0 FAR has been released for doing the work and for releasing the balance 0.25 FAR, MCD have asked for additional FAR charges in terms of notification dated 23.12.2008 issued by DDA.

DMRC stated that in terms of MoUD order No. K-14011/8/2000-MRTS dated 30.3.2009 para 3 (v) & (vi) it is stated that Property Development on acquired land shall also be considered as part of 'Project', as such the land being utilised/proposed to be utilised for Property Development will also be allowed at inter-departmental rates. The charges applicable as per inter-departmental rates have already been paid by DMRC to MCD. Property Development implies value capture from the available land parcels which is possible only by utilisation of full FAR applicable. Therefore, no additional charges are required to be paid for making use of the applicable FAR allowed as per MPD 2021 allowed for this plot.

It was observed that vide Notification dated 28<sup>th</sup> Oct, 2010, the Departments of Central Government and GNCTD have been exempted from payment of these additional FAR charges (Ann.3). Secretary (UD) felt that similar exemption needs to be allowed in favour of DMRC, which is not only similarly placed, but is engaged in actualising Master Plan of Delhi and executing important infrastructure projects due to which enhanced FAR is allowed in Delhi. It shall require issuance of a fresh notification.

#### 7. NOC for Property Development

DMRC stated that out of various land parcels allotted by MCD to DMRC, there is only one plot viz Janakpuri (West) Metro Station on which Property Development project has been taken up. This plot was allotted by MCD to DMRC vide No ADC/L&D/2003/D-559 dated 16.7.2003 (Ann.4), it does not contain any restrictive condition that the same cannot be used for commercial/Property Development. The plot after payment of required charges had already been handed over by MCD to DMRC and the same is in possession and use by DMRC. It was accordingly decided that specific NOC in this regard may not be insisted by DDA while sanctioning the Building Plans for this plot especially because while transferring the plot, no restrictive conditions have been indicated that it shall not be used for commercial development and in terms of MoUD order dated 30.3.2009 Property Development on acquired land is an integral part of the 'project'.

Secretary (U.D.) MoUD directed that the Building plans for multi-level parking submitted by DMRC shall be processed and approved by DDA expeditiously by treating the letter dated 16.7.2003 as the NOC.

ANNEXURE 'B'

7  
Item NO 5/12

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)  
6<sup>th</sup> FLOOR: VIKAS MINAR:  
NEW DELHI.

No: F.1(7)2011-MP | 247

Dt: 29/8/11

MINUTES OF 3<sup>rd</sup> TECHNICAL COMMITTEE MEETING HELD ON 11.8.2011.  
LIST OF THE PARTICIPANTS IS ANNEXED.

Item No. 18/11:

Sub: Confirmation of minutes of 2<sup>nd</sup> Technical Committee Meeting held on 20.4.2011.

The minutes were forwarded to the members and no comments/observations has been received for any item. Therefore, the same were confirmed.

Item No.19/11:

Sub: Development of Knowledge Based Industrial Park (KBIP) at Baprola by DSIDC in Zone K-I.

F.3(47)2011/MP

The proposal was explained by Director (Plg.) DWK and the presentation was given by the officers of DSIDC. After detailed deliberations, it was decided that the modifications as proposed in the Agenda at Para 4.0 may be processed under Section 11(A) of DD Act '1957 for change of land use with the condition that DSIDC will implement the project strictly as per the activities permitted in the 'Industrial' Use Zone under MPD-2021 and further actions as identified in para 4 of the Agenda. Accordingly the name of the project will also be changed from 'Knowledge Based Industrial Park' to 'Industrial Park'.

Action: Director(Plg.(Dwarka))

Item No.20/11:

Sub: Relaxation in permissible Setbacks for existing building at Plot No.M-17, Green Park, New Delhi.

F.3(36)/2010/MP/

The proposal for relaxation in set backs from preceding to preceding category was explained by SE(HQ)Bldg., MCD wherein it was informed that if the set backs are relaxed for preceding category, 66% of the Ground Coverage is achievable, whereas the permissible Ground Coverage on the said plot's 75% as per MPD-2021.

8

After the detailed discussion, Technical Committee agreed to the proposal with the proviso that existing Ground Coverage(69%) as per drawings submitted by the MCD should be frozen. Further that all other development control norms with respect to FAR height, BBL etc. will be adhered to by the Local Bdty i.e. MCD

Action: Ex. Engg. (Bldg.) South Zone MCD)

Item No.21/11:

Sub: Continuance of Temporary Cinemas in Delhi.

F.11(6)/74/MP/Pt.1

The item was presented by Director (Plg.) MP & Zone 'B', it was informed that the temporary cinemas which were continuing on license basis, for a long time, at various locations in Delhi, were not conforming to the land use provisions. The MPD-2001 had stipulated the conditions for continuation of temporary cinemas, subject to maximum capacity of 300 seats; minimum front right of way 18-mtrs; One car space per 25 seats; conformity to the Cinematography Act and levying of conversion charges, to be worked out by the Authority. However, the issue of continuance of temporary cinemas is not addressed in the MPD-2021. Several representations were received from time to time in this regard and the issue of permissibility of temporary cinemas on permanent basis was also raised in one of the Authority meetings by the non official members which was also placed before the Technical Committee.

In view of the directions of the Hon'ble Lt. Governor for processing the cases of existing temporary cinemas for regularization, the matter was again placed before the Technical Committee. After detailed deliberations, it was observed that continuance of Temporary Cinemas and the possibility of effecting land use change to make them permanent in situ in Delhi should be dealt on case to case basis. Accordingly it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further.

Action: Concerned Directors (Plg.)

Item No.22/11:

Sub: Revised layout plan for CRPF Campus at Mahavir Nagar, New Delhi.

F.1(25)07/MP/

Director (Plg.) C&G, DDA presented the case. It was decided that CRPF will submit the revised proposal, ensuring optimum use of land and accommodating future requirement of housing and office spaces as per MPD-2021 provisions.

Action: Dir. (Plg.) C&G Zone.

Item No.23/11:

Sub: [REDACTED]

The scheme was presented by Director(Plg.)C&G. Technical Committee recommended processing for change of land use for an area measuring 1.065hac. from 'Recreational' (Distt. Park) to 'Transportation' - T-2 (MRTS Property Development) under Section 11(A) of DD Act.

Item No.24/11:

Action:Dir.(Plg.)C & 'G'

Sub: Regarding Change of land use of land measuring 5.00 acres (2.03hac.) from 'Residential' to 'Public and Semi-Public facilities' (Hospital) at Jawala Puri. F. 20(7)2008/MP

The scheme received from Dy. Commissioner, Delhi Urban Improvement Shelter Board (DUISB) for the change of land use for the construction of 200 bedded hospital was presented by Director(Plg.)C&G. It was observed that the site was bifurcated by proposed 30ft. road passing through the site.

After deliberation it was decided to process the change of land use of the area in the south of the proposed 30ft road, as indicated in the layout plan, keeping in view the overall circulation requirement of the area. The exact area details for the change of land use will be provided by Delhi Urban Improvement Shelter Board before processing the case further.

The Meeting ended with thanks to the Chair.

Action: DUISB & Dir. C & G

29/8/11  
Director(Plg.)MPPR & TC

Copy to:

1. Vice Chairman.DDA.
2. Engineer Member.DDA.
3. Commissioner(Plg.)DDA.
4. Commissioner(LM)DDA.
5. Commissioner(LD)DDA.
6. Chief Town Planner, TCPO.
7. Chief Architect, HUPW,DDA.
8. Chief Architect, NDMC
9. Chief Engineer(Property Development) DMRC.
10. Chief Engineer(Elect.)DDA.
11. Addl.Commissioner(Plg.)MPPR,DDA.
12. Addl.Commissioner(Plg.)UE&P, DDA.
13. Addl.Commissioner(Plg.)TB&C,DDA.
14. Addl.Commissioner(Plg.)JAP,DDA.
15. Sr.Town Planner,MCD.
16. Director(Landscape)DDA
17. Secretary, DUAC
18. Sr. Architect(H&TP),CPWD.
19. Dy. Commr. of Police (Traffic) Delhi.
20. Land & Development Officer,(L&DO).



List of participants of 3<sup>rd</sup> meeting for the year 2011 of Technical Committee held on 11.08.2011.

**Delhi Development Authority**

S/Sh./Ms.  
G.S. Patnaik, Vice Chairman  
Ashok Kumar, Commr. (Plg.)  
J.B. Khadkiwala, Chief Architect  
R.K. Aggarwal, Chief Engineer (HQ)  
P.V. Mahashabdey, Addl. Commr. (Plg.)MPPR  
P.M. Parate, Addl. Commr. (Plg.) AP  
S.P. Pathak, Dir. (Dwarka)  
Archana Mahapatra, Dir. (Plg.)C&G  
S.B. Khudankar, Dir. MP& Zone 'D'

**Delhi Police**

Ravinder Soni, Traffic Police

**Municipal Corporation of Delhi:**

Shamsher Singh, Sr. Town Planner

R.K. Sharma SE (Bldg.)HQ.

J.S. Yadav, Ex. Engineer (Bldg.)SZ

**I.&D.O.:**

Ravinder Singh, Building Officer.

**C.P.W.D.:**

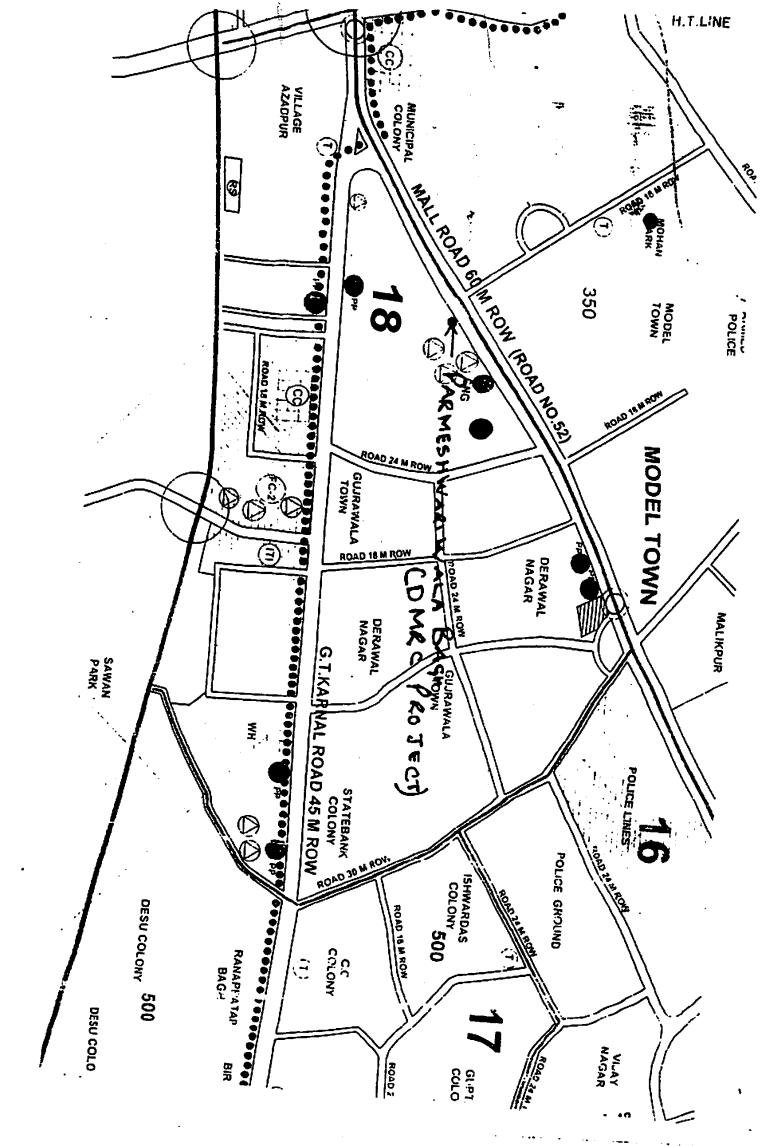
K.P. Rawat, Asstt. Architect

**N.D.M.C.:**

Rajiv Gupta, Architect

**D. S. I. I. D. C.:**

C. Arvind, G.M.



11  
 LOCATION OF  
 SITE Y/R

ANNEXURE 'C'  
 of S/W No-5/12

Item No. 6/12  
Date 30.1.12

**Subject:** Change of land use of the plot measuring 1942.90 sq.m. at Sector VI, R.K. Puram from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research & Development).

**No.:** F.1 (33)05/MP

**Background:**

- i) L&D.O., MoUD vide its letter no. L&DO/L-II(B)1(1045)/04/83 dated 26.3.09 has requested for change of land use of two plots measuring 971.45 sqm. each in Sector VI, R.K. Puram, from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research & Development), one is under the possession of Indian Building Congress (IBC) and another in the possession of Indian Road Congress (IRC).

