

236

MINUTES OF MEET

FROM 30-03-2001

PART-I

PART-I

MINUTES OF MEETING

FROM: - 30-03-2001

PART-I

DELHI DEVELOPMENT AUTHORITY
(COMMR. CUM. SECY'S OFFICE)

List of the agenda items to be discussed in the
meeting of the Delhi Development Authority fixed for 30th
March, 2001 at 11.30 A.M. at Raj Niwas, Delhi.

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11.	23/2001	Revised Estimates for the year 2000-2001 and Estimates for the year 2001-02.	80-81 (+3 booklets)
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DELHI DEVELOPMENT AUTHORITY
(COMMR. CUM. SECY'S OFFICE)

List of the supplementary agenda items to be discussed
in the meeting of the Delhi Development Authority fixed for
30th March, 2001 at 11.30 A.M. at Raj Niwas, Delhi.

I N D E X

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2.	25/2001	Revised Proposals for fixation of pre-determined rates (FDRs) in Narela for the year 1999-2000 through Cost Benefit Analysis(CBA). <u>F.2(38)AO(P)/DDA/99</u>	19-37
3.	26/2001	Revised Proposals for fixation of pre-determined rates (PDRs) in Rohini for the year 1999-2000 through Cost Benefit Analysis(CBA). <u>F.2(37)AO(P)/DDA/99</u>	38-55

DELHI DEVELOPMENT AUTHORITY
[OFFICE OF COMM-CUM-SECY]

Sub: Draft minutes of the Meeting of the Delhi Development Authority held on 30/03/2001 at 11.30 a.m. at Raj Niwas.

Following were present!

CHAIRMAN

- 1 Sh Vijai Kapoor
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Sh P K Hota

MEMBERS

- 1 Shri Mahabal Mishra, MLA
- 2 Kanwar Karan Singh, MLA
- 3 Shri Puran Chand Yogi, MLA
- 4 Ms Devagya Bhargava, MLA
- 5 Smt Sarita J Das
Member Secretary,
NCR Planning Board
- 6 Shri S Banerjee
Joint Secretary [D&L]
Ministry of Urban Development
& Poverty Alleviation
- 7 Sh K P Lakshmana Rao
Finance Member, DDA
- 8 Sh D S Meshram
Chief Planner, TCPO

SECRETARY

Sh V M Bansal
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

- 1 Sh Sharda Prasad
Commissioner [LD], DDA
- 2 Shri R K Singh
Chief Vigilance Officer, DDA

[2]

- 3 Shri D B Gupta
Commissioner [Housing]
- 4 Sh Arvind Kumar
Commissioner [P], DDA
- 5 Shri Vijay Risbud
Commissioner [Planning], DDA
- 6 Shri Parimal Rai
Commissioner [LM]-I, DDA
- 7 Sh U S Jolly
Commissioner [LM]-II, DDA
- 8 Shri R Chauhan
Chief Accounts Officer, DDA
- 9 Shri S K Tandon
Chief Legal Adviser, DDA
- 10 Shri Alok Swarup
OSD to LG
- 11 Shri C L Aggarwal
Chief Architect, DDA
- 12 Shri H C Gupta
Chief Engineer [Rohini]
- 13 Shri S K Bajaj
Director [Works], DDA
- 14 Shri Atul Rai
Director [LC], DDA
- 15 Shri Prakash Narayan
OSD [DC&B], DDA
- 16 Sh Randhir Singh
Director [Hort]/South, DDA
- 17 Sh B D Ram
Director [Hort]/North, DDA
- 18 Shri Chandu Bhutia
Associate Town & Country Planner
[L&B] GNCTD
- 19 Shri B C Datta
Chief Regional Planner
NCR Planning Board
- 20 Shri V K Bugga
Chief Planner, MCD
- 21 Shri K L Sharma
Joint Director [P&C], DDA

Draft minutes of the Meeting of the Delhi Development Authority held on 30/03/2001 at 11:30 a.m. at Raj Niwas.

ITEM NO.13/2001

Sub: Confirmation of the draft minutes of the meeting of the Delhi Development Authority held on 19th February, 2001, item no.1/2001 approved through circulation on 1.02.2001.
F.2(2)2001/NC/DDA.

The Joint Secretary, Ministry of Urban Development was informed that the amendments proposed to the minutes on agenda item nos. 88/2000 and 8/2001 already formed part of the relevant agenda items and were, therefore, not required to be recorded as part of the minutes. The Jt. Secretary was also informed that putting up all the actions taken by the Vice-Chairman/Chairman DDA in pursuance of the powers delegated to them by the Central Government in Authority meeting was not practically possible in view of the large number of delegations and the matter could be discussed separately with DDA, if necessary.

b1 The amendment proposed by Shri Puran Chand Yogi that the words "less than" should be added after the second line of para 8 of the "Other Points", was agreed to. This line shall now read as "residential plots of less than 167.2 sq.mts.".....

II. Subject to the above amendment in para 8 of "Other Points", the minutes of the Authority meeting held on 19th February and on item no. 1/2001 were confirmed by the Authority.

ITEM NO.14/2001

Sub: Fixation of Pre-determined Rates (PDR) for allotment in Plastic Bazar, Tikri Kalan through Cost Benefit Analysis (CBA) for the year 2000-2001.
F.2(69)2000/AD(P)/DDA.

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

ITEM NO.15/2001

Sub: Policy for allotment, resitement of Petrol Pump sites in NCTD.
No.F.337/PCL/DDA.

L.G. was of the opinion that while the allotment of Petrol Pump sites to the oil companies is alright for company run outlets the policy for allotment to individuals needs to be revised. LG advised that the matter should be discussed with the Secretary, Urban Development and the Secretary, Petroleum to see whether it will be feasible to auction the petrol pump sites to individuals to get the best market price. The transparent process of auction will also obviate subjectivity in allotments.

ITEM NO.16/2001

Sub: Change of land use of an area measuring about 5.50 hac. from Recreational to Residential use for allotment of land to Delhi Police for housing.
F.19(3)99-MP.

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

ITEM NO.17/2001

Sub: Departmental proceedings against Shri Satvir Singh,
Jt. Director (Hort.) Retd. Date of Retirement
30.11.95.
F.27(313)91/Vig./DC.

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

ITEM NO.18/2001

Sub: Departmental proceedings against Sh. H.S. Tanwar, Jt.
Dir. (Survey) Retd. Date of Retirement - 31.08.94.
F.27(2)95/Vig./DC.

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

ITEM NO.19/2001

Sub: Departmental proceedings against Sh. S.K. Maithal,
Executive Engineer (Civil) Retd. (Date of Retirement
31.3.95).
F.27(49)92/Vig./DC.

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

ITEM NO.20/2001

Sub: Change of Category of flat allotted on out of turn
basis from higher category to lower category.
F.112(535)/79/SFS.

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

ITEM NO.21/2001

Sub: Minutes of Advisory Council of Delhi Development Authority held on 10.4.2000.
F.1(2)2000/AC/MC/DDA.

Noted.

ITEM NO.22/2001

Sub: Constitution of Infrastructural Coordination Committee.
F.PS/Secy/DDA/Misc/2001

Proposals contained in the agenda item were approved by the Authority; the Engineer Member DDA shall be the Convener-cum-Member Secretary of the Committee. Proceedings of the Committee meetings shall be regularly put up before the Authority.

ITEM NO.23/2001

Sub: Revised Estimates for the year 2000-2001 and Estimates for the year 2001-02.
F.No.4(3)Budget/2000-01.

I. al The Finance Member explained that the budget proposals were not mere compilation of accounts, these were long term policy directions for the organisation. Presenting the Budget Estimates for the year 2001-02 and Revised Estimates for the year 2000-01, he explained the category-wise actuals and projections for 2001-02. A deficit of Rs. 203.99 crore was projected for the BE 2001-02 and it was explained that DDA had sufficient funds to meet the deficit.

b1 Explaining the salient provisions of the Budget Estimates for the year 2001-2002, the Finance Member outlined the following thrust areas:

- a1 Innovative Technologies.
- b1 Construction of Flyovers under Phase-II.
- c1 Infrastructural Development.
- d1 Rain water harvesting.
- e1 Systems Upgradation.
- f1 Urban Heritage Conservation.
- g1 Enhanced horticulture development.
- h1 Relocation of JJ Clusters - Reclamation of DDA's valuable land.
- i1 Sports and recreational facilities.
- j1 Upgradation of Market complexes.
- k1 Cultural Promotion Activities.
- l1 Redevelopment of various District Centres.
- m1 Construction of Bharat Bhawan at Dwarka.
- n1 Development of Media Centre at Jasola.
- o1 Development of Dwarka Park, Botanical & Science Park at Dwarka and Spiritual Park at Nehru Place.
- p1 A one time exercise to upgrade 100 LSCs and 10 Community Centres with the participation of the local welfare associations.

c1 FM explained that till now the main task of resettlement of JJ clusters had primarily been the function of the Slum & JJ department under the control of MCD. Of late, it had been observed that because of non-removal of these clusters by the Slum Department, DDA had not been in a position to undertake its various important commercial projects on these high value commercial lands which had been occupied by these clusters. In order to expedite reclamation of such valuable commercial land, it was proposed to undertake certain selected relocation projects with valuable commercial sites being the core target for clearance.

FM further explained that it would be the task of identified Project Director who would for each of these sites clearly prepare a scheme which would indicate the resettlement measures being undertaken by DDA and also the financial advantage in terms of disposal of the site. Each of these projects proposed would be viewed as an independent task which would culminate with the disposal of the valuable land. The cost of resettlement was proposed to be absorbed as part of the cost of development, for without that clearance of the commercial site would not have been available for disposal. He proposed that this expenditure would be initially met from the Nazul-II account till this was adjusted as development cost from the sale proceeds realised from the sale of the commercial site. The Project Directors would projectise their proposals. If there were any projects where resettlement took place on sites which did not have a commercial potential, specific approval at the highest level would be taken and Authority duly informed.

iii) Shri Puran Chand Yogi informed that a number of parks in Delhi were being unauthorisedly occupied by JJ Clusters. He suggested that DDA should also undertake removing of JJ Cluster from these parks. While appreciating the suggestion the Chairman stated that DDA could undertake removal of such JJ Clusters on selective basis. FM informed that proposals on selective basis would be taken up with the approval of VC/LG.

d1 FM informed that maintenance of the Local Shopping Centres and District Centres was not the function of the DDA. But considering the fact that DDA had received large amount through the disposal of these commercial spaces, as a part of its social commitment to upgrade this environment, DDA proposed a one time exercise to upgrade 100 LSCs and 10 Community Centres. The participation of the local welfare associations would be one of the prime objectives.

II. Reacting to the Budget proposals :

a1 The Authority expressed concern on the increasing 'Establishment' expenditure. LG advised that the salary of the work-charged staff, should be accounted for under the main 'salary head' rather than adding it to the 'project cost' so that DDA is aware of its total Establishment expenditure, for stringent monitoring. He directed all out efforts to cut the administrative costs to the minimum.

The Vice-Chairman and the Finance Member assured the Authority and the LG that they will soon come up with specific proposals to cut the administrative costs.

b1 The LG expressed serious concern over the slackening developmental activity and the slow pace of execution of various projects during the year 2000-2001. He reminded that DDA had sufficient land for construction of at least 18000 flats and should not, therefore, cite land as the constraint for reduced construction. He advised that DDA

should gear up its efforts and start construction of atleast 15000 new flats during the year 2001-2002, specially keeping in view the interests of the lower and middle income groups.

c1 The LG directed that the reasons for the shortfall in the construction/developmental targets should be identified and responsibility fixed. He cautioned that no shortfalls would be tolerated in the construction/ development targets for the next year and directed revising the capital expenditure from Rs. 235.27 crore to a minimum of Rs. 300 crore. The LG advised early completion of the "Twin District Centre and the City Centre project in Rohini."