As per the information given by the L&D.O., a Plot measuring 0.75 acres is earmarked for "Nursery School and Recreation Centre" in the layout plan of Sector VI, R.K. Puram. The plot was further sub-divide into two segments, one segment measuring 800 sqm. allotted for Nursery School and the remaining segment was further sub-divided into two equal plots measuring about 971.45 sqm. each, one allotted to IBC and other to IRC for setting up their institution. However, the Building Plans were sanctioned by the Local Body (MCD) on the basis of Development Control Norms of Nursery School ( a copy of the part layout plan is enclosed as Annexure-I) *at page 39.*

- ii) Now, the chairman, IBC & IRC Building Committee vide his letter dated 29.8.11 has requested for change of land use of these two plots from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research & Development) giving justification for the proposed change. (copy enclosed as Annexure-II). *at page - 26 - 38*

**2.0 Examination:**

- i). The use of these two plots are not specified in the layout plan, however, it forms part of Gross Residential land use as per Master Plan.
- ii) The main activity of these two professional bodies, mainly to impart training and carry out research and development work, which are not permitted in Residential land use. Presently, the applicable norms of these plots of Nursery School are as follows:

Maximum Ground Coverage	:	33.33%
Maximum Floor Area	:	66.68
Maximum Height	:	8 M

- iii) The requested change to the Public and Semi-Public with the category of Research & Development will allow them to have following norms:

Maximum Ground Coverage	:	35%
Maximum Floor Area	:	150
Maximum Height	:	37 M

- iv) As per the provision of the Master Plan Delhi, 2021, the standard plot area for this category of PSP is of 4000 sqm. However, at present these two plots clubbed together admeasures 1942.90 sqm only.
- v) These two plots clubbed together is bounded by Nursery School in the North, 15 feet wide road in the East, Kama Koti Marg in the South and 30 feet wide road in the West.
- vi) To give effect to the proposed change it requires to be processed under Section 11-A of the DD Act., 1957 from Residential (Nursery School) to PSP (Training Centre, Research & Development).

### 3.0 Decision of the Technical Committee:

The proposed change of land use as referred to in para (vi) above was considered and approved by the Technical Committee vide Item No. 31/11 in its meeting held on 14.11.2011. (Agenda and Minutes of the same are enclosed as Annexure iii & iv) at Page 14-24

### 4.0 Proposal :

The proposed change of land of an area measuring 1942.90 sqm. bounded by Nursery School in the North, 15 feet wide road in the East, Kama Koti Marg in the South and 30 feet wide road in the West from "Residential" (Nursery School) to "Public and Semi-Public" (Training Centre, Research & Development) under Section 11-A of the DD Act, 1957 is placed before the Authority for its consideration.

## RESOLUTION

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

Annexure - I of Memo-61  
 Item No. 31/11  
 Date \_\_\_\_\_

AGENDA FOR TECHNICAL COMMITTEE

No.: F.1 (33)05/MP

Subject: Change of land use of the plot measuring 1942.90 sq.m. at Sector VI, R.K. Puram from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research & Development).

1.0. Background:

- i) L&D.O., MoUD vide its letter no. L&DO/L-II(B)1(1045)/04/83 dated 26.3.09 has requested for change of land use of two plots measuring 971.45 sqm. each in Sector VI, R.K. Puram, from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research & Development), one is under the possession of Indian Building Congress (IBC) and another in the possession of Indian Road Congress (IRC).

As per the information given by the L&D.O., a Plot measuring 0.75 acres is earmarked for "Nursery School and Recreation Centre" in the layout plan of Sector VI, R.K. Puram. The plot was further sub-divide into two segments, one segment measuring 800 sqm. allotted for Nursery School and the remaining segment was further sub-divided into two equal plots measuring about 971.45 sqm. each, one allotted to IBC and other to IRC for setting up their institution. However, the Building Plans were sanctioned by the Local Body (MCD) on the basis of Development Control Norms of Nursery School ( a copy of the part layout plan is enclosed as Annexure-I)

- ii) Now, the chairman, IBC & IRC Building Committee vide his letter dated 29.8.11 has requested for change of land use of these two plots from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research & Development) giving justification for the proposed change. (copy enclosed as Annexure-II).

2.0 Examination:

- i). The use of these two plots are not specified in the layout plan, however, it forms part of Gross Residential land use as per Master Plan.
- ii) The main activity of these two professional bodies, mainly to impart training and carry out research and development work, which are not permitted in Residential land use. Presently, the applicable norms of these plots of Nursery School are as follows:

Maximum Ground Coverage	:	33.33%
Maximum Floor Area	:	66.68
Maximum Height	:	8 M

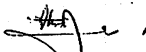
- iii) The requested change to the Public and Semi-Public with the category of Research & Development will allow them to have following norms:


Maximum Ground Coverage	:	35%
Maximum Floor Area	:	150
Maximum Height	:	37 M

- iv) As per the provision of the Master Plan Delhi, 2021, the standard plot area for this category of PSP is of 4000 sqm. However, at present these two plots clubbed together admeasures 1942.90 sqm only.
- v) These two plots clubbed together bounded by Nursery School in the North, 15 feet wide road in the East, Kama Koti Marg in the South and 30 feet wide road in the West.
- vi) To give effect to the proposed change it requires to be processed under Section 11-A of the DD Act., 1957 from Residential (Nursery School) to PSP (Training Centre, Research & Development).


**3.0 Proposal :**

The request of the Chairman of IBC & IRC Building Committee for the proposed change of land use from Residential (Nursery School) to Public and Semi-Public (Training Centre, Research & Development) is placed before the Technical Committee for its consideration.

  
Dir. (AP)-I

  
Dy. Director (AP)-I

  
Asstt. Director (AP)-I

Annexure II 

ICT:134:1/134:4:KK:9553

August 29, 2011

Shri G.S. Patnaik  
Vice Chairman  
Delhi Development Authority  
Vikas Sadan, INA  
New Delhi

Director, New Delhi  
Dir. No. 1839  
Dated: 21/8/11

852/11  
100(S)

Sub: Request for change of Land Use from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research & Development)

Dear Sir,


Kindly refer to the letter No. ICT:134:1/134:4:KK:5444 dated 26<sup>th</sup> May, 2011 addressed to the Hon'ble Minister for Urban Development from Chairman-IBC & IRC, Building Committee, copy enclosed, vide which Indian Building Congress and Indian Road Congress have requested for change in land use from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research & Development).

On the basis of request made vide aforesaid letter of 26<sup>th</sup> May, 2011, Ministry of Urban have asked the DDA vide their letter No. 1917/UDM/ dt. 30.5.2011 dated 16<sup>th</sup> June, 2011 to examine the request of Indian Building Congress / Indian Road Congress and report/comments of DDA were requested to be submitted to Ministry of Urban Development.

It is learnt that the matter is under examination in DDA for change in land use. It is to mention that Indian Building Congress is one of the country's top professional bodies engaged in Research & Development pertaining to planning, designing and construction of built environment, use of innovative and new materials, promoting safety, health and training of workmen supervisors and engineers. For dissemination of the knowledge in this field, Indian Building Congress holds Seminars on various important topics such as "Innovative Materials, Machinery, Techniques and Technology", "Information Technology in Built Environment", "Quality Management", "Trends in High Rise Buildings", "Green Buildings", "Education and Training of Building Professionals" and "Earthquakes in Built Environment".

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DDA matter  
SS/Plt. Secy may please see.

  
OSD (RM)  
21.09.2011

The affairs of the Indian Road Congress are controlled by a Council which is its Governing Body. The Council is headed by a President and comprises of HODs/ Secretaries / Engineer-in-Chiefs, Chief Engineers from Central and State Government Departments, Research Organisations, IITs as its members. Some of the seats in the Council are also filled from business interests connected with Road Transport Industry. In October, 1973 a Highway Research Board (HRB) was set up under the auspices of the Indian Road Congress for giving undivided attention to Research and Development activities. Identification, Monitoring and Research Applications Committee looks after the Research work and compiles data of road research work done in the country in road sector on yearly basis. Draft proposal for setting up of Highway Research Board within the Indian Road Congress was placed before the Council of Indian Road Congress in its 81<sup>st</sup> Council meeting. Minutes of which are enclosed at Annexure-A. Outline for Highway Research Board set up within the Indian Road Congress as aforesaid alongwith the organization set up is enclosed at Annexure-B. Constitution, objective and functions of Highway Research Board and its members is enclosed at Annexure-C.

The above documents adequately prove that Indian Road Congress is actively involved in the Research and Development activities in the field of Roads and Highways.

Similar activities are also pursued by Indian Building Congress.

Two (2) Plots of land measuring about 971.45 sqm., each were allotted to Indian Road Congress and Indian Building Congress for setting up of their Professional Institutions / offices vide L&DO letter No. D-II-1/579/87/111 dated 10.3.95 and D-II-1(1045)/95/438 dated 6.10.95. Subsequently, MCD sanctioned plans for Indian Building Congress and Indian Road Congress Professional Institutions/ Office Buildings which were constructed accordingly.

The present land use in the plotted development of the area, continues to be residential (Nursery School) with 33% ground coverage, 100 FAR and 15 meters height restriction and parking norms of 1.33 ECS/ 100 sqm. floor area.

With increase in the research and training activities of Indian Road Congress and Indian Building Congress there is a dire need of additional accommodation. To meet the requirements of enhanced technical activities, there is an urgent need for additional FAR for which Indian Building Congress and Indian Road Congress had applied for notifying corresponding change of land use. This issue was also taken up by L&DO and Ministry of Urban Development vide their letter No. L&DO/L-II(B)/1(1045)/04/83 dated 26.3.2009 & No. 1917/UDM dt. 30.5.2011 dated 16<sup>th</sup> June, 2011.



As the case is being examined in DDA for change in land use, and the same is likely to be placed before the Technical Committee/ Authority and necessary recommendations would be made to Ministry of Urban Development, it is requested that due justification be accorded for the proposed change of land use from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research and Development) with enhanced FAR from 100 to 150 and ground coverage from 33% to 35% in the interest of efficient functioning of the above premier professional bodies of Indian Road Congress and Indian Building Congress

With warm regards,  
Yours sincerely

Sd/-  
(K.K. Kapila)  
Chairman- IBC & IRC  
Building Committee  
A-8, Green Park  
New Delhi-110016  
Phones : +91-11-40863000 Fax : +91-11-26855252  
E-mail : [cmd@ictonline.com](mailto:cmd@ictonline.com) Internet : [www.ictonline.com](http://www.ictonline.com)

Enclosures:

- (i) Copy of letter No. ICT:134:1/134:4:KK:5444 dated 26<sup>th</sup> May, 2011
- (ii) Minutes of Meeting of 81<sup>st</sup> meeting of Council of Indian Road Congress - Annexure-A
- (iii) Outline for Highway Research Board to be set-up within IRC alongwith proposed organization set-up - Annexure-B
- (iv) Constitution, objective and functions of Highway Research Board - Annexure-C

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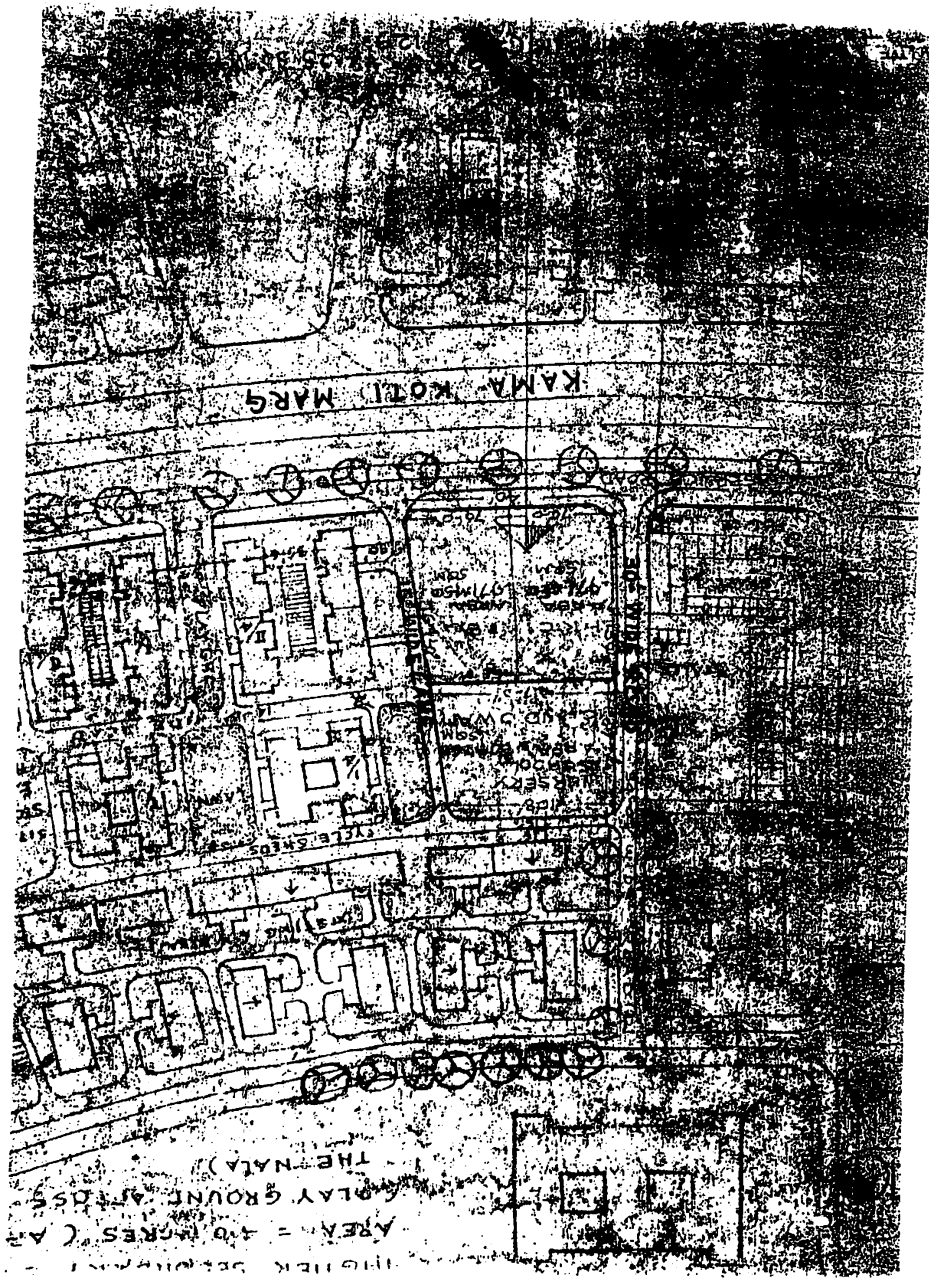
- 1) Shri Ashok Kumar, Commissioner (Planning), Delhi Development Authority, Vikas Minar, ITO, New Delhi

NOO:

- 1) Shri B.K. Chugh, President, IBC, Sector VI, R.K. Puram, New Delhi - 110 022
- 2) Shri R.P. Indoria, Secretary General, IRC, Sector VI, R.K. Puram, New Delhi - 110022

Reqd.

*K.K. Kapila*  
(K.K. Kapila)  
Chairman- IBC & IRC  
Building Committee



20

Annexure-13 of  
Item NO-6/12

**DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)  
6<sup>TH</sup> FLOOR, VIKAS MINAR, NEW DELHI.**

No.F.1 (09)11/MP | 446

Dt. 30/11/11

Minutes of the 4<sup>th</sup> Technical Committee meeting held on 14.11.2011

**ITEM NO. 25/11**

Sub: Confirmation of minutes of 3<sup>rd</sup> T.C. meeting held on 11.08.2011 already circulated to all the Members.

F.1 (07)11/MP

The minutes were forwarded to the member and no comments/ observations have been received for any item, hence the same were confirmed.

At the outset Vice Chairman, DDA directed that only issues related to policy decisions be put up for consideration in the Technical Committee and all the Agenda items should be conclusive for facilitating the decision to be given by Technical Committee.

**ITEM NO. 26/11**

Sub: Proposed Change of Land Use from 'Recreational' to PSP (School & Graveyard) in respect of part lands out of the land measuring 42713.52 sqm., as per the layout plan proposed for approval.

F20 (6)2006/MP

The proposal was explained by Director (Plg) E&O. After detailed deliberations it was decided that the proposal on the entire DDA land be put up again for the consideration of the Technical Committee, incorporating the following.

- i) Total area under the possession of DDA and its land use as per MPD-2021 and Zonal Development Plan of Zone-E.
- ii) Details of unauthorized construction existing on the DDA land.

Action: Director (E&O)

**ITEM NO. 27/11**

Sub: Modification in land use of 3.0 ha plot allotted to DMRC in Sector -21, Dwarka.

F.21 (01)2009/MP

Dwarka Planning office made a power point presentation. Technical Committee decided that the modifications as proposed in para-3 of the agenda may be processed under Section-11A of DD Act 1957 for change of land use from "Transportation" to "Commercial" (Hotel). Regarding para -3 (iii) of the agenda i.e. land price related issue be examined by Land Disposal Wing, as per policy.

Action: Director (Plg) Dwarka  
Commr.(LD)

**ITEM NO. 28/11**

Sub: Extending the Development Control norms 'professional college (Technical) under Table 13.6 of MPD-2021 of the 'Medical College' at Sector-17, Dwarka. F20 (06)2009/MP.

The proposal of the development control norms of "Professional College (Technical) to "Medical College" at Sector-17, Dwarka was explained by Director (Plg) MP & DC. Technical Committee approved the proposal, subject to seeking clearance of Medical Council of India.

Action: Director (MP)

**ITEM NO. 29/11**

Sub: Regarding permissibility of 'Corporate Office' in 'Convenience Shopping Centre' as per MPD-2021 provisions-clarification: by MCD. F3(57)2009/MP

The item was presented by Director (Plg) MP. The Master Plan provisions contained in para 5.5 & 5.1 under the activities permitted in Convenience Shopping Center were explained. The representative of AIKON Technology Pvt. Ltd. also made a brief presentation and informed that the matter is pending in court of law for input by MCD.

- After deliberations following was decided:-
- i) MCD be informed to take a view as per existing Master Plan provision which permits "office" in the "Convenience Shopping Center". Technical Committee may not interact in the case specific issues, which are sub-judice.
  - ii) The existing Commercial Centers are to be dealt as per present policy and Master Plan provisions.
  - iii) As per MPD-2021 the activity "office" may not be interpreted as "Corporate Office".
  - iv) The Convenience Shopping Center (CSC) is the lower-most level of commercial area as per MPD-2021 which ordinarily serves for day to day needs of neighbourhood population, as such Corporate Offices in CSC is ordinarily not to be allowed. The offices of service providing agencies and professional offices and Govt. offices dealing with local issues permissible in residential plots are to be permitted in these commercial centers. This may be clarified as part of the Master Plan review for adoption in future cases.

Action: Director (MP)

**ITEM NO. 30/11**

Sub: 288/268 EWS housing in vacant pocket behind Ramgarh Colony, Jahangir Purl. SA/NZ/HUPW/DDA

The proposal for relaxation of set-backs was presented by Sr. Arch. (NZ), HUPW. The proposal was approved with the observation that thick plantation be done in the proposed green area as indicated in the layout plan.

Action: Sr. Arch.(NZ)

**ITEM NO. 31/11**

Sub: Change of land use of the plot measuring 1942.90 sq.m at Sector VI, R.K. Puram from "Residential (Nursery School)" to "Public & semi public" under the classification (Training Centre, Research & Development).

F.1 (33)2005/MP

The proposal was explained by Director (Pig) F&H. Technical Committee recommended for change of land use as proposed in the para-3 of the agenda for an area measuring 1942.90 Sq.mt. for further processing under section -11A of DD Act at Sector-6, R.K. Puram from " Residential" ( Nursery School) to "Public and Semi Public" (Training Center, Research & Development).

Action: Director (AP-1)

**ITEM NO. 32/11**

Sub Change of land use from 'Residential Use' to 'Public & Semi Public Use (PSP)' of 23.77hact (58.70 Acres) of land for the setting up of Central Armed Police Forces Institute of Medical Sciences at Village Maidan Garhi & other PSP uses.

F.3(42)2010/MP

The proposal was explained by Addl. Commr. (Pig) UE&P. The change of land use for an area measuring 17.32 hact out of the total area of 23.77 hact from Residential to Public & Semi Public as proposed in para-4 of the agenda was recommended for further processing under Section-11A of DD Act, subject to the following conditions:-

- i) Until the modification of land use is notified, the allotment of land would be provisional as per MOUD directives.
- ii) The institute to make own arrangements for physical infrastructure with MCD and other service providing agencies till regular services are extended by them to this area. The institute to develop the area as a no discharge zone.
- iii) To provide adequate reservation for land for peripheral/ internal services such as ESS, Pumping Stations etc. within the scheme boundary.
- iv) Necessary clearance related to sanction of building plans to be done by the concerned local agency.
- v) Land acquisition of the proposed 24mtr access road to be taken up on priority by LM Wing. The proportionate cost of this road may be loaded on the allottee.
- vi) Mandatory green buffer be maintained as proposed.

Action: Director (Pig) UC & 'J' Zone

**ITEM NO. 33/11**

Sub: Procedure for Regularization of Pre-existing Cultural Religious (including spiritual), Health care Institutions existing prior to 1.1.06

F.20 (19)96/MP

The proposal was explained by Director (Pig) MP. The proposal contained in Para-4 of the agenda was approved.

Action: Director (Pig) MP/  
All concerned Director (Pig)

23

**ITEM NO. 34/11**

Sub: Revised layout plan of CRPF Campus at Mahavir Nagar, New Delhi.  
F.1 (25)07/MP

The proposal was presented by Director (Plg) C&G. The proposal in para-3 of the agenda was approved.

Action: Director (Plg) 'C&G'

**ITEM NO. 35/11**

Sub: Swapping /Inter change of land use between the 'Commercial' and 'Residential' land measuring 3.068 hact at Kalkaji Ext. for in-situ rehabilitation.

F.3(32)2007/MP


The item was presented by Director (Plg) F&H. The change of land use of an area measuring 3.068 hact from "Commercial" (Community Center -C1) to "Residential" and equivalent land from "Residential" to "Commercial (Community Center-C1) as per details given in agenda was approved for further processing under section -11A of DD Act. It was further decided that the details with respect to the eligibility criteria, quantum of jhuggies to be shifted along with necessary documentation be done by Land Management Deptt. in a time bound manner under intimation to the office of V.C.,DDA.

Action: Chief Architect, Commr. (LM)& Chief Engineer (SZ)

The Meeting ended with thanks to the Chair.

Copy to:-

1. Vice Chairman, DDA.
2. Engineer Member, DDA.
3. Commissioner (Plg)I, DDA.
4. Commissioner (Plg)II, DDA.
5. Commissioner (LM) DDA.
6. Commissioner (LO) DDA.
7. Chief Town Planner, TCPO.
8. Chief Architect, HUPW, DDA.
9. Chief Architect, NDMC.
10. Chief Engineer (Property Development) DMRC.
11. Addl. Commissioner (Plg)MPPR, DDA.
12. Addl. Commissioner (Plg) UE&P, DDA.
13. Addl. Commissioner (Plg)TB&C, DDA.
14. Addl. Commissioner (Plg) AP, DDA.
15. Addl. Commissioner (Landscape), DDA.
16. Sr. Town Planner, MCD.
17. OSD (Plg)MPPR
18. Secretary, DUA&C.
19. Sr. Architect (HQ-1) CPWD, Nirman Bhawan.
20. Dy. Commr. of Police (Traffic) Delhi.
21. Land & Development Officer, (L&DO).

  
Director (Plg) MPR&TC 38/11

13/cemList of participants of 4<sup>th</sup> meeting for the year 2011 of Technical Committee on 14.11.2011.Delhi Development Authority  
S/Sh./Ms.

G.S. Patnaik, Vice Chairman  
 Ashok Khurana, EM, DDA  
 Ashok Kumar, Commr. (Plg.)-I  
 Dr. S.P. Bansal, Commr. (Plg.)-II  
 P.V. Mahashabdey, Addl. Commr. (Plg.)TB&C  
 R.K. Jain, Addl. Commr. (Plg.)UE&P.  
 P.M. Parate, Addl. Commr. (Plg) AP  
 Savita Bhandari, Addl. Commr (Land Scape)  
 S.P. Pathak, OSD (Plg.)MPPR.  
 Archana Mahapatra, Dir. (Plg.)C&G  
 S.B. Khodankar, Dir. MP  
 P.D. Meena, SA (NZ)HUPW  
 T.K. Mandal, Dir.(Plg.)AP(E&O)  
 Manju Paul, Dy. Director, VC Office  
 K. Sri Rangan Dy. Dir.(Dwarka)  
 Chandu Bhutia Dy. Dir.(Plg.)UC  
 S.R. Jaiswal, Dy. Dir.(NZ)HUPW  
 B.B. Guruwara, EE(Elect.)/Elect.Divn-II.

TCPO  
Suddeep Roy, Asstl. TCP

Municipal Corporation of Delhi:

P. Dinesh, Dy. Town Planner

L&amp;D.O.:

A.K. Chopra, Building Officer.

C.P.W.D.:

Sanjib Sen Gupta, Sr. Architect(IIQ)

CRPF  
Jaidev Kesri, Commandant, CRPF, 5<sup>th</sup> Battalion

**L.G. REFERENCE**

L.G. Office Ref. No. 100(S)111RM/852/16938

V.C. Sectt. Dy. No. 3810-C Date 28/9/11

Subject Request for change of land use of two plots allotted to IBC.