The VC assured that all out efforts would be made to achieve the new targets.

d1 The LG further advised that the benefits of the hollow-block technology should be properly evaluated before venturing into it in a big way, specially because it involves higher cost.

e1 LG directed completion of all the Flyovers as per schedule and sought final decision on the Pankha Road Flyover by 12th April.

f1 LG desired to know why the construction of Master Plan roads in Rohini had not been taken up and wanted to have an assessment of the cost of land filling involved.

g] LG also sought an early meeting of the Urban Heritage Foundation. Mrs Sarita J. Das suggested that all the "Bawlis" in Delhi should be taken up for upgradation as a part of the urban heritage protection.

h] Shri Mahabal Mishra and Shri Puran Chand Yogi enquired why the non-official members had not been associated with the cultural promotion Committee as decided last year. The LG advised that non-official members be now associated with the committee and it was decided to limit the expenditure under this head to Rs. 25 lacs.

i] FM informed that DDA had sent 25000 blankets, 2000 Petromax lamps and 5000 torches costing Rs. 53.95 lacs to Gujarat in pursuance of the Authority's resolution and that the DDA staff had contributed one days's salary amounting to Rs. 35.45 lac to the Prime Minister's Relief Fund.

Ms. Devagya Bhargava and Shri Mahabal Mishra suggested adoption of a earthquake affected village in Gujarat by the DDA. The LG informed that the GNCTD had already taken this initiative and the DDA can render further assistance, if necessary, at an appropriate time. To provide for eventualities a BE of Rs. 0.10 Cr. (Rs. ten lakhs) was provided.

III. The FM informed the Authority that after making a provision of payment towards construction of houses and shops to the tune of Rs. 300 crore and expenditure on

cultural promotion activities reduced from Rs. 100 lacs to Rs. 25 lacs, the total payment estimates work out to Rs. 1282.71 crore against which the receipts will be Rs. 1014.64 crore, thus leaving a total deficit of Rs. 268.07 crore in the BE for 2001-02.

After detailed discussions, the Authority approved the receipts of Rs. 1009.42 crore and payments of Rs. 1003.02 crore for the RBE of 2000-2001 and also approved the Budget Estimates of receipts at Rs. 1014.64 crore and payments at Rs. 1282.71 crore, with a total deficit of Rs. 268.07 crore, for the year 2001-2002. The Authority also approved the proposals for utilisation of the RBE 2000-01 and BE 2001-02 pending formal confirmation of minutes of this meeting.

ITEM NO.24/2001

Sub: Revised Proposals for fixation of pre-determined rates (PDRs) in Dwarka for the year 1999-2000 through Cost Benefit Analysis (CBA).
F.2(36)AO(P)/DDA/99.

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

ITEM NO.25/2001

Sub: Revised Proposals for fixation of pre-determined rates (PDRs) in Narela for the year 1999-2000 through Cost Benefit Analysis (CBA).
F.2(38)AO(P)/DDA/99.

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

ITEM NO. 26/2001

Sub: Revised Proposals for fixation of pre-determined rates (PDRs) in Rohini for the year 1999-2000 through Cost Benefit Analysis (CBA).
F.2(37)AO(P)/DDA/99.

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

ITEM NO. 27/2001

[Laid on the Table by Commissioner (LD)]

Sub: Regularisation of allotment of land under Gadgil Assurance to the residents of Ashok Nagar, Faiz Road, Karol Bagh, New Delhi
S/2[53]72/OSB/Pt

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

ITEM NO. 28/2001

[Laid on the Table by Commissioner (Plg.)]

Sub: Modifications in guidelines approved by Authority for planning and designing of Flyovers vide Resolution No. 54 dated 13/8/90
F.5[9]02-MP

Proposals contained in the agenda item were approved by the Authority and it was decided that the clear height of the grade separators shall be kept at a minimum of 5 mtrs above the road surface for the flyovers where the works are yet to be tendered. For the works already tendered a quick analysis should be made about the cost benefit analysis of the change of height from 5.5 meters to 5 meters at this stage vis-a-vis the likely delay for retendering keeping in view the urgency of these projects. LG was authorised to take a view in such cases.

OTHER POINTS :

11a] LG agreed with the contention of Shri P.C. Yogi and Shri Mahabai Mishra that in addition to the priority clearance of commercially viable project lands as proposed in the Budget, DDA should also consider encroachment removal from the lands for community development/greens, on selective basis.

B] The Vice-Chairman informed the Authority that several new initiatives including private sector participation, were being planned to achieve optimum utilisation of the encroached areas, in a mutually beneficial manner.

C] Mrs. Sarita J. Dass was informed that the removal of encroachments from the project land opposite Mandakini/Akshanda flats would be taken up on priority.

D] The Vice-Chairman informed Shri P.C. Yogi that the matter regarding shifting of Motia Khan Jhuggie dwellers was being amicably resolved.

11] Agreeing with the suggestion of Shri Mahabai Mishra, the LG advised that necessary budget provision should be made for implementing the 'village redevelopment plans' to cater to the community requirements.

111] Shri Pura Chand Yogi and Miss Devagya Bhargava desired to know the details of the alleged 'watch and ward' scam. Miss Devagya Bhargava alleged that there were complaints that the officials responsible for exposing the scam had been proceeded against whereas the guilty were being protected.

The LG informed that the entire matter was being examined by a high level committee and all relevant details in the matter would be soon sent to the non-official members. He assured that strict action would be taken against all those who would be found guilty, irrespective of their seniority.

iv] The LG informed the Joint Secretary, Ministry of Urban Development and Poverty Alleviation that building activity in most of the DDA colonies had been transferred to the MCD and the DDA was, therefore, not in a position to demolish unauthorised constructions in such flats. Action under the lease terms was, however, being taken, wherever possible.

v] Shri Mahabal Mishra and other members of the Authority appreciated the proposal of upgradation of DDA's markets and congratulated the Lands department for excellent work done in Janak Place.

vi] Shri Mahabal Mishra and Mrs. Sarita J. Das emphasised on the urgent need to complete 'Land inventory'. Shri Mishra pointed out that inspite of his repeated requests for the last 4 years, the 'land records' had yet not been compiled and sought fixation of responsibility for delay. Joint Secretary, Shri S. Banerjee pointed out that the Ministry too had been asking for compilation of land records since 1997, but there has been no progress in the matter.

The LG informed that Shri Jagmohan, a [retired] IAS officer, had been recently assigned this task as a Consultant because the DDA officials could not complete this work, in-house. He informed that Shri Jagmohan had done a lot of work and the work relating to 'Financial Accounting' was almost over. Shri Jagmohan had now started the work of 'Physical Accounting' of land. He assured that, if necessary, the land record system of Hyderabad would be studied as suggested by the Jt. Secretary.

The Vice-Chairman assured the LG and the Authority that he was aware to the problem and would get back to the Authority with a detailed paper on the subject within two months.

viii The Finance Member assured Shri Puran Chand Yogi that he would be sent details of the capital and the miscellaneous expenditure incurred on the sports complexes during the year 2000-2001.

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

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Item No.
13/2001
A-30-03-2001

Sub: CONFIRMATION OF THE DRAFT MINUTES OF THE
MEETING OF THE DELHI DEVELOPMENT
AUTHORITY HELD ON 19TH FEBRUARY, 2001
AND AGENDA ITEM NO. 1/2001 APPROVED
THROUGH CIRCULATION ON 1.02.2001.

F.2(2)2001/MC/DDA.

P R E C I S

Confirmation of the minutes of the meeting
of the Delhi Development Authority held on 19th,
February, 2001 and of minutes on agenda item No.
1/2001 approved through circulation on 1.2.2001.
The minutes are appended at (Appendix 'A' page
2 to 11) and (Appendix 'B' page No.12-13).

R E S O L U T I O N

The Joint Secretary, Ministry of Urban Development was informed that the amendments proposed to the minutes on agenda item nos. 88/2000 and 8/2001 already formed part of the relevant agenda items and were, therefore, not required to be recorded as part of the minutes, The Jt. Secretary was also informed that putting up all the actions taken by the Vice-Chairman/Chairman, DDA in pursuance of the powers delegated to them by the Central Government in Authority meeting was not practically possible in view of the large number of delegations and the matter could be discussed separately with DDA, if necessary.

b) The amendment proposed by Shri Puran Chand Yogi that the words "less than" should be added after the second line of para 8 of the "Other Points", was agreed to. This line shall now read as "residential plots of less than 167.2 sq. mts."

II. Subject to the above amendment in para 8 of "Other Points" the minutes of the Authority meeting held on 19th February and on item no.1/2001 were confirmed by the Authority.

DELHI DEVELOPMENT AUTHORITY
[OFFICE OF COMM-R-CUM-SECY]

Subj Draft minutes of the Meeting of the Delhi Development Authority held on 17/02/2001 at 11.00 a.m. at Raj Niwas.

The following were present!

CHAIRMAN

- 1 Sh Vijai Kapoor
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Sh P K Hota

MEMBERS

- 1 Shri Mahabal Mishra, MLA
- 2 Kanwar Karan Singh, MLA
- 3 Shri Puran Chand Yogi, MLA
- 4 Shri Prithvi Raj Chand
Councillor, MCD
- 5 Smt Sarita J Das
Member Secretary,
NCR Planning Board
- 6 Shri S. Banerjee
Joint Secretary (D&L)
Ministry of Urban Development
& Poverty Alleviation
- 7 Sh K P Lakshmana Rao
Finance Member, DDA
- 8 Sh R K Bhandari
Engineer Member, DDA
- 9 Sh D S Meshram
Chief Planner, TCPO

SECRETARY

Sh V M Bansal
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

- 1 Shri R Naraynaswamy
Principal Secretary [UD], GNCTD
- 2 Sh Sharda Prasad
Commissioner [LD], DDA
- 3 Shri R K Singh
Chief Vigilance Officer & CLA, DDA
- 4 Sh Arvind Kumar
Commissioner [P], DDA
- 5 Shri Vijay Risbud
Commissioner [Planning], DDA
- 6 Shri Parimal Rai
Commissioner [LM]-I, DDA
- 7 Sh U S Jolly
Commissioner [LM]-II, DDA
- 8 Shri R C Chauhan
Chief Accounts Officer, DDA
- 09 Shri Alok Swarup
OSD to LG
- 10 Shri A K Jain
Addl Commissioner [Plg], DDA
- 11 Shri C.L. Aggarwal
Chief Architect, DDA
- 12 Shri S K Bajaj
Director [Works], DDA
- 13 Shri Atul Rai
Director [LC], DDA
- 14 Shri Ashok Kumar
Director [Plg], Rohini, DDA
- 15 Shri K P Sharma
Dy CLA [Admn], DDA
- 16 Shri Chandu Bhutia
Associate Town & Country Planner
[L&B] GNCTD
- 17 Shri B C Datta
Chief Regional Planner
NCR Planning Board
- 18 Shri V K Bugga
Chief Planner, MCD
- 19 Shri H R Kapoor
Joint Director [MC], DDA

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Draft minutes of the Meeting of the Delhi Development Authority held on 19/02/2001 at 11:00 a.m. at Raj Nivas.

The Lt. Governor introduced the new Vice-Chairman, Shri P.K. Hota to the members of the Authority and briefed about his background in the field of Urban Development. Shri Mahabal Mishra and all the members of the Authority welcomed Shri P.K. Hota to the DDA and assured him of their full cooperation.

The Authority also resolved to place on record its appreciation for the hard work and honest services rendered by the outgoing Vice-Chairman Shri P.K. Ghosh, between January 1997 to February 2001.

ITEM NO.2/2001

Sub: Confirmation of the Draft minutes of the meeting of the Authority of DDA held on 26.12.2000. F.2(2)2001/MC/DDA.