Sent to Deptt. Com (Ply) II

Report to come on/for before.....

Please Detach this card and Staple on the top of the file.

Com (Ply) II/E-35  
28.09.2011

राज निवा  
 दिल्ली-1100  
 RAJ NIWA  
 DELHI-1100

Tel. Nos. 23960809  
 23975022  
 Fax No. 23937099

a letter from the Indian Building Congress relating to change of land use of the two plots allotted to the Indian Road Congress and the Indian Building Congress by DDA.

V.C., DDA may kindly look into this matter and submit the case on file for perusal of Hon'ble Lt. Governor.

S.M.  
 उपसचिव कार्यालय  
 डा. नं. 3810-C  
 दिनांक 28/9/2011

(S.N. Misra)  
 Private Secretary to LG

Encl: as above

**V.C., DDA**  
 U.O. No. 100(S)111RM/852/16938

Dated: 22.09.2011

28/9  
10/10/11

100(S)111RM/852/16938  
13/10/11

11/10/11  
100(S)111RM/852/16938

Com (Ply) II  
VAC (RP)  
Dir (F&H)  
11/10/11  
15/10

**URGENT**

Pls discuss

AD-I



26

Annexure-II of  
Form no-8/12 of



August 29, 2011

ICT:134:1/134:4:KK:9553

Shri G.S. Patnaik  
Vice Chairman  
Delhi Development Authority  
Vikas Sadan, INA  
New Delhi

RECEIVED Delhi  
Diary No. 1839  
Dated 29/8/11

5411  
2011

**Sub: Request for change of Land Use from Residential (Nursery School) to Public and Semi-Public under the classification (Training Centre, Research & Development)**

Dear Sir,

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With warm regards,  
Yours sincerely

Sd/-  
(K.K. Kapila)  
Chairman- IBC & IRC  
Building Committee  
A-8, Green Park  
New Delhi-110016  
Phones : + 91-11-40863000 Fax : +91-11-26855252  
E-mail : [cmd@ictonline.com](mailto:cmd@ictonline.com) Internet : [www.ictonline.com](http://www.ictonline.com)

Enclosures:

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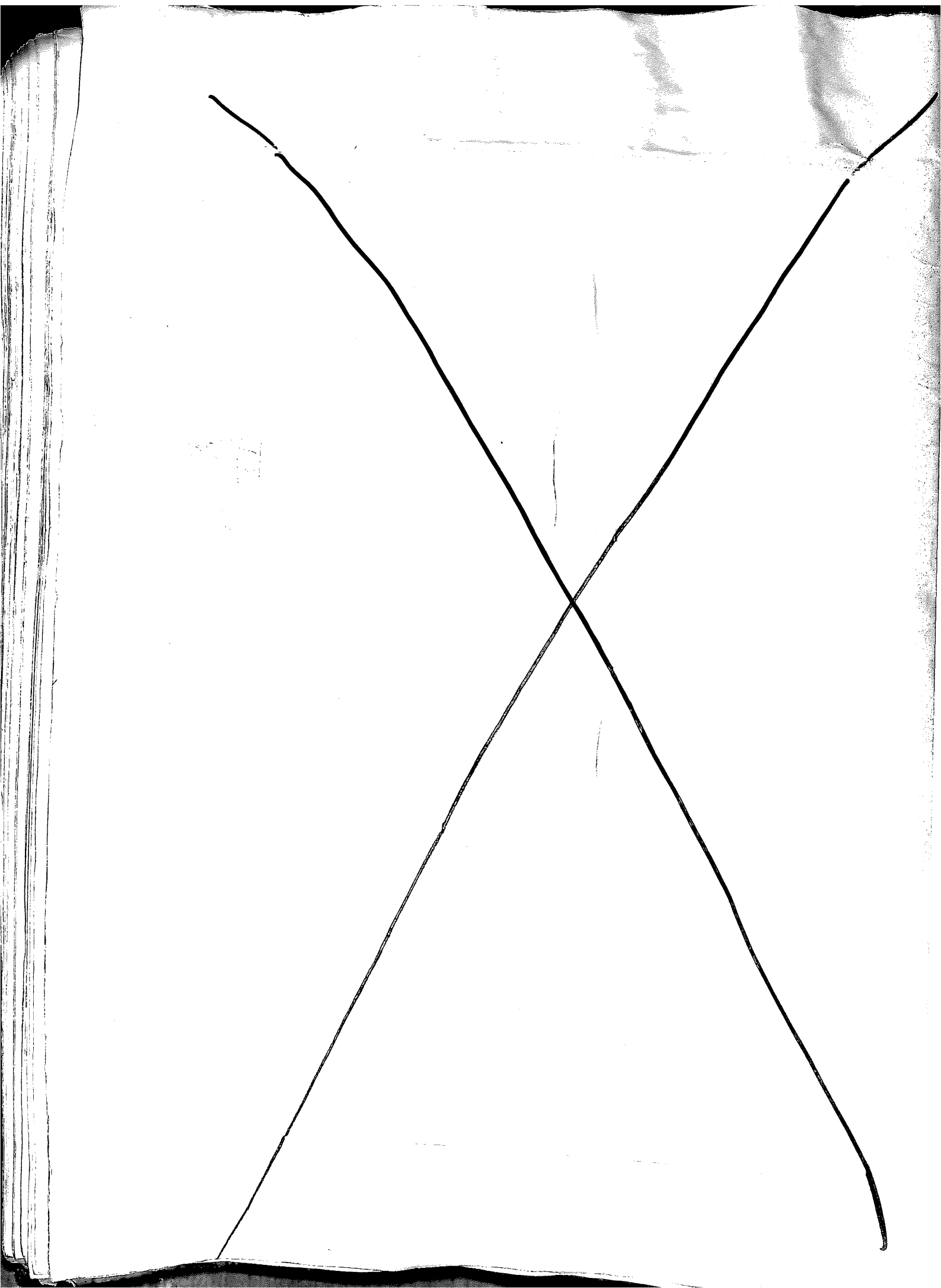
- 1) Shri Ashok Kumar, Commissioner (Planning), Delhi Development Authority, Vikas Minar, ITO, New Delhi

NOO:

- 1) Shri B.K. Chugh, President, IBC, Sector VI, R.K. Puram, New Delhi - 110 022
- 2) Shri R.P. Indoria, Secretary General, IRC, Sector VI, R.K. Puram, New Delhi - 110022

Reqd.

*K.K. Kapila*  
(K.K. Kapila)  
Chairman- IBC & IRC  
Building Committee



29

Government of India  
Ministry of Urban Development  
Land & Development Office  
Mirmian Bhavan, New Delhi.

No. L&DO/L-II(B)/1(1045)/04/83

Date: 26.3.09

To

Vice Chairman,  
DDA,  
Vikas Sadan,  
New delhi

Subject:- Issue of notification for appropriate land use  
(office/institutional) for IBC Headquarter building plot  
at Sector-6, R.K. Puram,ND.

Sir,

I am directed to say that a plot measuring 0.75 acres is earmarked in the layout plan of Sector VI, R.K.Puram for "Nursery School and Recreation Centre". It has been decided to sub-divide the said plot and earmark 800 sq.m. plot for allotment of CPWD Officers' Wives Association for nursery school and other welfare activities. The remaining area sub-divided into two equal plots measuring about 971.45 sq.m each for allotment to Indian Road Congress and Indian Building Congress for setting up their institutions. Vide allotment letters dated 10.3.95, a copy of whereof was endorsed to DDA also both Indian Building Congress and Indian Road Congress were allotted plot of land measuring about 971.45 sq.m., Copy of the same is enclosed for reference.

Vide Decision No.2630/Blg dated 20.6.94, MCD has changed the land use of the plot from Nursery school-cum-Recreation Centre to Nursery School in respect of the allottees and the sites for I.R.C and I.B.C are placed under land use P.S.2 (Education & research). A copy of the MCD's letter dated 29.6.94 communicating the said decision is also enclosed for necessary reference. The building control norms which are applicable to nursery school had been adopted in respect of the plots allotted to I.B.C. and I.R.C. and the plans were sanctioned accordingly by local body.

Now, Indian Building Congress vide their letter dated 10.2.2009 (copy enclosed) has requested that land use of the plot be changed from Nursery school to 'office' use, as mentioned in the allotment letter issued by this office.

It is, therefore, requested that the land use of the plot in respect of I.B.C and I.R.C. may please be changed from Nursery School to Office Building enabling this office to take further course of action on the request of Indian Building Congress.

Encl: As above.

Yours faithfully,

Sd/-  
(Pradeep Kumar Singh)  
Dy. Land & Development Officer

Copy to:- Sh.P.K.Santra,  
Under Secretary,  
Delhi Division IB,  
Nirman Bhavan, New Delhi.

Dy. Land & Development Officer

31

## HIGHWAY RESEARCH BOARD

### CONSTITUTION

In October, 1973, the Highway Research Board (HRB) was set up under the auspices of the IRC for giving undivided attention to research and development activities. The Primary aim is to serve as national center for road research with the following objectives:

### OBJECTIVES

- i. To ascertain the nature and extent of research required.
- ii. To correlate research information from various organizations in India and abroad with a view to exchanging publications and information on roads.
- iii. To co-ordinate and conduct correlation services.
- iv. To sponsor basic research through universities and research organizations.
- v. To collect and disseminate results of research.
- vi. Any other matter related to road research.

In due course of time, the undertaking of special Highway research projects will also be considered when appropriate.

### FUNCTIONS

- i. Learn field problems and to pass on information based on research or experiences of other States, industry or educational institutions.
- ii. Learn fully research activity underway or contemplated and take steps to avoid duplication.
- iii. Set up Committees consisting of experts who are concerned with the problems of roads and road transport. The members of the Committees will work in honorary capacity. These Committees will:
  - (a) Identify highway research needs and study of major research problems for inclusion in National co-operative or individual programmes keeping in view the needs of the country especially the need for appropriate technology for road construction. It is necessary that all programmes are evaluated before any research projects are initiated;

- (b) Recommend priorities and schedules of research;
- (c) Recommend specific research problems of proven importance for study to specific organizations/institutions as part of long term and short term programmes;
- (d) Stimulate highway research;
- (e) Evaluate, monitor, interpret and disseminate highway research findings;
- (f) Review Papers submitted for annual research meetings;
- (g) Prepare bibliographies and State-of-the-Art Reports;
- (h) Digest the wealth of information pouring in from research projects abroad and tailor the results to the needs of the country;
- (i) Provide for a mutual exchange of information on the latest technological developments among the Committee members themselves.

The work of these Committees will be co-ordinated by the Board. The Indian Roads Congress Secretariat will give necessary assistance to these Committees in their work.

- iv. Act as an Advisory Organisation to suggest to the Central and State Governments and Research Organisations programmes of research and also assist various agencies in selection of research projects. Process and transmit to the Central and State Governments for the consideration such requests as may be received by it from various organizations seeking funds for Highway Research.
- v. Select outstanding Papers on Research for awards and medals to be instituted by the Board.
- vi. Hold Periodical Research Sessions/Seminars where research problems and research Papers are discussed in detail.
- vii. Give advice on technical enquiries regarding roads and road transport problems.
- viii. Publish:
  - (a) Research Papers presented at Annual meetings, Seminars, etc.



- (b) Special Reports
- (c) Highway Research Abstracts
- (d) Bibliographies
- (e) State-of-the-Art Reports

- ix. Undertake special studies relating to roads and road transport.
- x. Keeping liaison with outside agencies for exchanging research information and for obtaining support for special projects and programmes.

#### METHODS OF WORK

The Research problems posed to the Indian Roads Congress at the Committees and during the annual meetings or otherwise by the Central and State Governments will be processed by respective research Committees and thereafter entrusted to different laboratories as may be considered necessary. The research work will be processed through the Highway Research Board constituted as under:

#### ORGANISATION OF HIGHWAY RESEARCH BOARD

- (i) Chairman: Director General (Road Development) & Special Secretary to the Govt. of India (Ex-Officio) (in the event of DG(RD) not being in position, the President, IRC may function as Chairman of HRB)
- (ii) Members:
  1. President of the Indian Roads Congress
  2. Director, Central Road Research Institute
  3. Additional Director General (I), M/o. Road Transport & Highways, Govt. of India
  4. Additional Director General (II), M/o. Road Transport & Highways, Govt. of India
  5. Director General Border Roads
  6. Member (Technical), National Highways Authority of India
  7. Director General, NRRDA
  8. Director, NITHE
  9. Five Members from State Research Laboratories/Institutes
  10. Ten Members from the Chief Engineers of Central/State Highway Departments
  11. Five Highway Experts from Universities, Engineering Colleges and Institutes of Technology

12. Six members from the Business Sector (three Contractors & three Consultants)
  13. One Member from User Organisation/State Road Transport Undertakings/IRTDA
  14. Five Chief Engineers from the States where PMGSY is being implemented
  15. Ten Co-opt members
- (iii) Secretary : Secretary General, Indian Roads Congress

The Council of the Indian Roads Congress will nominate personnel against (ii) 9, 10, 11, 12, 13 and 14. Their tenure will be for a period of three years or till such time the Council nominates new members. The Executive Committee shall fill up any vacancy that might arise in between the Council meetings.