Smt. Sarita J. Das, Member Secretary, NCR Planning Board sought amendment to the minutes of item nos. 77/2000 and 94/2000 to the extent that "these lands formed part of the urban extension proposals of DDA and that the matter was still under the consideration of the Chairman, NCR Planning Board."

Mrs. Das was informed that this information was already on record and had been considered by the Authority while discussing these items. There was, therefore, no need to record the same as a part of the decision.

The minutes of the Authority's meeting dated 26th December, 2000 were thus confirmed by the Authority without any amendment.

ITEM NO. 3/2001

Sub: Change of land use of an area 12.4 ha. (30.6 acre) from 'Recreational' to 'Residential' in Okhla. F.20(19)95-MP.

After detailed discussions, the Authority approved the proposals contained in the agenda item.

ITEM NO. 4/2001

Sub: Change of land use from 'Recreational' to Residential for the land measuring 0.7 acres allotted to CRPF for construction of residential accommodation in Nehru Nagar. F.3(27)2000-MP.

After detailed discussions, the Authority approved the proposals contained in the agenda item.

ITEM NO. 5/2001

Sub: Zonal Development Plan (Draft) for planning Zone 'J' (South Delhi-II). F.4(1)98-MP.

The LG desired to know whether the proposed Plan was in conformity with the ground realities and the extent to which the proposals were implementable on ground. He also wanted to know whether the planning was in accordance with the pending proposals of land acquisition and the judgement of various Courts on the subject.

After detailed discussions, it was decided that the Vice-Chairman would have an in-depth examination done of all the planning proposals. He would get prepared a 'presentation' to the members on the various aspects of the proposals before the matter is put up for consideration of the Authority.

ITEM NO.6/2001

Sub: Conversion of Public and semi Public Facilities into Recreational areas.
F.20(5)2000-MP.

Shri Puran Chand Yogi and Shri Prithvi Raj Chand welcomed the proposals and sought early identification of the plots which could be converted as 'greens' so that they may utilise their development funds for the purpose.

b] Shri Mahabal Mishra and Shri Puran Chand Yogi requested for allotment of additional land to the 'nursery' schools which have, over the years, been upgraded to the level of 'primary' schools. They also sought their regularisation as 'primary' schools on the ground that 'nursery' schools alone could not generate sufficient revenue to sustain their infrastructure.

The LG appreciated their concern and pointed out that the schools have to adhere to standard guidelines, laid down by the Department of Education.

c] The Finance Member pointed out that the exact number of institutional plots should be ascertained which would thus stand converted as 'greens' in order to arrive at the exact revenue implications of the proposals.

After detailed discussions it was decided that the proposals require further in-depth examination of the issues raised by the non-official members and the Finance Member.

ITEM NO.7/2001

Sub: Fixation of pre-determined rates for allotment in Plastic Bazar Tikri Kalan.
F.2(33)AD(P)/DDA/98/Pt.I.

The proposals contained in the agenda item were approved by the Authority.

ITEM NO.8/2001

Sub: Report on the follow-up action on the Resolutions passed by the Authority in its meetings held on 28.6.2000, 18.8.2000 and 18.10.2000 and on the issues raised by the non-official members in the following meetings held on 18.8.2000 and 18.10.2000.
F.2(2)2001/MC/DDA.

Report on the follow-up action taken on various Resolutions of the Authority was noted. Further discussions on individual points could be held in the next meeting, wherever felt necessary, by the members.

8

ITEM NO.9/2001

Sub: Annual Accounts of DDA for the year 1999-2000.
F.6(32)99-2000/ A/Cs /DDA.

Annual accounts of DDA for the year 1999-2000 were accepted by the Authority.

ITEM NOS.10/2001, 11/2001, 12/2001

These agenda items were not taken up for discussion since these had not been circulated 10 days prior to the meeting.

OTHER POINTS

1 Kanwar Karan Singh requested that Authority should be kept fully informed of the cases where its decisions are modified or rejected by the Government. He specifically sought latest information on the case relating to regularisation of 15 non-conforming industrial areas, which was approved by the Authority in October '99 and was perhaps rejected by the Government. :

The LG agreed with Shri Karan Singh and directed that up-to-date information in all such cases should be placed for information of the Authority.

21 Kanwar Karan Singh cited the case of a parking lot in Nehru Place where the stay orders granted by a Court have been vacated after 22 years. He suggested review of the existing panel of lawyers and sought strict scrutiny of the pending Court cases.

LG appreciated the concern of Shri Karan Singh and informed that the DDA was soon going to have a regular Chief Legal Advisor from the Delhi judiciary and he would attend to these matters on priority.

31 Shri Mahabal Mishra pointed out that there were a number of industrial plots whose allotments had been cancelled several years back but the DDA had not been able to assume their possession. He requested that these plots should be regularised in favour of the original allottees by charging necessary penalties/fee as per rules, rather than continuing with eviction proceedings. Shri Prithvi Raj Chand suggested that the original allottees should be given allotment of their cancelled plots. on priority.

The LG informed that there were prescribed guidelines to deal with such cases and requested Shri Mishra to indicate specific cases, if any, so that the same could be examined.

41 Shri Mahabal Mishra desired to know whether there was any proposal to dilute the powers of the Delhi Development Authority. He pointed out that Sh P K Ghosh, former Vice-Chairman, had raised this issue with the non-official members in a meeting, last fortnight. Shri Mishra pointed out that the Authority derived its powers from an Act of the Parliament and these should not be diluted by the Government.

51 Shri Mahabal Mishra expressed his concern on the huge pendency of cases before DDA's Estate Officers.

The LG agreed with Shri Mishra and wanted to know how the Estate Officers were giving adjournments without any compelling reasons. He directed initiation of action in all those cases where the proceedings had been unduly delayed by the Estate Officers without justification. The LG also questioned why the Public Premises and Eviction Act was at all being made applicable on the encroachers of public property as these encroachers could be dealt with expeditiously under other legal provisions.

61 Shri Puran Chand Yogi drew the attention of the LG to the adverse reports appearing against the DDA in the newspapers. He suggested that DDA should issue clarifications and rebuttals in all these cases for improving its image. Kanwar Karan Singh suggested that since DDA did a lot of good work, the same should be properly projected.

The LG expressed his concern in the matter and advised that DDA should be sensitive to its public image. He pointed out that the DDA should improve in 'substance' and in its working for having a better public image.

71 Shri Puran Chand Yogi requested that the allottees of the Gadgil Assurance Scheme should be charged on the pattern of Subhash Nagar and that there was no justification to charge them at the rate of Rs. 16000 per sq. yard. The LG suggested sympathetic consideration of the case.

11

81 Shri Puran Chand Yogi requested that old 'guest houses' which were functioning from residential plots of 167.2 sq. mtrs. in Old Rajinder Nagar should also be regularised on the pattern of Patel Nagar, which was an adjoining rehabilitation Colony. The LG asked the Commissioner (Plg.) to look into the matter.

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



**DELHI DEVELOPMENT AUTHORITY
[VICE CHAIRMAN'S OFFICE]**

No.PS/VC/DDA/2001/

January 27, 2001

Sub: Relief for the earth-quake victims of Gujarat

The massive earth-quake on 26th of January has caused unprecedented devastation in Gujarat. All the National and International agencies are pouring in maximum help and are starting large scale relief operations. On behalf of the DDA, I have discussed this matter with the LG and it has been decided that DDA must also contribute with all its might towards the relief operations and rebuilding of the State in whatever manner possible.

I have had extensive discussions on the subject with the Gujarat Government and with the concerned officials in the Cabinet Secretariat. As a first step, the immediate help to be rendered is in the form of supply of blankets, petrolmax and torches. The matter has also been discussed with the FM, DDA.

It is, therefore, desirable that we may seek approval of the Authority to the above decision and to the Gujarat relief package of Rs. One Crore by circulation. In consultation with the LG, I have ordered that supply of these materials should be started from today itself. In this context, me and FM had a detailed meeting with the Commissioner-cum-Secretary, Chief Accounts Officer and Shri H C Gupta, Chief Engineer, who have been given necessary instructions to supply 25000 woolen blankets, 5000 petrolmax and 5000 torches.

The expenditure will also require approval of the Authority, which may be immediately obtained through circulation.


[P K GHOSH]
VICE-CHAIRMAN

FM

W. Kamran

COMMR-CUM-SECY

Action has been initiated as desired. FM & VC are aware.

Also an agenda for approval of the Authority by circulation is submitted, along with several resolutions for approval and



Signatures of the members of the Authority and the Chairman.

All the approval of this agenda, which should also be approved by the members.

[Signature]
V.M. Bhusal
Comm. - Com. Secy.
29.1.2001

EM

[Signature]

VC

EM

P.K. Paravala
31.1.2001

- Sh. Mahasab Mitra *[Signature]*
- Sh. P.C. Yogi *[Signature]*
- Sh. U.K. Singh *[Signature]*
- Sh. P.R. Chandra *[Signature]*
- Ms. Devagya Bhargava *[Signature]*

KS

VC

[Signature]
31/1/2001

[Signature]
1.2.01

JD(MC) 2/2

KD(MC) H
02/2/2001

Sh. Tyagi *[Signature]*
2/2/2001

ADPUC
2.2.2001

SHRI M. S. BHUSAL
Diary No. 357-F
Dated 01.02.2001

**Item No. Subject: Fixation of Pre-determined Rates (PDR) for allotment in Plastic Bazar
14/2001 Tikri Kalan through Cost Benefit Analysis (CBA) for the year 2000-2001**

A-30-03-2001

F.2(69)2000/AO(P)/DDA.

P R E C I S

Authority vide its Resolution No. 112/95 had approved the proposal to change the land use and to declare the Development Area for PVC and other solid waste complex at Tikri Kalan, Rohtak Road. On the basis of the approval given by the Finance Wing for AA & ES for development of 250 acres of area on tentative basis, the Cost Benefit Analysis was attempted to derive Pre-determined Rates for the Plots of various sizes with respect to their use. The Cost Benefit Analysis was carried out on the same assumptions as for the previous years. These are mentioned in detail in para 2 below. At this stage the Cost Benefit Analysis for the year 2000-2001 is under consideration on the basis of the Updated Project Cost at the cost index prevailing in 2000-2001

2. The Cost Benefit Analysis for the year 2000-2001 is based on the following assumptions:

2.1 The entire project is treated as completed in the year 2000-2001 for the purpose of the the CBA. Hence the rates are valid for 2000-2001.

2.2 Additional compensation at the rate of Rs.75/- per sq. mtr. has been added to the cost of land acquisition. The cost of land acquisition has been incurred at the revised rates of land acquisition. Hence , additional compensation at the rate of Rs.75/- per sq. mtr. has been retained as such, and is expected to cover the cost of enhanced compensation.

2.3 The land under roads for the project is added to the project in the CBA.

2.4 The warehousing plots would be sold by auction. Other plots such as industrial plots can be disposed of by auction as well as by allotments on pre-determined rates.

2.5 The Project Cost taken up in the first exercise conducted for the CBA for 1995-96 (Rs.44.78 crores + 7% contingencies) has been updated at the cost index of '162" prevailing in 2000-2001 in this CBA for 2000-2001.

2.6 For development expenditure, the figures have been supplied by the Engineering Wing

2.7 The provision of 12% for physical and price contingencies has also been made to arrive at the total project expenditure.