The Board may co-opt upto Ten experts as members and they will be treated as regular members of the Board. Their tenure will be for a period of three years or less as the Board may specify.

#### HEADQUARTERS

Secretariat of the Indian Roads Congress, New Delhi.

#### PERMANENT SECRETARIAT

1. Deputy Secretary – One (Officer of Superintending Engineer's Rank)
2. Assistant Secretaries – Two (Officers of Executive Engineer's Rank)

**MEMBERS OF IRC HIGHWAY RESEARCH BOARD  
(2009-2011)**

The Director General (Road Development) &  
Special Secretary,  
Ministry of Road Transport & Highways,  
Transport Bhawan, 1, Parliament Street,  
NEW DELHI - 110 001  
*[In the event of DG(RD) not in position,  
the President, IRC will function]*

*Chairman*

The Secretary General  
Indian Roads Congress,  
Kama Koti Marg,  
Sector 6, R.K. Puram,  
New Delhi - 110 022

*Secretary*

*Members*

The President, IRC  
(Dr. V.K. Yadav, *PSM*)  
Addl. Director General Border Roads  
HQ DGBR, Seema Sadak Bhawan,  
Ring Road, Delhi Cantt,  
NEW DELHI-110 010

The Director  
(Dr. S. Gangopadhyay)  
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The Additional Director General I  
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NEW DELHI - 110 001

The Additional Director General-II  
Ministry of Road Transport & Highways,  
Transport Bhawan, 1, Parliament Street,  
NEW DELHI - 110 001

The Director General Border Roads  
(Lt. Gen. S. Ravi Shankar, *PSM*)  
Seema Sadak Bhawan,  
Ring Road, Delhi Cantt.,  
NEW DELHI - 110 010

The Member (Technical)  
(Shri V.L. Pataankar)  
National Highways Authority of India,  
Plot No.G-5 & 6, Dwarka,  
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The Director (Technical)  
(Dr. K.M. Lakshmana Rao)  
National Rural Roads Development Agency,  
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The Director  
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NOIDA - 201 301 (U.P.)

The Engineer-in-Chief  
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36

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The Chief Engineer (NH)  
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The Chief Engineer (Roads)  
(Shri Rophira)  
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AIZAWL-796 001 (Mizoram)

The Chief Engineer (NH)  
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Road Construction Deptt.,  
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PATNA - 800 015 (Bihar)

The Engineer-in-Chief &  
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PW & PW(Roads) Department,  
Writers' Buildings,  
KOLKATA - 700 001 (West Bengal)

The Engineer-in-Chief-cum-Secretary to  
the Govt. of Orissa,  
(Shri S.K. Ray)  
Works Department, Secretariat,  
BHUBANESWAR - 751 001 (Orissa)

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(**Shri P.R. Santosh Kumar**)  
Kerala Highway Research Institute,  
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**The Joint Director (Roads)**  
Gujarat Engineering Research Institute (GERI),  
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**The Director General**  
(**Shri M.S. Mundhe**)  
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**The Director,**  
UPPWD Research Institute and  
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**The Chief Engineer (PMGSY)**  
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JABALPUR - 482 001 (Madhya Pradesh)

*Co-opted Members*

**Shri S.C. Sharma**  
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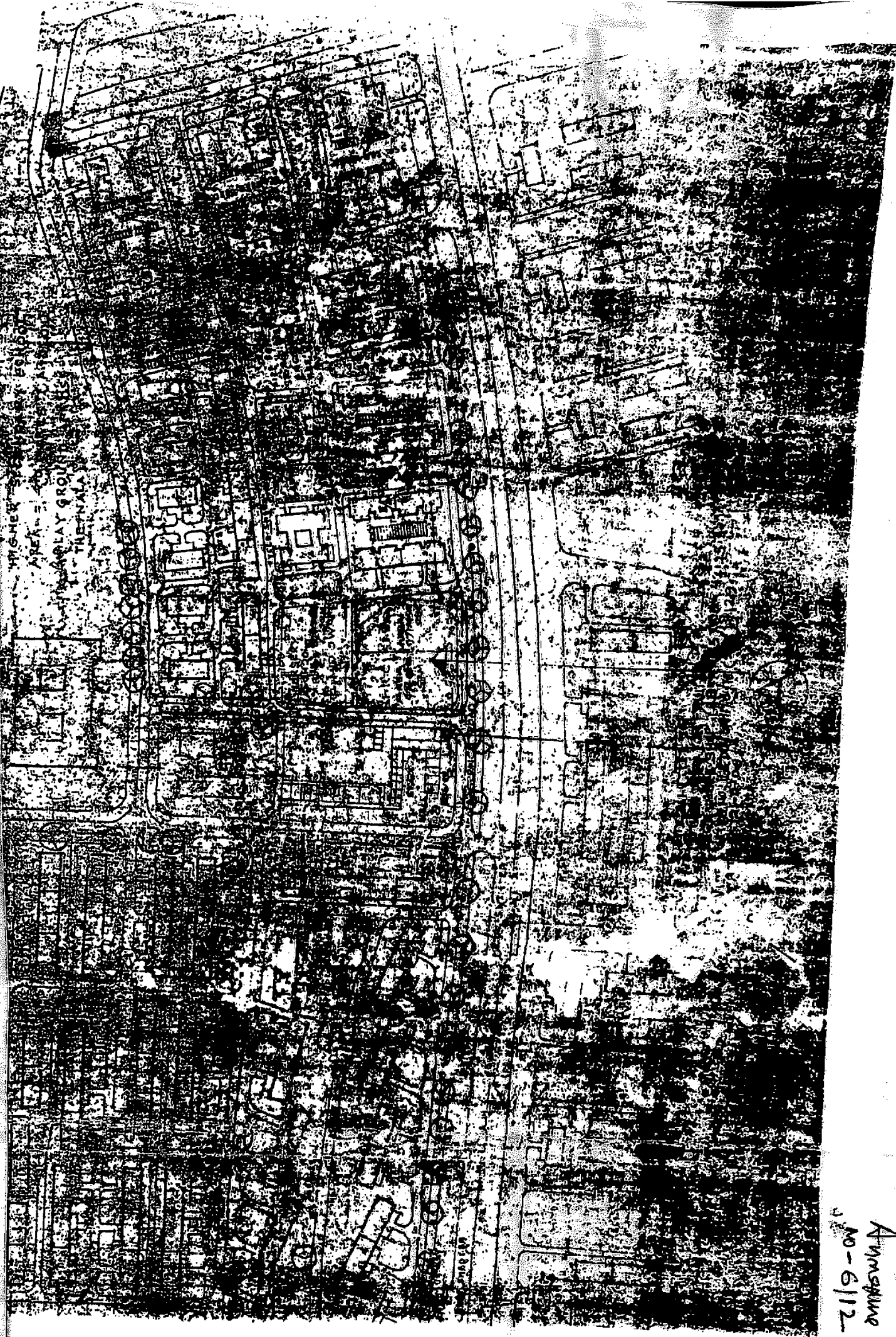
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Shri A.D. Narain  
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NOIDA - 201 301 (U.P.)

Shri R.K. Jain  
Former Chief Engineer, Haryana PWD,  
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SONIPAT - 131 001 (Haryana)

Dr. B.P. Bagish  
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Dr. N. Bandyopadhyay  
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1112, Vishal Tower,  
Disstt. Center, Janak Puri,  
New Delhi



Ainsworth - J  
No - 6/12

Item No = 7/12  
17.1.12

Sub: Swapping / Inter-change of landuse between the Commercial and Residential Land measuring 3.068 ha at Kalakji Extension for in-situ Rehabilitation.

File No: F.3(32)2007/MP

**Background:**

DDA has taken up in-Situ upgradation of JJ Clusters for construction of built-up flats for resettlement of Slum Dwellers, existing at Kalkaji Extension. The relaxation in the density and parking norms for these development has been earlier approved by the Technical Committee Meeting held on 3.3.2011 vide Item No. 10/11. Subsequently, a detailed proposal has been framed up by the Chief Engineer (SZ) and Chief Architect, wherein it was proposed to build these flats in the area presently earmarked for Community Centre, located at Kalkaji Extension.

Authority vide its meeting held on 16.9.11 vide Item No. 82/2011 (xiii) has approved in principle, swapping of land between the Commercial and Residential site. The Chief Architect, DDA informed a Total Station Survey is being conducted of the site in question. The change of landuse between Commercial and Residential will be processed, once the Total Station Survey is completed.

**2. Examination:**

- i) As per the total Station Survey conducted and forwarded by Chief Architect vide his note dated 18.10.11, the existing Community Centre bounded by District Park in East and South, Police Station and 13.5 M wide Road in the West and 30 M wide road in the North, admeasures 3.068 ha.
- ii) Since the swapping of uses involves change in location, these require processing under Section 11-A of the DD Act, 1957.
- iii) In the Authority Meeting, as referred above, the Hon. Lt. Governor, Delhi/ Chairman DDA, stated that change of land use should not be a delaying factor in going ahead with the scheme. The Authority also authorized Hon. Lt. Governor, Delhi / Chairman, DDA to approve the proposal on file after the relevant areas are precisely demarcated, for which necessary action is to be taken by Chief Architect.

**3. Decision of the Technical Committee:**

The proposal of swapping / inter-change of landuse between Commercial and Residential Land measuring 3.068 ha at Kalkaji Extension for in-situ Rehabilitation was considered and approved by the Technical Committee vide Item No. 35/11 in its meeting held on 14.11.11 (copy of Agenda & Minutes is annexed as Annexure I & II) *at page 41-46*

**4.0 Proposal:**

Keeping in view of the above, following change of land use of the two sites are proposed under Section 11-A of the DD Act, 1957, is placed before the Authority for its consideration:

<u>Area</u>	<u>From</u>	<u>To</u>	<u>Description</u>
3.068 ha	Community Centre	Residential	Bounded by District Park in East and South, Police Station and 13.5 M wide Road in the West and 30 M wide road in the North.
3.068 ha	Residential	Community Centre	Bounded by a Residential in the East and South and 30 M wide Guru Ravi Dass Marg in the West and 30 M wide Road in the North.

**RESOLUTION**

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



Annexure - II of  
Item No-7/12

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)  
6<sup>TH</sup> FLOOR: VIKAS MINAR: NEW DELHI.

No.F.1 (09)11/MP | 446

Dt. 30/11/11

Minutes of the 4<sup>th</sup> Technical Committee meeting held on 14.11.2011**ITEM NO. 25/11**

Sub: Confirmation of minutes of 3<sup>rd</sup> T.C. meeting held on 11.08.2011 already circulated to all the Members.

F.1 (07)11/MP

The minutes were forwarded to the members and no comments/ observations have been received for any item, hence the same were confirmed.

At the outset Vice Chairman, DDA directed that only issues related to policy decisions be put up for consideration in the Technical Committee and all the Agenda item should be conclusive for facilitating the decision to be given by Technical Committee.

**ITEM NO. 26/11**

Sub: Proposed Change of Land Use from 'Recreational' to PSP (School & Graveyard) in respect of part lands out of the land measuring 42713.52 sqm., as per the layout plan proposed for approval.

F20 (6)2006/MP

The proposal was explained by Director (Pig) E&O. After detailed deliberations it was decided that the proposal on the entire DDA land be put up again for the consideration of the Technical Committee, incorporating the following.

- i) Total area under the possession of DDA and its land use as per MPD-2021 and Zonal Development Plan of Zone-E.
- ii) Details of unauthorized construction existing on the DDA land.

Action: Director (E&amp;O)

**ITEM NO. 27/11**

Sub: Modification in land use of 3.0 ha plot allotted to DMRC in Sector -21, Dwarka.  
F.21 (01)2009/MP

Dwarka Planning office made a power point presentation. Technical Committee decided that the modifications as proposed in para-3 of the agenda may be processed under Section-11A of DD Act 1957 for change of land use from "Transportation" to "Commercial" (Hotel). Regarding para -3 (iii) of the agenda i.e. land price related issue be examined by Land Disposal Wing, as per policy.

Action: Director (Pig) Dwarka  
Commr.(LD)

**ITEM NO. 28/11**

Sub: Extending the Development Control norms 'professional college (Technical) under Table 13.6 of MPD-2021 of the 'Medical College' at Sector-17, Dwarka. F20 (06)2009/MP

The proposal of the development control norms of "Professional College" (Technical) to "Medical College" at Sector-17, Dwarka was explained by Director (Plg) MP & DC. Technical Committee approved the proposal, subject to seeking clearance of Medical Council of India.

Action: Director (MP)

**ITEM NO. 29/11**

Sub: Regarding permissibility of 'Corporate Office' in 'Convenience Shopping Centre' as per MPD-2021 provisions-clarification, by MCD. F3(57)2009/MP

The item was presented by Director (Plg) MP. The Master Plan provisions contained in para 5.5 & 5.1 under the activities permitted in Convenience Shopping Center were explained. The representative of AIKON Technology Pvt. Ltd. also made a brief presentation and informed that the matter is pending in court of law for input by MCD.

After deliberations following was decided:-

- i) MCD be informed to take a view as per existing Master Plan provision which permits "office" in the "Convenience Shopping Center". Technical Committee may not interact in the case specific issues, which are sub-judice.
- ii) The existing Commercial Centers are to be dealt as per present policy and Master Plan provisions.
- iii) As per MPD-2021 the activity "office" may not be interpreted as "Corporate Office".
- iv) The Convenience Shopping Center (CSC) is the lower- most level of commercial area as per MPD-2021 which ordinarily serves for day to day needs of neighbourhood population, as such Corporate Offices in CSC is ordinarily not to be allowed. The offices of service providing agencies and professional offices and Govt. offices dealing with local issues permissible in residential plots are to be permitted in these commercial centers. This may be clarified as part of the Master Plan review for adoption in future cases.

Action: Director (MP)

**ITEM NO. 30/11**

Sub: 288/268 EWS housing in vacant pocket behind Ramgarh Colony, Jahangir Puri. SA/NZ/HUPW/DDA

The proposal for relaxation of set-backs was presented by Sr. Arch. (NZ), HUPW. The proposal was approved with the observation that thick plantation be done in the proposed green area as indicated in the layout plan.

Action: Sr. Arch.(NZ)

**ITEM NO. 31/11**

Sub: Change of land use of the plot measuring 1942.90 sqm at Sector VI, R.K. Puram from "Residential (Nursery School)" to "Public & semi public" under the classification (Training Centre, Research & Development).

F.1 (33)2005/MP

The proposal was explained by Director (Pig) F&H. Technical Committee recommended for change of land use as proposed in the para-3 of the agenda for an area measuring 1942.90 Sq.mt. for further processing under section -11A of DD Act at Sector-6, R.K. Puram from "Residential" (Nursery School) to "Public and Semi Public" (Training Center, Research & Development).

Action: Director (AP-I)

**ITEM NO. 32/11**

Sub Change of land use from 'Residential Use' to 'Public & Semi Public Use (PSP)' of 23.77hact (58.70 Acres) of land for the setting up of Central Armed Police Forces Institute of Medical Sciences at Village Maidan-Garhi & other PSP uses.

F.3(42)2010/MP

The proposal was explained by Addl. Commr. (Pig) UE&P. The change of land use for an area measuring 17.32 hact out of the total area of 23.77 hact from Residential to Public & Semi Public as proposed in para-4 of the agenda was recommended for further processing under Section-11A of DD Act, subject to the following conditions:-

- i) Until the modification of land use is notified, the allotment of land would be provisional as per MOUD directives.
- ii) The institute to make own arrangements for physical infrastructure with MCD and other service providing agencies till regular services are extended by them to this area. The institute to develop the area as a no discharge zone.
- iii) To provide adequate reservation for land for peripheral/ Internal services such as ESS, Pumping Stations etc. within the scheme boundary.
- iv) Necessary clearance related to sanction of building plans to be done by the concerned local agency.
- v) Land acquisition of the proposed 24mtr access road to be taken up on priority by LM Wing. The proportionate cost of this road may be loaded on the allottee.
- vi) Mandatory green buffer be maintained as proposed.

Action: Director (Pig) UC & 'I' Zone

**ITEM NO. 33/11**

Sub: Procedure for Regularization of Pre-existing Cultural Religious (including spiritual), Health care Institutions existing prior to 1.1.06

F.20 (19)96/MP

The proposal was explained by Director (Pig) MP. The proposal contained in Para-4 of the agenda was approved.

Action: Director (Pig) MP/  
All concerned Director (Pig)

**ITEM NO. 34/11**

Sub: Revised layout plan of CRPF Campus at Mahavir Nagar, New Delhi.  
F.1 (25)07/MP

The proposal was presented by Director (Pl.) C&G. The proposal in para-3 of the agenda was approved.

Action: Director (Plg) 'C' & 'G'

**ITEM NO. 35/11**

Sub: Swapping /Inter change of land use between the 'Commercial' and 'Residential' land measuring 3.068 hect at Kalkaji Ext. for in-situ rehabilitation.  
F.3(32)2007/MP

The item was presented by Director (Plg) F&H. The change of land use of an area measuring 3.068 hect from "Commercial" (Community Center -C1) to "Residential" and equivalent land from "Residential" to "Commercial (Community Center-C1) as per details given in agenda was approved for further processing under section -11A of DD Act. It was further decided that the details with respect to the eligibility criteria, quantum of jhuggies to be shifted along with necessary documentation be done by Land Management Deptt. in a time bound manner under intimation to the office of V.C.,DDA.

Action: Chief Architect, Commr. (LM) & Chief Engineer (SZ)

The Meeting ended with thanks to the Chair.

## Copy to:-

1. Vice Chairman, DDA.
2. Engineer Member, DDA.
3. Commissioner (Plg) I, DDA.
4. Commissioner (Plg) II, DDA.
5. Commissioner (LM) DDA.
6. Commissioner (LD) DDA.
7. Chief Town Planner, TCPO.
8. Chief Architect, HUPW, DDA.
9. Chief Architect, NDMC.
10. Chief Engineer (Property Development) DMRC.
11. Addl. Commissioner (Plg) MPPR, DDA.
12. Addl. Commissioner (Plg) UE&P, DDA.
13. Addl. Commissioner (Plg) TB&C, DDA.
14. Addl. Commissioner (Plg) AP, DDA.
15. Addl. Commissioner (Landscape), DDA.
16. Sr. Town Planner, MCD.
17. OSD (Plg) MPPR.
18. Secretary, DUAC.
19. Sr. Architect (HQ-1) CPWD, Nirman Bhawan.
20. Dy. Commr. of Police (Traffic) Delhi.
21. Land & Development Officer, (L&DO).

Director (Plg) MPR&TC 30/11

13/temList of participants of 4<sup>th</sup> meeting for the year 2011 of Technical Committee on 14.11.2011.**Delhi Development Authority**  
S/Sh./Ms.

G.S. Patnaik, Vice Chairman  
 Ashok Khurana, EM, DDA  
 Ashok Kumar, Commr. (Plg.)-I  
 Dr. S.P. Bansal, Commr. (Plg.)-II  
 P.V. Mahashabdey, Addl. Commr. (Plg.)TB&C  
 R.K. Jain, Addl. Commr. (Plg.)UE&P.  
 P.M. Parate, Addl. Commr. (Plg) AP  
 Savita Bhandari, Addl. Commr (Land Scape)  
 S.P. Pathak, OSD (Plg.)MPPR.  
 Archana Mahapatra, Dir. (Plg.)C&G  
 S.B. Khodankar, Dir. MP  
 P.D. Meena, SA (NZ)HUPW  
 T.K. Mandal, Dir. (Plg.)AP(E&O)  
 Manju Paul, Dy. Director, VC Office  
 K. Sri Rangan Dy. Dir. (Dwarka)  
 Chandu Bhutia Dy. Dir. (Plg.)UC  
 S.R. Jaiswal, Dy. Dir. (NZ)HUPW  
 B.B. Gururwara, EF(Elect.)/Elect.Divn-II.

**TCPO**

Sudeep Roy, Asstt. TCP

**Municipal Corporation of Delhi:**

P. Dinesh, Dy. Town Planner

**L&D.O.:**

A.K. Chopra, Building Officer.

**C.P.W.D:**

Sanjib Sen Gupta, Sr. Architect(HQ)

**CRPF**Jaidev Kesri, Commandent, CRPF, 5<sup>th</sup> Battalion.

46

Ammeasur - Td  
Item No - 7/12  
LOT  
Plan No 357/1

AGENDA FOR TECHNICAL COMMITTEE

Sub: Swapping / Inter-change of landuse between the Commercial and Residential Land measuring 3.068 ha at Kalakji Extension for in-situ Rehabilitation.

Background:

DDA has taken up in-Situ upgradation of JJ Clusters for construction of built-up flats for resettlement of Slum Dwellers, existing at Kalkaji Extension. The relaxation in the density and parking norms for these development has been earlier approved by the Technical Committee Meeting held on 3.3.2011 vide Item No. 10/11. Subsequently, a detailed proposal has been framed up by the Chief Engineer (S2) and Chief Architect, wherein it was proposed to build these flats in the area presently earmarked for Community Centre, located at Kalkaji Extension.

Authority vide its meeting held on 16.9.11 vide Item No. 82/2011 (xiii) has approved in principle, swapping of land between the Commercial and Residential site. The Chief Architect, DDA informed a Total Station Survey is being conducted of the site in question. The change of landuse between Commercial and Residential will be processed, once the Total Station Survey is completed.

Examination:

- i) As per the total Station Survey conducted and forwarded by Chief Architect vide his note dated 18.10.11, the existing Community Centre bounded by District Park in East and South, Police Station and 13.5 M wide Road in the West and 30 M wide road in the North, admeasures 3.068 ha.
- ii) Since the swapping of uses involves change in location, these require processing under Section 11-A of the DD Act, 1957.
- iii) In the Authority Meeting, as referred above, the Hon. Lt. Governor, Delhi/ Chairman DDA, stated that change of land use should not be a delaying factor in going ahead with the scheme. The Authority also authorized Hon. Lt. Governor, Delhi / Chairman, DDA to approve the proposal on file after the relevant areas are precisely demarcated, for which necessary action is to be taken by Chief Architect.

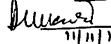
Proposal:

Keeping in view of the above, following change of land use of the two sites are proposed under Section 11-A of the DD Act, 1957.

Area	From	To	Description
3.068 ha	Community Centre	Residential	Bounded by District Park in East and South, Police Station and 13.5 M wide Road in the West and 30 M wide road in the North.
3.068 ha	Residential	Community Centre	Bounded by a Residential in the East and South and 30 Community Centre M wide Guru Ravi Dass Marg in the West and 30 M wide Road in the North

  
Director (AP)

  
DD (AP)  
IN-CHARGE

  
AD-II (AP)

ITEM NO. 8/12  
30-1-12

SUB: Amendment in Regulation 26 of DDA (Conduct, Disciplinary & Appeal) Regulations 1999.

F1(20) Misc./Vig./2011/DC

This agenda has emanated from the order of Hon'ble CAT in the case of Sh.Chand Ram, A.D.(Retd.) who was proceeded against for major penalty vide memo Nos.F.27(178)2000/Vig./AO(Vig.) dt.29.7.2004, F.27(183)2000/Vig./AO(Vig.) dt.20.12.2004, F.27(185)2000/Vig. /Sr.A.O(Vig.) dt.9.1.2004/22.1.2004, F.27 (33) 03/AO(Vig.)/MJ dt.22.5.2007 and F.27(186)2000/Vig./AO(Vig.) dt. 26.9.2003. On conclusion of the cases, various penalties were imposed on Sh.Chand Ram by the Disciplinary Authority. Sh.Chand Ram, AD(Retd.) had preferred appeals against the penalty orders in all these cases which were rejected by the Appellate Authority.

The applicant had moved to the Hon'ble CAT vide O.A. No. 1605/2010, 1606/2010, 1607/2010, 1608/2010 & 1609/2010 against the impugned penalty orders and appellate orders. The cases have been disposed of by the Hon'ble CAT by a common order dated 25.1.2011 which also contained the following observation:

*"The essential grievance, presently pressed into service on behalf of the applicant, is that the orders granted by the disciplinary authority deserve invalidation because the applicant herein was not afforded an opportunity of being heard on point of punishment proposed by the disciplinary authority" (Copy of the order passed by the Hon'ble CAT is annexed as Annexure 'A' colly). Page 6-9.*

The orders passed by the CAT were got examined from Legal Department. The C.L.A. has opined that the impugned order was in violation of well settled principles of natural justice laid down and consistently followed by the Hon'ble Supreme Court as stated above.

Therefore, there are no grounds to challenge the order before CAT. However, it is for the department to take a final decision in the matter. (Copy of the CLA's opinion is annexed as Annexure 'B'). Page 10-12.

The Finance Member, DDA being the disciplinary authority has considered the cases and observed that

"I understand, there is no provision in DDA Conduct, Disciplinary and appeal Regulations 1999 to issue Show Cause Notice against the tentative quantum of punishment to be imposed. However, in view of the decision of the Hon'ble Supreme Court as quoted by the Hon'ble CAT in the Judgment dated 25.1.2011, the said judgment is accepted. Amount of penalty recovered so far may be refunded to the Charged officer."