2.8 The rates for commercial plots are only for the purpose of analysis in this exercise. The multiplier used for shopping has been taken at 4 times the Break Even Rate (BER) in line with the prices of plots for commercial use received in auction. The pre-determined rates are inclusive of the use and occupation charges as per Nazul Rules, 1981

मद सं. विषय: वर्ष 2000-2001 के लिए लागत लाभ विश्लेषण द्वारा टोकरी क्ला के प्लास्टिक बाजार के लिए पूर्व निर्धारित दरों का निर्धारण।

14/2001

S. 30-02-2001

प्रतिष्ठान सं. 337 (जी. सी. एस.) दि. 19. 5. 98 सं. 5

प्राधिकरण ने अपने संकल्प सं. 112/95 द्वारा टोकरी क्ला, रोहतक रोड में पी.बी.सी. और अन्य ब्लूडे के लिए विकास क्षेत्र के लिए भूमि उपयोग को बदलने के लिए प्रस्ताव को अनुमोदित कर दिया था। अध्यायी आधार पर 250 एकड़ के विकास के लिए प्रशासनिक अनुमोदन और वित्तीय स्वीकृति के लिए वित्त शाखा द्वारा दिस म् अनुमोदन के आधार पर विभिन्न आकार के प्लॉटों, जैसा उनका उपयोग हो, के आधार पर लागत लाभ विश्लेषण द्वारा इन प्लॉटों के लिए पूर्व निर्धारित दरें निकालने का प्रयास किया गया था। पिछले वर्षों के लिए जो अनुमान थे, उन्हें के आधार पर यह लागत लाभ विश्लेषण किया गया था। इस स्थिति में इसका विवरण नीचे पैरा 2 में दिया गया है। वर्ष 2000-2001 की लागत तालिका में अतः परियोजना के आधार पर वर्ष 2000-2001 के लिए लागत लाभ विश्लेषण विचाराधीन है।

2. निम्नलिखित अनुमानों के आधार पर वर्ष 2000-2001 का लागत लाभ विश्लेषण आधारित है :

2.1 लागत लाभ विश्लेषण के उद्देश्य के लिए वर्ष 2000-2001 में यह परियोजना पूरी मानी गई है। अतः यह दरें वर्ष 2000-2001 के लिए मान्य है।

2.2 भूमि अधिग्रहण लागत में 75/- रु. प्रति वर्ग मीटर की दर से अतिरिक्त मुआवजा जोड़ा जाएगा। भूमि अधिग्रहण की संबंधित दरों के अनुसार भूमि अधिग्रहण लागत का व्यय किया गया है। अतः 75/- रु. प्रति वर्ग मीटर की दर से अतिरिक्त मुआवजे को बनाए रखा गया है और बड़े हुए मुआवजे की लागत को पूरा करने की आशा है।

2.3 लागत लाभ विश्लेषण में परियोजना में दी गई सड़कों के लिए भूमि को सम्मिलित किया गया है।

2.4 गोदामों के लिए प्लॉटों को नीलामी द्वारा बेचा जाएगा। अन्य प्लॉट जैसे औद्योगिक प्लॉटों का निपटान नीलामी के साथ-साथ आर्बिटन द्वारा पूर्व निर्धारित दरों पर किया जा सकता है।

2.5 पहली बार में 1995-96 के लागत लाभ विश्लेषण हेतु परियोजना लागत [44.78 करोड़ रुपए + 7.2 आकस्मिकताएँ] को 2000-2001 में 2000-2001 के लागत लाभ विश्लेषण में विद्यमान "162" के लागत सूचकांक के आधार पर अतः किया गया है।

2.9 The Pre-determined Rates are inclusive of use and occupation charges as per Nazul Rules, 1981.

2.10 The discounted cash flow method is being used. In the exercises for earlier years the discounting was done @17%. This was what the prime-lending rate (PLR) when the C.B.A. was initiated. This has been reviewed. It has been decided with the approval of V.C. to take into consideration the rate of discounting as 12.5% in the C.B.A for 2000-2001, being closer to the Prime Lending Rate prevailing as of now.

3. On the basis of the C.B.A. Pre-determined rates for commercial plots to be allotted to PVC trade at Tikri Kalan for the year 2000-2001 work out as following

Sl. No	Use	Area of the Plot in sq.mtr.	PDR FOR 2000-2001 (Rs. Per sq. mtr.)
B.E.R.			2725.81
1	Commercial Low Turnover	25-53.50	5457.00
2	Commercial Low Turnover	124.00	6547.00
3.	Commercial Low Turnover	131.75	6547.00
4.	Ware Housing	300.00	6547.00
5	Light Industry	300.00	4094.00
6.	Light Industry	300.00	4775.00

4. Authority may kindly approve the Cost Benefit Analysis as given in Table 1 to 3 A (Appendix 'A' at page 16 to 18.) and the Pre-determined Rates as mentioned in para 3 above for the year 2000-2001 for notification by the Govt. of India, Ministry of Urban Development & Poverty Alleviation.

R E S O L U T I O N

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

- 2.6 विकास व्ययों के लिए आर्कडे इंजीनियरिंग विभाग द्वारा उपलब्ध किए गए हैं।
- 2.7 वास्तविक और मूल्य आकस्मिकताओं के लिए कुल परियोजना व्यय के 12% की व्यवस्था की गयी है।
- 2.8 व्यावसायिक प्लॉटों की दरें इस कार्य में विश्लेषण के उद्देश्य के लिए ही हैं। खरीददारों के लिए प्रयुक्त गुणों की मल्टीप्लायरों को नोलामी में व्यावसायिक उपयोग के लिए प्राप्त प्लॉट के मूल्य के अनुरूप 4 गुणा समान दर पर लिया गया है। पूर्व निर्धारित दरों में नजूल नियम, 1981 के अनुसार उपयोग एवं अधिभोग प्रभार शामिल है।
- 2.9 नजूल नियम, 1981 के अनुसार उपयोग और अधिभोग प्रभारों सहित पूर्व निर्धारित दरें हैं।
- 2.10 कटौती नकद प्रवाह पद्धति का उपयोग किया जा रहा है। पूर्व वर्षों की प्रतिक्रिया में कटौती की 17% की दर पर की जाती थी। लागत लाभ विश्लेषण प्रारंभ किए जाने के समय यह प्राइम लैंडिंग दर 1 पो.एल.आर. थी। इसकी समीक्षा की गई है। उपाध्यक्ष, के अनुमोदन से निर्णय लिया गया है कि इस समय प्रचलित प्राइम लैंडिंग दर के निकट होने के कारण, वर्ष 2000-2001 के लिए लागत लाभ विश्लेषण में कटौती की दर पर 12.50 के रूप में ध्यान दिया जाए।

3. लागत लाभ विश्लेषण आधार पर वर्ष 2000-2001 के लिए टोकरो क्ला में पी.पी.सी. व्यापार के लिए व्यावसायिक प्लॉटों के आबंटन के लिए पूर्व निर्धारित दरें निकाली गईं जो निम्नलिखित है :-

क्र.सं. उपयोग	वर्ग मीटर में प्लॉट का क्षेत्रफल	2000-2001 हेतु पूर्व निर्धारित दर (₹. प्रति वर्ग मीटर)
बो. ई.आर.		2725.81
1. व्यावसायिक लघु व्यापार	25-53-50	5457.00
2. व्यावसायिक लघु व्यापार	124.00	6547.00
3. व्यावसायिक लघु व्यापार	131.75	6547.00
4. गोदाम	300.00	6547.00
5. हल्के उद्योग	300.00	4094.00
6. हल्के उद्योग	300.00	4775.00

4. प्राधिकरण कृपया भारत सरकार, शहरी विकास और गरीबो उपश्रमन मंत्रालय द्वारा अधिसूचना हेतु तालिका-1 से उर पृष्ठ-1 से तर्कों में वृद्धि कर लागत लाभ विश्लेषण और उपर्युक्त पैरे में उल्लिखित पूर्व निर्धारित दरों को अनुमोदन प्रदान कर दें।

संकल्प

ITEM NO.

27/2001

A-30-43-2001

L A I D O N T H E T A B L E

Sub: Regularisation of allotment of land under Gadgil Assurance to the residents of Ashok Nagar, Faiz Road, Karol Bagh, New Delhi (S/2(53)/72/OSB/Pt.)

P R E C I S

The matter regarding regularization of land under Gadgil Assurance to the residents of Ashok Nagar, Faiz Road, Karol Bagh was placed before the Authority in its meeting held on 18.8.2000 vide item No. 56/2000 (Appendix 'A' page-5 to 8) and the Authority was pleased to resolve as under:

The proposals contained in the Agenda item were approved by the Authority. Agreeing with the suggestions of Shri Puran Chand Yogi, the LG, desired that the scheme should be implemented expeditiously.

2. The proposal as placed before the Authority vide para 9 was as follows:

- i) 80 persons living in Ashok Nagar, Faiz Road and covered under Gadgil Assurance be allowed regularization of area under their occupation upto maximum of 200 sq.yds at pre-determined rate instead of 72 sq.yds as decided by the authority vide Resolution No. 153 of 1983 and area, if any, beyond 200 sq.yds shall be charged at current market rate.
- (ii) The regularization cases decided earlier on the basis of actual site conditions in other areas, shall not be re-opened.

(iii) The holistic plan prepared by Planning Deptt shall be implemented by removing unauthorized squatters and rehabilitating them at some other place by offering them land as per norms, at the earliest.

3. In accordance with the decision of the Authority, the matter was referred to the Finance Deptt for deciding the pre-determined rates to be charged from these occupants. The Finance Department has worked out the current pre-determined rate of Rs.16,436/- per sq.mtr as against the then prescribed rate of Rs.12.63 per sq.yds fixed by the Govt. of India for the persons covered under the Gadgil Assurance.

4. The President of the Ashok Nagar Displaced Persons Association has been representing that since it was not possible to implement the plan approved by the Authority vide Resolution No. 153 of 1983 (App- 'B' P-9-10) and as the Authority has already approved regularization of land upto 200 sq.yds on "no profit no loss basis" in Subhash Nagar, the residents of Ashok Nagar may also be allowed to retain the same quantum of land for which they have been paying damages.

5. With this background, the matter was placed before the Authority and the Authority was pleased to consider the request of these occupants for regularization upto 200 sq.yds on pre-determined rates as against the original decision of regularization of area upto 72 sq.yds.

6. The proposal which was placed and approved by the Authority in its meeting held on 18.08.2000 was to regularize the area upto 200 sq.yds instead of 72 sq.yds. This proposal was moved because of the fact that (i) it was not possible to implement the plan prepared in 1983 and (ii) the occupants were entitled to regularization of area upto 200 sq.yds., as in Subhash Nagar.

7. Initially the area upto 72 sq.yds was regularized in favour of occupants of Faiz Road on payment of cost @ Rs. 12.63 per sq.yds while the occupants of Subhash Nagar, which is the closest colony across the Faiz Road were allotted area upto 200 sq.yds on the rate of Rs. 12.63 per sq.yds which is 'no profit no loss rate'.

Now the Finance Department has worked out the PDR of Rs. 16,436/- per sq.mtr. for regularization of additional area beyond 72 sq.yds and upto 200 sq.yds in term of the decision of the Authority which had approved the recovery of cost of land on PDR. There was no mention in the resolution whether it will be old PDR or current PDR. However, Finance Department decided that it should be current PDR. But this approach appears to be unjustified as these are not new allotments. The land has been under their occupation for the last more than 50 years and what has happened is that 72 sq.yds is now being substituted by 200 sq.yds and hence the rate charged should be the same as for 72 sq.yds i.e. Rs.12.63 per sq.yd. But Finance Department appears

- 4 -

to be pre-occupied with the regularization "as on date" and hence application of current PDK. But the delay in regularization is on the part of the DDA and hence the occupants should not be penalized for that. However, just to resolve the issue and strike a balance, it is proposed to update the rate of 1985 i.e. Rs. 12.63 per sq.yd by interest @ 18% p.a.

8. The matter is, therefore, placed before the Authority to regularize the allotment of land upto 200 sq.yds on payment of the 'no profit no loss' rate i.e. Rs. 12.63 per sq.yd up-dated by usual interest @ 18% per annum.