"Since the penalty imposed has been quashed by the Hon'ble CAT on the ground of non-issue of Show Cause Notice against the tentative quantum of penalty to be imposed in this case as well as in some other cases, it would be appropriate that amendment in the DDA Conduct, Disciplinary & Appeal Regulations 1999 is made in this regard with the approval of the Authority for uniform application in all cases of penalty..." (Copy of the note of Finance Member, DDA is annexed as Annexure 'C'). Page 13.

**PROPOSAL:**

The above circumstances have necessitated amending the provisions of Regulation 26 of DDA (Conduct, Disciplinary & Appeal) Regulations 1999 so as to contain the following further provisions in the said Regulations:

"Regulation 26:

**ACTION ON THE INQUIRY REPORT**

EXISTING	PROPOSED
1.The disciplinary authority, if it is not itself the inquiring authority may, for reasons to be recorded by it in writing, remit the case to the inquiring authority for further inquiry and report and the	No change.



inquiring authority shall thereupon proceed to hold the further inquiry according to the provisions of Regulation 25 as far as may be.	
1A. The disciplinary authority shall forward or cause to be forwarded a copy of the report of the inquiry, if any, held by the disciplinary authority or where disciplinary authority is not the inquiring authority, a copy of the report of the inquiring authority to the employee who shall be required to submit, if he so desires, his written representation or submission to the disciplinary authority within fifteen days irrespective of whether the report is favourable or not to the employee.	No Change
1B. The disciplinary authority shall consider the representation if any, submitted by the employee before proceeding further in the manner specified in Sub-regulation(2) to (4).	No change.
2. The disciplinary authority shall, if it disagrees with the findings of the inquiring authority on any article of charge, records its reasons for such disagreement and record its own findings on such charge if the evidence is sufficient for the purpose.	The disciplinary authority shall, if it disagrees with the findings of the inquiring authority on any article of charge, records its reasons for such disagreement and record its own findings on such charge if the evidence is sufficient for the purpose. <i>In such event, an opportunity of being heard will be afforded to the delinquent employee before issue of the disagreement note.</i>
3. If the disciplinary authority having regard to its findings on all or any of the articles of charge is of the opinion that	If the disciplinary authority having regard to its findings on all or any of the articles of charge is of the

<p>any of the penalties specified in clauses (a) to (e) of Regulation 23 should be imposed on the employee it shall, notwithstanding anything contained in Regulation 26 make an order imposing such penalty.</p>	<p>opinion that any of the penalties specified in clauses (a) to (e) of Regulation 23 should be imposed on the employee it shall, notwithstanding anything contained in Regulation 26 make an order imposing such penalty. <i>However, before awarding the punishment, reasonable opportunity of being heard is to be afforded to the delinquent employees.</i></p>
<p>4. If the disciplinary authority having regard to its findings on all or any of the articles of charge and on the basis of the evidence adduced during the inquiry is of the opinion that any of the penalties specified in clause (f) to (j) of Regulation 23 should be imposed on the employee, it shall make order imposing such penalty and it shall not be necessary to give employee any opportunity of making representation on the penalty proposed to be imposed."</p>	<p>No change.</p>

(Copy of Regulation 26 of DDA (Conduct, Disciplinary & Appeal) Regulations 1999 is annexed as Annexure 'D'.) Page 14-15.

It is further proposed that we should also incorporate an enabling provision that any changes made in the CCS (CCA) Rules by the Govt. of India may apply mutatis-mutandis to Regulation 26 of DDA (Conduct, Disciplinary & Appeal) Regulations 1999. (This will be a new provision under Regulation 26 may be read as Sub-Regulation 26(A) of the DDA (Conduct, Disciplinary & Appeal) Regulations 1999 to read as follows:

**Regulation 26A:**

*Any changes made in the CCS (CCA) Rules by the Govt. of India regarding Action on the Inquiry Report will apply mutatis-mutandis*

*to Regulation 26 of DDA (Conduct, Disciplinary & Appeal) Regulations 1999.*

The matter is placed before the Authority for consideration of the proposal for amendment in Regulation 26 of DDA (Conduct, Disciplinary & Appeal) Regulations 1999 as mentioned above in view of orders passed by the Hon'ble CAT.

There is no financial implication involved in the case.

#### RESOLUTION

*Agenda item was explained by Chief Vigilance Officer, DDA.*

*(ii) As per clause 1A of Regulation 26 of Conduct, Disciplinary and Appeal Regulations, 1999, it is mandatory for the Disciplinary Authority to forward a copy of the Inquiry Report. As per clause 4 ibid, it shall not be necessary to give the employee any opportunity of making representation on the penalty proposed to be imposed. It was, therefore, decided that the Inquiry Report alongwith the Disagreement Note, if any, CVC advice, or penalty proposed to be imposed in non-CVC cases, should be sent to the employee to enable him make a representation, if he so desires. As the provisions of Regulation 26 are analogous to the provisions of CCS(CCA) Rules, it was felt that no formal amendment of Conduct, Disciplinary and Appeal Regulations, 1999 was required.*

*(iii) The remaining proposals contained in the agenda item were approved by the Authority.*

Annexure 'A'  
of Item No. 8/12

**CENTRAL ADMINISTRATIVE TRIBUNAL  
PRINCIPAL BENCH**

OA NO. 1605/2010  
OA NO. 1606/2010  
OA NO. 1607/2010  
OA NO. 1608/2010  
OA NO. 1609/2010

Date on which judgment was reserved: 24.01.2011  
Date on which judgment was pronounced: 25.01.2011

**HON'BLE SHRI JUSTICE S.D. ANAND, MEMBER (J)**  
**HON'BLE DR. VEENA CHHOTRAY, MEMBER (A)**

**OA NO. 1605/2010**

Sh. Chand Ram  
S/o late Sh. Ram Sarup,  
R/o H-34/14, Sector-3,  
Rohini, Delhi-110085.

(By Advocate: Sh. Apurb Lal with Sh. Daleep Singh) ...Applicant

VERSUS

1. Delhi Development Authority  
through its Vice Chairman,  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.
2. The Finance Member,  
Delhi Development Authority,  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.

(By Advocate: Sh. Dhanesh Relan)

...Respondents



**OA NO. 1606/2010**

Sh. Chand Ram  
S/o late Sh. Ram Sarup,  
R/o H-34/14, Sector-3,  
Rohini, Delhi-110085.

(By Advocate: Sh. Apurb Lal with Sh. Daleep Singh) ...Applicant

VERSUS

1. Delhi Development Authority  
through its Vice Chairman,  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.

2. The Finance Member,  
Delhi Development Authority  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.

...Respondents

(By Advocate: Sh. Dhanesh Relan)

**OA NO. 1607/2011**

Sh. Chand Ram  
S/o late Sh. Ram Sarup,  
R/o H-34/14, Sector-3,  
Rohini, Delhi-110085.

...Applicant

(By Advocate: Sh. Apurb Lal with Sh. Daleep Singh)

**VERSUS**

1. Delhi Development Authority  
through its Vice Chairman,  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.
2. The Finance Member,  
Delhi Development Authority  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.
3. Lt. Governor  
Raj Niwas Marg,  
Delhi-110054.

...Respondents

(By Advocate: Sh. Dhanesh Relan)

**OA NO. 1608/2011**

Sh. Chand Ram  
S/o late Sh. Ram Sarup,  
R/o H-34/14, Sector-3,  
Rohini, Delhi-110085.

...Applicant

(By Advocate: Sh. Apurb Lal with Sh. Daleep Singh)

**VERSUS**

1. Delhi Development Authority  
through its Vice Chairman,  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.
2. The Finance Member,  
Delhi Development Authority  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.

...Respondents

(By Advocate: Sh. Dhanesh Relan)



**OA NO. 1609/2010**

Sh. Chand Ram  
S/o late Sh. Ram Sarup,  
R/o H-34/14, Sector-3,  
Rohini, Delhi-110085.

(By Advocate: Sh. Apurb Lal with Sh. Daleep Singh) ...Applicant

VERSUS

1. Delhi Development Authority  
through its Vice Chairman,  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.
2. The Finance Member,  
Delhi Development Authority  
Vikas Sadan, I.N.A. Market,  
New Delhi-110023.

...Respondents

(By Advocate: Sh. Dhanesh Relan)

**ORDER**

Justice S.D. Anand:

In view of the consensual position that these OAs involve same set of facts and a common law point, these are taken up together for disposal.

2. The essential grievance, presently pressed into service on behalf of the applicant, is that the orders granted by the disciplinary authority deserve invalidation because the applicant herein was not afforded an opportunity of being heard on point of punishment proposed by the disciplinary authority.

2-A. In order to enable appropriate appreciation of controversy, we may notice that the applicant herein was exonerated by the Enquiring authority of the relevant charge. The disciplinary authority recorded a disagreement note and issued a show cause notice in the context to the applicant. On consideration of the response furnished by the applicant, the disciplinary authority upheld the charge and proceeded to grant the impugned punishment. No show cause notice on the point of proposed punishment was issued by the disciplinary



3. The law on the point was authoritatively laid down by the Apex Court in Law Nigam Vs. Chairman & MD, IPI Ltd. And Anr. (2006 (9) SCC 440). The law, as enunciated therein, is to the effect that the Disciplinary Authority, which records a disagreement note, is obliged not only to first hear the delinquent employee on point of disagreement, it is also required to thereafter hear the employee on point of proposed punishment.

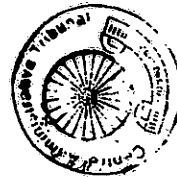
4. In view of the fact that no law authority taking a different view has been cited, we would allow this OA and quash the orders granted by the disciplinary authority. This shall not, however, preclude the disciplinary authority from granting an order afresh in the matter after issuance of a show cause notice qua the proposed punishment to the applicant.

5. Disposed of accordingly.

(Dr. Veena Chhotray)  
Member (A)

(S.D. Anand)  
Member (B)

'SRP'



The issue for opinion in this case is whether common judgment in OA 1605 to 1609

of 2010 should be challenged by way of a Civil Writ Petition before the Hon'ble High Court.

The limited fact recorded by the Enquiry Officer that the applicant was exonerated by the Enquiry Officer. However, the Disciplinary Authority recorded its disagreement note and on consideration of the response furnished by the applicant, the Disciplinary Authority upheld the charge and awarded punishment to the applicant. The CAT placed its reliance upon the judgment of the Hon'ble Supreme Court in the case of Lav Nigam Vs. Chairman & MD ITI Ltd. And Anr. (2006)9 SCC 44 has allowed the applications filed by the applicant Sh. Chand Ram. However, the CAT gave liberty to the Disciplinary Authority to pass its order afresh in the matter after issue of a Show Cause Notice qua the proposed punishment of the applicant.

In the Lav Nigam's case (Supra) the Apex Court was of the view that the Disciplinary Authority which records disagreement note is obliged not only to first hear the delinquent employee on point of disagreement but also it is also required thereafter to hear the employee on point of proposed punishment. This view of the Apex Court is consistent even in those cases where the regulation itself did not provide for giving of any notice before the Disciplinary Authority differed <sup>and</sup> on disagreement awards penalty.

In Yogi Nath D Bagde Vs State of Maharashtra reported in (1999) 7 SCC 739, the issue before the Hon'ble Court was regarding interpretation of Maharashtra Civil Services (Disciplinary & Appeal) Munch 1979 which did not specifically provided that the Disciplinary Authority shall give an opportunity to the delinquent officer before differing with the view of the Enquiry Officer. The Hon'ble Supreme Court ruled that Principles of Natural justice require the Disciplinary Authority to give an opportunity of hearing to the delinquent officer before it finally disagrees with the findings of the Enquiry Officer so that the delinquent officer may have an opportunity to indicate that the finding recorded by the Enquiry Officer do not suffer from any error and there was no scope to take different view. At the same time, the Disciplinary Authority has to communicate to the delinquent




officer tentative reasons for dis-agreement with the findings of the Enquiry Officer so that delinquent officer may further indicate that the reasons on the basis of which the disciplinary authority proposed to disagree with the findings recorded by the Enquiry Officer are not germane to the findings already recorded by the Enquiry officer and are not liable to be interfered.

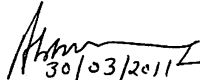
Similarly in Punjab National Bank Vs. Kunj Bihari reported in 1998 U SCC 84, the Hon'ble Supreme Court had ruled that the principles of justice would require the Authority which has to take a final decision and can impose a penalty to give an opportunity to the officer charged of mis-conduct to file a representation before the Disciplinary Authority before the Authority could record its own findings dis-agreeing with the report of the Enquiry Officer on any article of charge. Significantly the regulations in this case also did not provide for any notice before recording disagreement with the report of enquiry officer & then at the time of awarding penalty. In the following court cases. The Court had the same view as has been mentioned in the preceeding paragraphs.