R E S O L U T I O N

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

ITEM NO:
56/2000

A - 18-08-2000

Subject: Allotment of land at pre-determined rates under "Gadgil Assurance" to the residents of Ashok Nagar, Faiz Road, Karol Bagh, New Delhi.

P R E C I S

File No. S2(53)Z/OSB.

The Authority vide Resolution No. 268 dated 16.10.70 (App. 'A' at P-45 to 53. Pages) had taken a number of decisions for rehabilitation of displaced persons who were covered under the "Gadgil Assurance" which are indicated below:-

- i) The benefit under the Gadgil Assurance be in the form of land or built up houses on out of turn basis according to the income groups of the displaced persons. Allotment be made on the basis of the area under occupation. In no case, land more than 200 sq. yds. be allotted to any party.
- ii) One plot be allotted to one person, paying damages to the Authority. In case more than one family resides at the same place and they were also displaced squatters or descendants of the original squatters, each of the latter be considered eligible for allotment of a site or built up house depending on income group and at the market rate, as might be fixed by DDA.
- ii) As far as possible steps be taken to rehabilitate the persons in the same area where they were squatting. The cost of the land which would be charged from such squatters may be worked out by the Finance Member.

2. There were about 80 families/displaced persons in Ashok Nagar occupying the Govt. Land. The Authority vide Resolution No. 153 dated 23.9.83 (App.B at P-54-55, Pages) prepared a layout plan for the rehabilitation of these families and taking into consideration this, it was decided that an area of about 3 acres may be developed for rehabilitation and plots of 72 sq. yds may be carved out as per the layout plan approved. This scheme approved by the Authority could not be implemented due to existence of 455 structures including those of the families covered under Gadgil Assurance.

3. It was also found that a number of eligible persons of Gadgil Assurance Scheme had already occupied the area which is proposed for the widening of the Falz Road thereby reducing the right of way. This matter was examined in the Planning Department and it was decided that right of way should not be reduced since the LRT is proposed through this road.

4. The residents moved the High Court of Delhi and the Hon'ble Court directed that in case a part of the structure is required to be demolished because it falls in the excess land which the petitioners are required to surrender, the respondents will ensure that the petitioners will be compensated for the repairs to be carried out by the petitioners and the demolition is carried out in such a manner that the petitioners are able to occupy part of the same building and as far as possible avoid demolishing the whole of it.

5. Shri C.B. Dhinra, President, Self Rehabilitated (Displaced Persons) Association, Ashok Nagar, Falz Road, Karol Bagh, New Delhi and others

represented to the Lt. Governor, Delhi and the matter was discussed with him. The Planning Dept. observed that the plan approved by the Authority vide Resolution No. 153/1983 was not feasible to be implemented. The Technical Committee approved the plan wherein the existing road right of way has been retained and also the area covered by the families eligible under Gadgil Assurance are regularised to the maximum possible extent.

6. The Association has been representing that since it is not possible to implement the plan approved by the Authority vide Resolution No. 153 dated 23.9.83 and as the Authority has already approved to regularise the land to the extent of 200 sq. yds on 'No less, No Profit' basis, the residents of Ashok Nagar may also be allowed to retain the land for which they have been paying damages, on 'No Profit, No Loss' basis. The matter has been examined by the Finance Dept. as well as by the Planning Dept. and they are of the view that any deviation to be effected in the case of Ashok Nagar Squatters, the Authority's Resolution No.153 dated 23.9.83 needs revision/review by the Authority to the extent as to whether the area up to 72 sq. yds. or up to 200 sq. yds for which damages were being paid be charged at PDR and the area beyond that be charged at current market rate.

7. The issue was discussed with L.G. on 20.6.2000 who had directed that a committee consisting of Commr.(LD), Commr.(Pig-), Commr.(LM-I) concerned CE and a representative of P. M. should work out a holistic plan for the redevelopment of whole Faiz Road area and may also look into the issue of rates of land beyond 72 Sq. Yds.

8. The meeting of Committee was held on 27.6.2000 under the chairmanship of VC. After detailed discussion it was observed that the regularisation up to 200 sq. yd. at pre determined rate will not affect development plan prepared by the Planning Department. There are in all 455 persons living there, out of which 80 are covered under the Gadgil Assurance Scheme and 375 are unauthorised encroachers. As per present proposal, 80 persons covered under Gadgil Assurance will get land under their possession at pre-determined rate subject to a maximum of 200 sq. yd.

9. Authority may, therefore, kindly approve the following:

- I. 80 Persons living in Ashok Nagar, Faiz Road and covered under Gadgil Assurance be allowed regularisation of area under their occupation up to a maximum of 200 sq. yd at pre determined rate in stead of 72 sq yd as decided by Authority Resolution No. 153 of 1983 and area, if any, beyond 200 Sq. Yds, shall be charged at current market rate.
- II. The regularisation cases decided earlier on the basis of actual site conditions in other areas shall not be re-opened.
- III. The holistic plan prepared by Planning Dept shall be implemented by removing unauthorised squatters and rehabilitating them at some other place by offering them land as per norms, at the earliest.

R E S O L U T I O N

The proposals contained in the agenda item were approved by the Authority. Agreeing with the suggestion of Shri Puran Chand Yogi, the LG desired that the scheme should be implemented expeditiously.

File Name: TIK0001.WK1 (2000-2001)
TABLE : 1 COST OF LAND ACQUISITION (1999 - 2K)

YEAR	DISCOUNTED ACQU. COST	DISCOUNTED ADDITIONAL COMPENSATION
1995-96	19.7159	0.0000
1996-97	0.0000	0.0000
1997-98	53.9744	13.9340
1998-99	0.0000	0.0000
1999-2000	0.0000	0.0000
2000-2001	0.0000	0.0000
TOTAL	73.6902	13.9340

TABLE : 2 BREAKEVEN COST ANALYSIS (FIG IN CRORES)

YEAR	DISCOUNTED DEVL. EXP.	DISCOUNTED ACQU. COST	DISCOUNTED ADDITIONAL COMPENSATION	TOTAL DISCOUNTED EXPNDR	TOTAL DISCOUNTED REVENUE
1995-96	13.2233	19.7159	0.0000	32.9392	0.0000
1996-97	12.9006	0.0000	0.0000	12.9006	0.0000
1997-98	6.2317	53.9744	13.9340	74.1401	4.0729
1998-99	5.0560	0.0000	0.0000	5.0560	2.4133
1999-2000	2.3613	0.0000	0.0000	2.3613	1.3905
2000-2001 (NOTIONAL)	43.8217	0.0000	0.0000	43.8217	183.8980
TOTAL	83.5946	73.6902	13.9340	171.2189	191.7747

Total Discounted Expnдр : 171.22
Physical contingencies : 20.55
(@12% of expnдр)
191.77

Total Discounted Revenue : 191.77

BREAKEVEN RATE : 2725.81


TABLE : 2A ACTUAL EXPENDITURE AND REVENUE (FIG IN CRORES)

YEAR	DEVL. EXP.	ACQU. COST	ADDITIONAL COMPENSATION	TOTAL EXPNDR	TOTAL REVENUE
1995-96	6.0313	8.9926	0.0000	15.0239	0.0000
1996-97	6.8844	0.0000	0.0000	6.8844	0.0000
1997-98	3.8909	33.7000	8.7000	46.2909	3.0600
1998-99	3.6935	0.0000	0.0000	3.6935	1.9945
1999-2000	2.0182	0.0000	0.0000	2.0182	1.2641
2000-2001 (NOTIONAL)	43.8217	0.0000	0.0000	43.8217	183.8980
TOTAL	66.3400	42.6926	8.7000	117.7326	190.2166

Lg
A.A.
Sr-Alo (199)
Sr-Alo (199)

TABLE 3A YEARWISE BREAKUP OF DISPOSABLE AREA

YEAR	0.00	AREA OF PLOWMBER (IN SQ. METROF PLOTS (IN RECT.)	GROSS AREA (IN RECT.)	AVAILABLE MULTIPLIER AREA	
1.01	COMMERCIAL LOW TURNOVER	25.20	144.00	0.3629	2.00
1.02	COMMERCIAL LOW TURNOVER	20.40	72.00	0.1469	2.00
1.03	COMMERCIAL LOW TURNOVER	27.00	60.00	0.1620	2.00
1.04	COMMERCIAL LOW TURNOVER	30.00	72.00	0.2160	2.00
1.05	COMMERCIAL LOW TURNOVER	40.00	228.00	0.9120	2.00
1.06	COMMERCIAL LOW TURNOVER	47.00	128.00	0.6016	2.00
1.07	COMMERCIAL LOW TURNOVER	44.00	488.00	2.1472	2.00
1.08	COMMERCIAL LOW TURNOVER	47.50	12.00	0.0570	2.00
1.09	COMMERCIAL LOW TURNOVER	48.00	32.00	0.1536	2.00
1.10	COMMERCIAL LOW TURNOVER	50.00	400.00	2.0000	2.00
1.11	COMMERCIAL LOW TURNOVER	53.30	144.00	0.7675	2.00
1.12	COMMERCIAL LOW TURNOVER	124.00	240.00	2.9760	2.40
1.13	COMMERCIAL LOW TURNOVER	131.75	64.00	0.8432	2.40
1.14	WAREHOUSING	300.00	210.00	6.3000	2.40
1.15	LIGHT INDUSTRY PLOTS	300.00	268.00	8.0400	1.50
1.16	LIGHT INDUSTRY	495.00	96.00	4.7520	1.75
1.17	SHOPPING			0.9720	4.00
1.18	POLICE STATION			0.4000	2000000.00
1.19	FIRE STATION			1.9400	2000000.00
1.20	HEALTH SERVICES			0.3250	2000000.00
1.21	ELEC SUB-STATION(66KV)			1.0300	0.00
1.22	TUBE WELL			0.5000	0.00
1.23	NIGHT SHELTER/REPAIR SHOPS/ INFORMAL EATING/SERVICE/ SPARE PARTS/P.PUMP/ PUB CONVENIENCES			4.1100	1.00
2.00	U/GROUND RESERVOIR			0.2000	0.00
2.10	DUMPING GROUND			0.9400	0.00
2.20	FACILITIES/ADRN.OFFICES			0.3750	2.00
2.30	SEPTIC TANK			0.1000	0.00
2.40	WEIGHING BRIDGE			0.4000	1.75
2.50	RLU			0.3000	1.75
2.60	IDLE PARKING			3.4400	0.25
2.70	CIRCULATION/OTHERS/UTILITIES			0.0000	0.00
GRAND TOTAL			2658.00	135.4658	45.4699



 J.S. Rao
 Sr. Asst. (Projects)
 D. S. Rao (S)

Item No. SUB: POLICY FOR ALLOTMENT, RESITEMENT OF PETROL PUMP SITES IN
15/2001 NCTD.
A-30-03-2001 No. F. 337/PCL/DDA.

P R E C I S

1. BACKGROUND:

The Authority vide resolution no. 106/95 Dated 16.10.1995 laid down GUIDELINES FOR ALLOTMENT AND RESITEMENT OF PETROL PUMPS AND GAS GODOWN SITES

(App. 'A' P-23-26) Subsequently a number of related issues were discussed in Technical Committee of DDA, Ministry of Petroleum and Natural Gas has circulated certain fresh guidelines, and a number of administrative decisions have also been issued from time to time on this subject. In view of these developments since 1995, there is a need to review the policy approved vide Item no. 106/95 dt.16th October.1995. Few of the important decisions and circulars are listed below;

- i. Ministry of Petroleum and Natural Gas has issued guidelines entitled "CHANGE OF ADVERTISED LOCATION FROM A SPECIFIC ADVERTISED LOCATION TO ANYWHERE IN NATIONAL CAPITAL TERRITORY OF DELHI" VIDE CIRCULAR NO. R-19018/3196-MC DATED 18TH MAY, 1998 (App. 'B' P-27 to 29).
- ii. GAS AUTHORITY OF INDIA VIDE LETTER ND/CNG/GOVT/DDA/97 DATED 19.3.97 SUBMITTED A LAYOUT OF A EXISTING PETROL PUMP WITH CNG DISPENSING UNIT DULY APPROVED BY EXPLOSIVE DEPARTMENT ON 30X36 MT SITE (App. 'C' P-30 to 34).
- iii. GUIDELINES LOCATING CNG DISPENSING UNITS IN PETROL PUMP-SERVICE STATION SITES MEASURING 36X30M and above circulated vide letter no F 3(15) 95 - MP/410 - 417 dated 26.3.99 (App. 'D' P-35 to 37). are based on Tech/ Comm. decision vide item no 48. dt.14.10.99.
- iv. The Technical Committee vide Item no. 48/99/TC on 14th October, 1999 recommended for approval 'THE POLICY OF RESITEMENT OF EXISTING PETROL PUMPS IN DELHI' (App. 'E' P-38 to 40).
- v. The LEGAL OPINION regarding the procedure required for the use of vacated land site of resited Petrol Pumps on private land. (App 'F' P-41 to 45).
- vi. The MODALITY FOR THE PLANNING PERMISSION FOR PETROL PUMP IN RURAL AREA AND DEVELOPMENT AREAS OF DDA were circulated vide no F7(23)67-MP/PL/1050 dated 12.7.2000 (App. 'G' P-46 to 48).
- vii. MINUTES OF THE MEETING HELD UNDER THE CHAIRMANSHIP OF L.G. on 7.3.2000 with the officers of DDA regarding allocation of Petrol Pumps through draw of lots (App. 'H' P-49 to 50)

मदसं० 15/2001 विषय:-राष्ट्रीय राजधानी क्षेत्र दिल्ली में पेट्रोल पम्प स्थलों के आबंटन, पुनः स्थान निर्धारण के लिए नीति: प्रा.सं. सं.-331/पी.सी.एल./डी.डी.ए.।
57. 20-02-2001

शार

1. पृष्ठभूमि-

प्राधिकरण ने संकल्प सं.-106/95 दिनांक 16.10.1995 के द्वारा पेट्रोल पम्पों और गैस गोदाम स्थलों के आबंटन और पुनः स्थान-निर्धारण के लिए दिशा-निर्देश निर्धारित किए हैं। [पारिशिष्ट-1]। बाद में दिल्ली विकास प्राधिकरण की तकनीकी समिति ने इस प्रकार के कई मामलों पर विचार-विमर्श किया गया। पेट्रोलियम और प्राकृतिक गैस मंत्रालय ने कई नये दिशानिर्देश जारी किए और इस विषय पर समय-समय पर कई प्रशासनिक निर्णय भी जारी किए गए। सन् 1995 से हो रहे इन कार्यों को ध्यान में रखते हुए मद सं.-106/95 दिनांक 16 अक्टूबर, 1995 के द्वारा अनुमोदित नीति की समीक्षा करने की जरूरत है। कुछ महत्वपूर्ण निर्णय एवं जारी किए गए पत्रों को नीचे सूचीबद्ध किया गया है :-

1] पेट्रोलियम एवं प्राकृतिक गैस मंत्रालय ने पत्र सं.-आर-19018/3196-एम.सी. दिनांक 18 मई, 1998 के द्वारा "एक विशिष्ट विज्ञापन में निर्दिष्ट स्थान से राष्ट्रीय राजधानी क्षेत्र दिल्ली में विज्ञापित स्थान में परिवर्तन" शीर्षक से दिशा-निर्देश जारी किए हैं [पारिशिष्ट-2]।

2] भारतीय गैस प्राधिकरण ने पत्र सं.-एन.डी./वी.एन.बी./गवर्नमेंट/डी.डी.ए./97 दिनांक 19-3-97 के द्वारा 30 x 36 मीटर स्थल पर विस्कोट निरक्षण विभाग द्वारा विधिवत अनुमोदित सी.एन.बी. वितरण इकाई तहत एक विद्यमान पेट्रोल पम्प का नक्शा प्रस्तुत किया [पारिशिष्ट-3]।

3] 36 x 30 मीटर आकार के पेट्रोल पम्प और तर्जित स्टेशन स्थल में सी.एन.बी. वितरण इकाई लगाने के लिए दिशा-निर्देश और ये दिशानिर्देश पत्र सं.-एफ-3/15/95-एम.पी./410-417 दिनांक 26-3-99 के द्वारा परिष्कृत किए गए [पारिशिष्ट-4]। ये दिशा-निर्देश तकनीकी समिति द्वारा मद सं.-48 दिनांक 14.10.99 के द्वारा लिए गए निर्णयों पर आधारित हैं।

4] तकनीकी समिति ने दिनांक 14 अक्टूबर, 1999 को मद सं.- 48/99/टी.सी. के द्वारा "दिल्ली में विद्यमान पेट्रोल पम्पों के पुनः स्थान-निर्धारण की नीति को अनुमोदित करने की अनुशंसा की [पारिशिष्ट-5]।

5] निजी भूमि पर पुनः स्थान निर्धारण किए गए पेट्रोल पम्पों की खाली भूमि के उपयोग के लिए अपेक्षित पद्धति के संबंध में कानूनी राय [पारिशिष्ट-6]।

Besides issues, like allotment of additional land to petrol pumps for adding activities like CNG/LPG dispensing units have been referred to DDA which need to be resolved in terms of a policy. Considering all developments and decisions etc. mentioned above in para 1, the proposed revised guidelines are as follows:

2. REVISED POLICY.

2.1 NEW PETROL PUMP SITES:

i) SENIORITY FOR ALLOTMENT:

All applications received by DDA from Oil Companies will be duly recorded in a register based on seniority. There will be no distinction between the Letters of Intent issued by the Ministry of Petroleum and Natural Gas and by the Oil Selection Board. (App. 'B') The seniority will be from the date of issue of Letter Of Intent and shall be duly verified by ^{the} State Level Coordinator.

ii) NO SPECIFIC LOCATIONS IS TO BE ISSUED ALONG WITH THE LOI.
All applications as per seniority will be considered for allotment of site, anywhere in NCTD. (App. 'B') No specific site shall be carved out/allotted to any LOI holder in any circumstances. (App. 'H')

iii) SIZE OF PLOT

The size of the plot will be governed as per provisions of the Master Plan, for Delhi in force at that particular time.

iv) MODE OF ALLOTMENT

All the sites shall be allotted by a computerized draw only. The location of sites once allotted by way of computerized draw will not be changed, except in cases where DDA is not able to hand over the site due to unavoidable / unforeseen reasons. In such cases, the LOI holder will retain the seniority and shall be considered for allotment in the next draw. No specific alternative site shall be carved out / allotted to any LOI holder, in any circumstances. (App. 'H')

2.2. RESITEMENT OF EXISTING PETROL PUMPS:

The Technical Committee vide Item no. 48/99/TC on 14th October 1999 (Appendix V) recommended the guidelines for the approval of the POLICY OF RESITEMENT OF EXISTING PETROL PUMPS IN DELHI. As per the circular dated 18th May, 1998 (App. 'B') by Ministry of petroleum and Natural Gas only those resitement proposals shall be considered which are necessary on account of unavoidable circumstances like closure of traffic, construction of fly-overs, etc. The guide lines recommended by the Technical Committee are as under:

i. ELIGIBILITY CRITERION :

a). All cases of oil companies / LOI holders for resitement are to be discussed in Oil committee constituted by oil industry for this purpose. Only the cases recommended by this committee shall be examined by DDA on quarterly basis. (App. 'B').

b). State Level Co-ordinator will submit the recommendation of the Oil Committee with all supporting documents e.g., the information regarding land ownership, sales/area

16] ग्रामीण क्षेत्रों और डी.डी.ए. के विनाश क्षेत्रों में पेट्रोल पम्प के लिए योजना अनुमति हेतु पक्षीत का विवरण संख्या-एफ-7/23/67-एन.पी./वार्ट-1/1050 दिनांक 12-7-2000 के द्वारा परिचालित किया गया था। परीकट-7।

17] लाटरी के झा द्वारा पेट्रोल पम्पों के निर्धारण के संबंध में उपराज्यपाल की अध्यक्षता में दिनांक 7-3-2000 को आयोजित दि.वि.प्रा. अधिकारियों की बैठक का कार्यवृत्त। परीकट-8।

इसके अतिरिक्त पेट्रोल पम्पों को सी.एन.पी./एल.पी.पी. वितरण इकाइयाँ लगाने के लिए अतिरिक्त भूमि आबंटन जैसे प्रस्ताव दि.वि.प्रा. को भेजे गये हैं, जिनमें नीति के रूप में हल बिस जाने की आवश्यकता है।

उपर्युक्त बेरा-1 में वर्णित सभी विनाश कार्यों और निर्णयों आदि को ध्यान में रखते हुए प्रस्तावित संशोधित दिशा-निर्देश निम्नानुसार हैं :-

2. संशोधित नीति-

2.1 नये पेट्रोल पम्प स्थल-

1] आबंटन के लिए वारिष्ठता-

दिल्ली विनाश प्राधिकरण द्वारा तेल कम्पनियों से प्राप्त सभी आवेदन पत्रों की वारिष्ठता के आधार पर रखे गये रजिस्टर में विधिपूर्वक रिबाई किया जाएगा। पेट्रोलियम और प्राकृतिक गैस कंत्रालय द्वारा और तेल प्यन बोर्ड द्वारा जारी आध्य-पत्र [लेटर आफ इन्टेंट] में कोई अन्तर नहीं है। परीकट-2। वारिष्ठता आध्य-पत्र [लेटर आफ इन्टेंट] जारी होने की तिथि से होगी और इसकी विधिपूर्वक पुष्टि राज्य स्तरीय समन्वयक द्वारा की जाएगी।

2] एल.ओ.आई.के साथ कोई विशेष स्थान जारी नहीं किया जाएगा।

राष्ट्रीय राजधानी क्षेत्र दिल्ली में कहीं भी स्थल के आबंटन के लिए सभी आवेदन-पत्रों पर वारिष्ठता के आधार पर विचार किया जाएगा। परीकट-2। किसी एल.ओ.आई.धारक को किसी भी परिस्थिति में कोई विशेष स्थल निर्धारित/आबंटित नहीं किया जाएगा। परीकट-8।

3] प्लॉट का आकार

प्लॉट का आकार उस विशेष समय में दिल्ली में लागू मुख्य योजना की व्यवस्थाओं के अनुसार नियंत्रित होगा।

4] आबंटन की पद्धति

सभी स्थलों का आबंटन केवल कम्प्यूटरीकृत झा द्वारा किया जाएगा। केवल उन मामलों, जिनमें दि.वि.प्रा. अपरिहार्य/अप्रत्याशित कारणों से स्थल का हस्तांतरण में असमर्थ रहा हो, को छोड़कर कम्प्यूटरीकृत झा द्वारा एक