1. (1995)6 SCC 157 : 1955 SCC (L &S) 1357: ( 1995)31 ATC 475, Ram Kishan v. Union of India.
2. (1986) 4 SCC 537: ( 1986) 1 AC 714, Institute of Chartered Accountants of India V. L.K.Ratna
3. (2003)2 SCC 449 State Bank of India vs K.P.Narayan Kutty

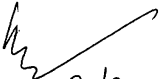
In the Lav Nigam's case (Supra) relied upon by CAT, the High Court had come to the conclusion that there was no need to give two separate Show Cause Notices, one at the stage of dis-agreement and second at the stage of proposed punishment as the two notices could be combined into one. However, the Apex Court disagreed with the views expressed by the High Court and came to the conclusion that this court has been taking consistent view that in case the Disciplinary Authority differs with the report given by the Enquiry Officer, it is bound to give a notice setting out his tentative conclusion to the applicant and it is only after hearing the applicant the disciplinary authority would arrive at a final finding of guilt. Therefore, the employee would again have to be served with a notice relating to the punishment proposed.

In view of the aforesaid principle of law laid down by the Hon'ble Supreme Court present case can be tested on point of challenge to the order of CAT. In the present case, while awarding punishment to the applicant, no Show Cause Notice on point of proposed tentative disagreement with the report of the Enquiry Officer & thereafter proposed punishment to the applicant was ever  which is clear from record & the forwarding note. Therefore, the impugned order of punishment has been set aside. The impugned order was in violation of well settled principles of natural justice laid down and consistently followed by the Hon'ble Supreme Court as stated above. Therefore, there are no grounds to challenge the order before CAT. However, it is for the deptt to take a final decision in the matter. May however, kindly see.

(A)


  
 30/03/2011  
 (ANIL KUMAR SHARMA)  
 DY. CHIEF LEGAL ADVISOR-I

Ld. CLA  
 Pl. see 'A'

  
 30/3

  
 Day 30/3/2011

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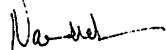
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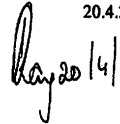
Amendment C of  
Item No-8/12

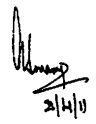
I understand, there is no provision in DDA Conduct, Disciplinary and Appeal Regulations -1999 to issue Show-Cause Notice against the tentative quantum of punishment to be imposed. However, in view of the decision of the hon'ble Supreme Court as quoted by the hon'ble CAT in the Judgement dated 25.1.2011, the said Judgement is accepted. Amount of penalty recovered so far may be refunded to the Charged Officer.

In the above Judgement dated 25.1.2011, the hon'ble Court has mentioned that the Judgement shall not preclude the Disciplinary Authority from granting an order afresh in the matter after issuance of a Show-Cause Notice qua the proposed punishment to the applicant. In view of this Judgement, Show-Cause Notice may be issued to Shri Chand Ram against the tentative penalty of 10% cut in pension for two years as imposed earlier at page 155/N.

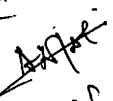
Since the penalty imposed has been quashed by the hon'ble CAT on ground of non issue of Show-Cause Notice against the tentative quantum of penalty to be imposed in this case as well as in some other cases, it would be appropriate that amendment in the DDA Conduct, Disciplinary and Appeal Regulations -1999 is made in this regard with the approval of the Authority for uniform application in all cases of penalty. CVO may kindly take necessary action in this regard.

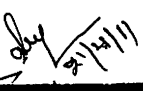
  
(Nand Lal)  
Finance Member  
20.4.2011

  
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CVO  
D/L

दिल्ली विकास प्राधिकरण

३. जांच के दौरान प्रस्तुतकर्ता अधिकारी अथवा कर्मचारी अथवा दोनों के द्वारा प्रस्तुत किये गए लिखित मांग-  
यदि कोई हो।  
Written briefs, of any, filed by the Presenting Officer or the employee or both during the course  
of the inquiry and
४. जांच के संबंध में अनुशासनिक प्राधिकारी और जांच प्राधिकारी द्वारा दिये गये आदेश, यदि कोई हो।  
The orders, if any, made by the disciplinary authority and the inquiring authority in regard to  
the inquiry.

विनियम-26  
REGULATION-26

जांच रिपोर्ट पर कार्रवाई  
ACTION ON THE INQUIRY REPORT

1. अनुशासनिक प्राधिकारी यदि स्वयं जांच प्राधिकारी नहीं है तो वे लिखित में कारण रिकार्ड करके मामले को  
आगे की जांच के लिए जांच प्राधिकारी को भेज देंगे और इसके बाद जांच प्राधिकारी जहाँ तक हो सकता है, विनियम 25  
के उपबंधों के अनुसार जांच करेंगे।  
The disciplinary authority, if it is not itself the inquiring authority may, for reasons to be re-  
corded by it in writing, remit the case to the inquiring authority for further inquiry and report and the inquiring  
authority shall thereupon proceed to hold the further inquiry according to the provisions of Regulation 25 as far  
as may be.
- 1A. अनुशासनिक प्राधिकारी द्वारा की गयी जांच की रिपोर्ट, यदि कोई हो, की प्रति भेजित करेगा अथवा प्रेषित  
करने की व्यवस्था करेगा अथवा विनियम 25 के अंतर्गत अनुशासनिक प्राधिकारी जांच प्राधिकारी नहीं है उन मामलों में कर्मचारी को जांच  
प्राधिकारी की रिपोर्ट की प्रति भेजी जाएगी जो यदि चाहे तो पन्द्रह दिनों के अन्दर अनुशासनिक प्राधिकारी को अपना  
लिखित अभ्यावेदन अथवा अग्रोप प्रेषित करने चाहे रिपोर्ट कर्मचारी के पक्ष में हो अथवा पक्ष में न हो।  
The disciplinary authority shall forward or cause to be forwarded a copy of the report of the  
inquiry, if any, held by the disciplinary authority or where disciplinary authority is not the inquiring authority, a  
copy of the report of the inquiring authority to the employee who shall be required to submit, if he so desires, his  
written representation or submission to the disciplinary authority within fifteen days irrespective of whether the  
report is favourable or not to the employee.
- 1B. अनुशासनिक प्राधिकारी उप-विनियम 2 से 4 में निर्दिष्ट तरीके से मामले पर और कार्रवाई करने से पहले  
कर्मचारी द्वारा दिए अभ्यावेदन, यदि कोई हो, पर विचार करेगा।  
The disciplinary authority shall consider the representation if any, submitted by the employee  
before proceeding further in the manner specified in sub-regulation (2) to (4).
2. अनुशासनिक प्राधिकारी यदि आरोप-पत्र की किसी मद पर जांच अधिकारी के निर्णय से असहमत है तो वे  
ऐसे असहमति के कारणों को रिकार्ड करेंगे और यदि इस उद्देश्य के लिए साक्ष्य पर्याप्त है तो ऐसे आरोप पर अपना निर्णय  
देंगे।  
The disciplinary authority shall, if it disagrees with the findings of the inquiring authority on any  
article of charge, records its reasons for such disagreement and record its own findings on such charge if the  
evidence is sufficient for the purpose.
3. यदि अनुशासनिक प्राधिकारी ने आरोप-पत्र की सभी अथवा किसी मद पर अपने निर्णय में यह राय दी है  
कि विनियम 23 के खण्ड (ए) से (इ) में निर्दिष्ट कोई भी दण्ड कर्मचारी पर लगाया जाना चाहिए, तो वे विनियम 26 में  
किसी बात के होते हुए उक्त दण्ड को लगाने का आदेश दे देंगे।  
If the disciplinary authority having regard to its findings on all or any of the articles of charge is  
of the opinion that any of the penalties specified in clauses (a) to (e) of Regulation 23 should be imposed on the  
employee it shall, notwithstanding anything contained in Regulation 26 make an order imposing such  
penalty.
4. यदि अनुशासनिक प्राधिकारी द्वारा आरोप-पत्र की सभी अथवा किसी मद पर दिए अपने निर्णय और जांच के  
दौरान प्रस्तुत किए गए साक्ष्य के आधार पर यह राय है कि कर्मचारी पर विनियम-23 के खण्ड (एफ) से (जे) में निर्दिष्ट

कोई दण्ड लगाया जाना चाहिए तो वे ऐसा दण्ड देने के लिए आदेश देते और लगाय जाने वाले प्रस्तावित दण्ड पर कर्मचारी को अपना अभ्यावेदन देने का अवसर दिया जाना जरूरी नहीं होगा।

If the disciplinary authority having regard to its findings on all or any of the articles of charge and on the basis of the evidence adduced during the inquiry is of the opinion that any of the penalties specified in clauses (f) to (j) of Regulation 23 should be imposed on the employee, it shall make order imposing such penalty and it shall not be necessary to give employee any opportunity of making representation on the penalty proposed to be imposed.

**विनियम-27**  
**REGULATION-27**

**मामूली दण्ड लगाने की प्रक्रिया**  
**PROCEDURE FOR IMPOSING MINOR PENALTIES**

विनियम 26 के उप-विनियम (3) के उपबन्धों के अधीन निम्नलिखित कार्रवाई के बिना विनियम-23 के खण्ड (ए) से (ई) में निर्दिष्ट किसी दण्ड को कर्मचारी पर लगाने के आदेश नहीं है:-  
Subject to the provisions of sub-regulation (3) of Regulation 26, no order imposing on an employee any of the penalties specified in clause (a) to (e) of Regulation 23 shall be made except after :

क. कर्मचारी को उनके विरुद्ध प्रस्तावित कार्रवाई और दुराचरण अथवा दुरुव्यवहार, जिसके लिए दण्ड प्रस्तावित किया गया है, के संबंध में लिखित रूप से सूचित किया जाए और उन्हें अभ्यावेदन, जो वे प्रस्ताव के विरुद्ध देना चाहे, के लिए समुचित अवसर दिया जाए।

Informing the employee in writing of the proposal to take action against him and of the imputation of misconduct or misbehaviour on which it is proposed to be taken, and giving him reasonable opportunity of making such representation as he may wish to make against the proposal.

ख. प्रत्येक ऐसे मामले में, जिसमें अनुशासनिक प्राधिकारी को राय है कि ऐसी जांच आवश्यक है, विनियम-25 के उप-विनियम (3) से (23) में निर्धारित तरीके से जांच का आयोजन करना।  
holding an inquiry in the manner laid in sub-regulation (3) to (23) of Regulation 25 in every case in which the disciplinary authority is of the opinion that such inquiry is necessary.

ग. कर्मचारी द्वारा खण्ड (क) के अन्तर्गत प्रस्तुत किए गए अभ्यावेदन और खण्ड (घ) के अन्तर्गत की गई जांच का रिकार्ड, यदि कोई हो, पर विचार करना।  
Taking the representation, if any, submitted by employee under clause (a) and the record of inquiry, if any held under clause (b) into consideration.

2. उप-विनियम (1) के खण्ड (ख) में ऐसा होने के बावजूद यदि किसी मामले में कर्मचारी द्वारा उस उप-विनियम के खण्ड (क) के अंतर्गत कर्मचारी द्वारा किए अभ्यावेदन, यदि कोई हो पर विचार करने के बाद वेतन वृद्धि रोकना प्रस्तावित किया जाता है और ऐसी वेतनवृद्धि रोकने से कर्मचारी को मिलने वाली पेंशन राशि पर प्रतिवृत्त प्रभाव पड़ने की संभावना है अथवा तीन वर्ष से अधिक अवधि के लिए वेतन-वृद्धि रोकनी जाती है अथवा किसी भी अवधि के लिए संचयी प्रभाव के साथ वेतन वृद्धि रोकनी जाती है, तो कर्मचारी पर ऐसा दण्ड लगाने से पूर्व विनियम 25 के उप-विनियम (3) से (23) में निर्धारित तरीके से जांच की जाएगी।

Notwithstanding anything contained in clause (b) of sub-regulation (1) if in a case it is proposed after considering the representation, if any, made by the employee under clause (a) of that sub-regulation to withhold increments of pay and such withholding of increments is likely to adversely effect the amount of pension payable to the employee or to withhold increments of pay for a period exceeding three years or to withhold increments of pay with cumulative effect for any period, an inquiry shall be held in the manner laid down in sub-regulation (3) to (23) of Regulation 25 before making any order imposing on the employee such penalty.

3. ऐसे मामलों में कार्रवाई के रिकार्ड में निम्नलिखित शामिल है:-  
The record of the proceedings in such cases shall include.

- (i) कर्मचारी को उनके विरुद्ध प्रस्तावित कार्रवाई सूचना की प्रति।  
A copy of the intimation to the employee of the proposal to take action against him.
- (ii) दुराचरण अथवा दुरुव्यवहार के आरोप की प्रतिलिपि जो उन्हें लौपी गई।  
A copy of the statement of imputation of misconduct or misbehaviour delivered to him