- of existing site copy of notification for the land acquisition, and a certificate that no other Petrol Pump is functioning against this LOI in Delhi, etc. In any case, no direct request from Oil Company/ LOI shall be entertained by DDA.
- c) In case petrol pump is existing/functioning on 18m/24m R/W road, it shall not be eligible for resitment. However, no new petrol pump site shall be located on less than 30 Mt. wide road, except wherever it forms part of any approved commercial scheme. Due to unavoidable reasons, if the site has been earmarked on less than 30mt. R/W road and Oil Company accepts it, it may be allotted. However, this will not be regited at later stage on this ground. This shall be applicable to areas being developed after the notification of MPD 2001. In areas developed prior to the notification of MPD 2001, the approved layouts shall be respected.
 - d) In cases where any Petrol Pump is closed (including road widening / grade separators) due to acquisition of land, for approved project, the same may be considered for resitment by Technical Committee / Screening Committee of the DDA at the time of the approval of the project after considering all other relevant details (e.g. the scheme, status of land and land acquisition and action taken by the agency to take over the land etc.)
 - e) In case a part of land of petrol pumps required for any planned scheme/project, petrol pump may continue on the same site provided the remaining plot area conforms to the maximum size 30X 36M and is located on a road 30M R/W or above. However, in no case site less than 30 X 17 M may be considered adequate.
 - f) The resitment sought due to reduction in sale and / or on account of an adverse affect of planned scheme / project may only be considered by DDA provided it is referred to by Oil Committee mentioning clearly that the sale level is below the prescribed limit, and the petrol pump is not feasible at its existing location.
- ii. **PREFERRED LOCATION & SIZE.**
- a) The petrol pumps eligible for resitment should be relocated by the same land owning agency who initially made the allotment. In case the land is not available with land owning agency, the case may be referred to DDA, subject to availability of land.
 - b) The petrol pumps which are affected by any scheme/project may be readjusted / relocated in the same area, by making adjustments in the layout plan of the vicinity, and be approved as part of the scheme/project by competent authority for which land is being notified for acquisition.
- iii. **USE OF VACATED SITE**
- a) The site vacated due to resitment of Petrol Pumps shall be utilized by DDA / Land owning agency for community facilities or other use based on location considerations and as per the provisions of Master Plan-2004.
 - b) After allotment of alternative site, the LOI holder / company shall have no right to claim any interest or compensation for the land so vacated by him.
- The legal opinion on this point is placed at (APP. 6) for perusal.

बार आबीटत स्थल को बदला नहीं जाएगा । ऐसे मामलों में, एल.ओ.आई. धारकों की वरिष्ठता बनी रहेगी और उनके नाम पर अगले आबीटन में विचार किया जाएगा । किसी भी एल.ओ.आई.धारक को किसी भी परिस्थिति में कोई विशिष्ट वैकल्पिक स्थल निर्धारित/आबीटत नहीं किया जाएगा ।
[पैरिफिट-8] ।

2.2 विद्यमान पेट्रोल पम्पों का पुनः स्थान-निर्धारण

तकनीकी समिति ने 14 अक्टूबर, 1999 को मद सं-48/99/टी.टी. के द्वारा दिल्ली में विद्यमान पेट्रोल पम्पों के पुनः स्थान-निर्धारण की नीति को अनुमोदित करने के लिए दिशा-निर्देशों की अनुशंसा की । पेट्रोलियम एवं प्राकृतिक गैस मंत्रालय द्वारा जारी दिनांक 18मई, 1998 के परिपत्र के अनुसार केवल उन्हीं पुनः स्थान-निर्धारण प्रस्तावों पर विचार किया जाएगा, जो यातायात प्रबंध करने, फ्लाइ ओवरों आदि के निर्माण जैसी अवरिहार्य परिस्थितियों के कारण आवश्यक हों । तकनीकी समिति द्वारा अनुशंसित दिशा-निर्देश निम्नानुसार हैं :-

1.1 पात्रता मानदण्ड-

क. तेल कम्पनियों/एल.ओ.आई.धारकों के पुनः स्थान-निर्धारण के सभी मामलों पर तेल उद्योग द्वारा इस उद्देश्य के लिए गठित तेल समिति में विचार-विमर्श किया जाएगा । केवल इस समिति द्वारा अनुशंसित मामलों की दि.वि.प्रा. द्वारा त्रिमासी आधार पर अनुशंसा की जाएगी । [पैरिफिट-2] ।

ख. राज्य स्तरीय तमन्वयक सभी संबंधित दस्तावेजों अर्थात् भूमि स्वामित्व के संबंध में सूचना विद्यमान स्थल की बिजली/ड्रेनज, भूमि अधिग्रहण अधिसूचना की प्रति और यह प्रमाण-पत्र कि दिल्ली में इस एल.ओ.आई. के बदले में कोई अन्य पेट्रोल पम्प नहीं चल रहा है, के संबंध में सूचना सहित तिफारिशें देंगे । दि.वि.प्रा. द्वारा किसी भी हालत में तेल कम्पनी/एल.ओ.आई. से तीसरे ही प्राप्त आवेदन पर विचार नहीं किया जाएगा ।

ग. यदि पेट्रोल पम्प 18 मीटर/24 मीटर मार्गाधिकार सड़क पर विद्यमान है/चल रहा है तो वह पेट्रोल पम्प पुनः स्थान-निर्धारण का पात्र नहीं होगा । तथापि, किसी अनुमोदित व्यावसायिक योजना के भाग के रूप में बनने वाले पेट्रोल पम्प 30 मीटर से कम चौड़ी सड़क पर नहीं बनाया जाएगा । यदि अवरिहार्य कारणों से 30 मीटर से कम मार्गाधिकार वाली सड़क पर स्थल निर्धारित किया गया हो और तेल कम्पनी ने उसे स्वीकार कर लिया हो तो स्थल आबीटत किया जा सकता है । तथापि, इसे बाद में किसी भी आधार पर पुनः स्थान-निर्धारित नहीं किया जाएगा । यह दिश/ली मुख्य योजना-2001 की अधिसूचना के बाद विकसित किए गए क्षेत्रों पर लागू होगा । दिल्ली मुख्य योजना-2001 की अधिसूचना से पूर्व विकसित क्षेत्रों में अनुमोदित भूखन नक्शे को माना जाएगा ।

को छोड़कर कोई भी नया पेट्रोल पम्प

घ- ऐसे मामलों, जिनमें भूमि के अधिग्रहण, अनुमोदित परियोजना के कारण सड़क चौड़ा करने/ग्रेड सेपरेटर्स सहित, कोई पेट्रोल पम्प बंद पड़ा है तो तभी अन्य संबंधित विवरण अर्थात् योजना, भूमि की अवस्थिति और भूमि अधिग्रहण तथा सर्वेस्की द्वारा भूमि लेने के लिए की गयी कार्यवाही पर विचार करने के बाद परियोजना को अनुमोदन देने के समय दि.वि.प्रा. की तकनीकी समिति/छानबीन समिति द्वारा पुनः स्थान-निर्धारण के लिए विचार किया जा सकता है।

घ- यदि किसी नियोजित योजना/परियोजना के लिए किसी पेट्रोल पम्प की भूमि के एक भाग की जरूरत हो तो पेट्रोल पम्प वहीं उपलब्ध क्षेत्र स्थान पर चलाया जा सकता है बशर्ते कि क्षेत्र प्लॉट का क्षेत्रफल 30 x 36 मीटर अधिकतम आकार के अनुकूल हो और यह पेट्रोल पम्प 30 मीटर मार्गाधिकार अथवा उतते अधिक मार्गाधिकार वाली सड़क पर हो। तथापि, किसी भी हालत में 30 x 17 मीटर से कम आकार के स्थल को पर्याप्त नहीं माना जा सकता।

घ- बिजली में कमी के कारण और/अथवा नियोजित योजना/परियोजना पर प्रतिकूल प्रभाव डालने के कारण पुनः स्थान निर्माण मांगने के मामलों पर केवल दि.वि.प्रा. द्वारा विचार किया जा सकता है बशर्ते कि मामला तेल समिति द्वारा भेजा गया हो और यह स्पष्टतः लिखा हो कि बिजली का स्तर निर्धारित सीमा से कम है और पेट्रोल पम्प अपने विद्यमान स्थान पर चलाना व्यावहारिक नहीं है।

iii. परीयता वाले स्थान और आकार-

क- पुनः स्थान-निर्धारण के पात्र पेट्रोल पम्पों को उसी भू-स्वामी अभिन्नता द्वारा पुनः भूमि दाने जासगी, जिसने आरम्भ में आबंटन किया था। यदि भू-स्वामी अभिन्नता के पास भूमि उपलब्ध नहीं है, तो मामला दि.वि.प्रा. को सौंपा जा सकता है बशर्ते कि भूमि उपलब्ध हो।

ख- किसी योजना/परियोजना से प्रभावित पेट्रोल पम्प को, नजदीक के ले-आउट प्लान में समायोजन करके उसी क्षेत्र में पुनः समायोजित/पुनः स्थान-निर्धारित किया जासगा और तक्षम प्राधिकारी द्वारा उस योजना/परियोजना के भाग के रूप में अनुमोदित किया जासगा, जिसके लिए अधिग्रहण हेतु भूमि अधिस्वीकृत की जानी है।

iiii. खाली स्थल का उपयोग-

क- पेट्रोल पम्पों के पुनः स्थान निर्धारण के कारण खाली हुए स्थल को दि.वि.प्रा./भू-स्वामी अभिन्नता द्वारा सामुदायिक सुविधाओं अथवा स्थान को ध्यान में रखकर अन्य उपयोग के लिए तथा मुख्य योजना की व्यवस्थाओं के अनुसार किया जासगा।

ख- वैकल्पिक स्थान के आबंटन के बाद एल.ओ.आई.धारक/कम्पनी को, उनके द्वारा खाली की गयी भूमि के लिए कोई हित अथवा मुआवजा पाने का अधिकार नहीं होगा।

इस मुद्दे पर कानूनी राय परिशिष्ट-6 पर अवलोकनार्थ प्रस्तुत है।

iv OTHER ISSUES.

- a). Indian Road Congress norms for petrol pumps are not mandatory
- b) No case of resitement for petrol pump in Delhi shall be accepted from outside Delhi.

3. MEETINGS WITH STATE LEVEL CO-ORDINATOR ON 11.4.2000 & 16.6.2000.

The above recommendations of Technical Committee were broadly agreed by State Level Co-ordinator. The other related issues discussed & resolved are given below;

3.1. INTER SE SENIORITY OF RESITEMENT CASES AND ALLOTMENT POLICY WITH REGARD TO ALLOTMENT OF ALTERNATIVE SITE.

a). The resitement cases approved due to acquisition of the site as a part of the project shall be given highest priority. However, all other cases of resitement which are approved by TC on the recommendations of SLC (refer para 2.2) be given seniority from the date of approval of the Technical Committee

b). Accordingly, the pending LOI cases and approved resitement cases would be placed in an integrated seniority list based on priority dates i.e. date of issue of LOI by the M/O. Petroleum / OSB in case of fresh LOIs, and date of approval of the Technical Committee in case of resitement cases, other than the resitement due to acquisition of a site as part of a project.

c) In case a site is available (or more than one site) within the same planning zone, from where the petrol pump has agreed for resitement, at the time when such resitement case becomes eligible for allotment of alternative site as per the integrated seniority list, this site may be allotted to the company whose P.P. is being resited. In case more than one site is available in the same planning zone, the site may be allotted by way of draw of lots only. However, in case no site is available within the Zone on the date of draw a site anywhere in NCTD, may be allotted from among available sites by way of common computerised draw of lots.

4. RESITEMENT OF PETROL PUMP ON PRIVATE LAND.

The 1961 policy of large-scale acquisition, development and disposal of land regulates the use of Private Land in Delhi. It is felt that no resitement should be considered from private land except when the same is acquired as a part of an approved project.

Keeping in view the legal opinion (APP. 2/F) the only option is that existing petrol pumps on Private Land be allowed to shift on private land, with the approval of Ministry of Petroleum and Natural Gas & DDA as per the Authority Resolution dated 28.3.2000 in case LOI / Oil Company wants to shift from its present location.

5. ADDITIONAL LAND FOR ADDING CNG / LPG FACILITIES.

The CNG/LPG are being substituted for existing automobile fuel like Petrol/Diesel. Keeping in view the Supreme Court of India decisions on the subject the demand for petrol and diesel is likely to reduce in NCTD and shall be taken over by CNG/LPG as these are considered to be green fuels.

11.1 अन्य मुद्दे-

- क. पेट्रोल पम्पों के लिए इण्डियन रोड कॉग्रेस मानदण्ड अनिवार्य नहीं हैं।
- ख. दिल्ली में दिल्ली से बाहर के किसी पेट्रोल पम्प के पुनः स्थान निर्धारण के मामले को स्वीकार नहीं किया जाएगा।

3. राज्य स्तर तन्वयन के साथ 11.4.2000 एवं 16.6.2000 को बैठक

तकनीकी सीमांत की उपर्युक्त तिक्तारिशी को राज्य/तन्वयक द्वारा तहमत दी गई। अन्य संबंधित मुद्दों पर वर्षा हुई ^{सत्र} संकल्प लिया गया, वह निम्नलिखित हैं :-

3.1 वैकल्पिक स्थान के आबंटन के संबंध में पुनः स्थान निर्धारण के मामलों और आबंटन नीति की परस्पर धीरठता।

क. धरियोजना के भाग के रूप में स्थल के अधिग्रहण के कारण अनुमोदित पुनः स्थान निर्धारण के मामलों को उच्चतम प्राथमिकता दी जानी चाहिए। तथापि, पुनः स्थान निर्धारण के सभी अन्य मामलों को, जो राज्य स्तर तन्वयक की तिक्तारिशी पर तकनीकी सीमांत द्वारा अनुमोदित हैं, धेरा-2.2 देखें तकनीकी सीमांत के अनुमोदित होने की तिथि से धरिठता दी जाए।

ख. तदनुसार, लंबित एल.ओ.आई. मामलों और अनुमोदित पुनः स्थान निर्धारण के मामलों को एक समान्यत धरिठता सूची में रखा जाए, जो उन प्राथमिकता तिक्तारिशी अर्थात् नवे एल.ओ.आई. के मामले में पेट्रोल मंत्रालय/ओ.स्त.बी. द्वारा एल.ओ.आई. जारी करने की तिथि, और धरियोजना के भाग के रूप में स्थल का अधिग्रहण करने के कारण पुनः स्थान निर्धारण के अतिरिक्त पुनः स्थान निर्धारण के मामलों में तकनीकी सीमांत के अनुमोदन की तिथि पर आधारित हो।

ग. उसी योजना क्षेत्र के अन्दर स्थल उपलब्ध होने के मामले में अध्या एक से अधिक स्थल जहाँ से पेट्रोल पम्प पुनः स्थान निर्धारण के लिए तहमत है, उत समय जब समान्यत धरिठता सूची के अनुसार वैकल्पिक स्थल के आबंटन हेतु इस प्रकार के पुनः स्थान निर्धारण के मामले पात्र होते हैं, तब इस स्थल को कम्पनी को आबंटित किया जा सकता है, जितके पेट्रोल पम्प का पुनः निर्धारण किया जा रहा है। यदि उती योजना क्षेत्र में एक से अधिक स्थल उपलब्ध हैं, तो स्थल का आबंटन केवल झा के द्वारा किया जा सकता है। तथापि, झा की तिथि को क्षेत्र के अन्दर स्थल उपलब्ध न होने के मामले में, एक सामान्य कम्प्यूटरीकृत झा के माध्यम से उपलब्ध स्थलों में से राष्ट्रीय राजधानी क्षेत्र दिल्ली में वहीं भी स्थल आबंटित किया जा सकता है।

4. निजी भूमि पर पेट्रोल पम्प का पुनः स्थान निर्धारण-

1961 की नीति "बड़े पैमाने पर भूमि का अधिग्रहण, विकास और निम्टान" दिल्ली में निजी भूमि के उपयोग का नियमन करती है। यह धाया गया कि निजी भूमि से किसी भी प्रकार के पुनः स्थान निर्धारण पर धिषार न किया जाए।

i. PETROL PUMP SITES 36X30 MTS AND MORE

Gas Authority of India vide letter ND/CNG/GOVT/DDA/97 Dated 19.3.97 (App. 'C') submitted a layout of a existing petrol pump with CNG dispensing unit duly approved by Explosive Department on 30x36 Mt site & requested for relaxation in setbacks and FAR (App. 'C') This was considered by Technical Committee vide Item no. 53/98 dated 23rd September 1998. Technical Committee resolved that

- a) No additional land for Petrol Pumps located on 30X36M sites, be considered for CNG facilities.
- b) In future all petrol Pumps having plot size of 30X36M shall provide facilities for CNG as well while submitting their plans so that at any stage, wasteful expenditure can be avoided on account of remodelling.
- c) THE RELAXATION IN SET BACKS WERE AGREED.

The guide lines for use of CNG dispensing units in petrol pump cum service station measuring 30x36 Mts. were issued by Master Plan Section vide letter no F.3 (15) / 95-MP /410-417 dated 26.3.99 (App. 'D').

The LPG is yet to be notified as an automobile fuel. However, above recommendations shall also apply to LPG or any other notified automobile fuel.

ii. PETROL- PUMP SITES OF 17X30 MTS.

Petrol Pumps, having a size of 17X30M, are mainly located in residential areas / part of community centre / local shopping centre. The basic objective of providing small petrol pumps in such areas was to keep them free from heavy vehicles like Trucks and buses and also to avoid such locations from pollution caused etc.

It is suggested that DDA may have no objection if Oil Companies want to convert or remodel these Petrol Pumps for CNG/LPG or for combination of automobile fuels with the permission of Explosive Dept. & landowning agency.

6. A table showing the ^{present} salient features of the present policy as approved by the Authority vide Resolution no. 106/95 dt. 16.10.95 and the changes proposed in the item under consideration is placed at (App. 'I' to P-51 to 53).

7. RECOMMENDATIONS FOR CONSIDERATION OF AUTHORITY

The guidelines for allotment of land for new petrol pumps to Oil companies, resitment and requests for additional land for installation of CNG/LPG/other new automobile fuels as given in the agenda paras 2 to 5 are placed before the Authority for its kind consideration and approval.

R E S O L U T I O N

L.G. was of the opinion that while the allotment of Petrol Pump sites to the oil companies is alright for company run outlets the policy for allotment to individuals needs to be revised. LG advised that the matter should be discussed with the Secretary, Urban Development and the Secretary, Petroleum to see whether it will be feasible to auction the petrol pump sites to individuals to get the best market price. The transparent process of auction will also obviate subjectivity in allotments.

जब तक कि उसे अनुमोदित परियोजना के एक भाग के रूप में अधिसूचित न किया जाए।

कानूनी राय को ध्यान में रखते हुए [पैरिफिट-6] सन्मार्ग विद्वत् यह है कि एल.ओ.आई./तेल कम्पनी द्वारा आपने वर्तमान स्थान से स्थानांतरण चाहने के मामले में, प्राधिकरण के संकल्प दिनांक 28-3-2000 के अनुसार पेट्रोलियम और प्राकृतिक गैस मंत्रालय एवं दि.वि.प्रा. के अनुमोदन से निजी भूमि पर मौजूदा पेट्रोल पम्पों को निजी भूमि पर स्थानांतरित करने की अनुमति दी जाए।

5. सी.एन.जी./एल.पी.जी. सुविधाओं को जोड़ने के लिए अतिरिक्त भूमि

मौजूदा आटोमोबाइल ईंधन, जैसे-पेट्रोल/डीजल को सी.एन.जी./एल.पी.जी. में बदला जा रहा है। भारत के उच्चतम न्यायालय के निर्णय को ध्यान में रखते हुए राष्ट्रीय राजधानी क्षेत्र दिल्ली में पेट्रोल और डीजल की मांग कम होने की संभावना है और इसका स्थान सी.एन.जी./एल.पी.जी. लेगी, क्योंकि इनको हरित ईंधन माना जा रहा है।

1.1 पेट्रोल पम्प स्थल 36 x 30 मीटर और अधिक

गैस अधीरटी ऑफ इण्डिया ने पत्र सं.डी./सी.एन.जी./गोवर्नमेंट/डी.डी.ए./97 दिनांक 19-3-97 द्वारा [पैरिफिट-111] 30 x 36 मीटर स्थल पर एकप्लोतिय विभाग द्वारा एतद्वारा अनुमोदित सी.एन.जी. डिस्पेन्सिंग यूनिट सहित विद्यमान पेट्रोल पम्प का एक ले-आउट प्रस्तुत किया और सैट बेक तथा एफ.ए.आर. में छूट देने का अनुरोध किया [पैरिफिट-111]। इस पर सद सं.-53/98 दिनांक 23-9-98 के माध्यम से तकनीकी समिति द्वारा विचार-विमर्श किया गया। तकनीकी समिति ने संकल्प लिया कि-

- क. 30 x 36 मीटर स्थल पर स्थित पेट्रोल पम्पों के लिए सी.एन.जी. सुविधाओं हेतु अतिरिक्त भूमि पर विचार न किया जाए।
- ख. भौक्य में, 30 x 36 मीटर आकार के प्लॉटों वाले सभी पेट्रोल पम्प अपने नक्शे प्रस्तुत करते समय सी.एन.जी. की सुविधाएं भी उपलब्ध कराएंगे ताकि किसी भी स्तर पर "रीशोडीसिंग" के रूप में बिस् जाने वाले व्यर्थ व्यय को रोका जा सके।
- ग. सैटबेक में छूट/पर सहमति दी गई।

मुख्य योजना अनुभाग द्वारा पत्र सं.-स्क.3/15/95-एन.पी. 410-417 दिनांक 26-3-99 [पैरिफिट-6], 30 x 36 मीटर आकार वाले पेट्रोल पम्प एवं तर्जित स्टेशन में सी.एन.जी. डिस्पेन्सिंग यूनिटों के उपयोग हेतु दिशा-निर्देश जारी किए गए।

[पैरिफिट-6]

एल.पी.जी. को आटोमोबाइल ईंधन के रूप में अधिसूचित किया जाना है। तथापि, उपर्युक्त तिक्तारिथें एल.पी.जी. अथवा किसी अन्य अधिसूचित आटोमोबाइल ईंधन के लिए भी लागू होंगी।

111 17 x 30 मीटर के पेट्रोल पम्प स्थल

17 x 30 मीटर आकार के पेट्रोल पम्प मुख्यतः जावातीय क्षेत्रों/समाज सदन के हिस्सों/स्थानीय बाजार में स्थित होते हैं। इन क्षेत्रों में छोटे पेट्रोल पम्प उपलब्ध करने का मुख्य उद्देश्य यह था कि इन्हें भारी वाहनों जैसे-ट्रकों और बसों से दूर रखा जा सके और प्रदूषण के कारणों इत्यादि से बचा जा सके।

यह सुझाया गया है कि विस्कोट संबंधी विभाग एवं भूमिदाता एजेंसी की अनुमति से यदि तेल कम्पनियाँ इन पेट्रोल पम्पों को सी.एन.जी./एल.जी. अथवा आटोमोबाइल ईंधन के तालिका के लिए बदलना अथवा परिवर्तन करना चाहती हैं तो दिविप्रा. को कोई आपत्ति नहीं होनी चाहिए।

6. प्राधिकरण के संकल्प सं-106/95 दिनांक 16.10.95 के द्वारा यथा अनुमोदित वर्तमान नीति की विवेका धिकेताओं को दर्शाने वाली तालिका और विपाराधीन मद में प्रस्तावित परिवर्तन परीकट-9 पर संलग्न है।

7. प्राधिकरण के विपारार्थ सिफारिशें

तेल कम्पनियों को नए पेट्रोल पम्पों के लिए भूमि के आबंटन के दिशा-निर्देश, पुनः स्थान निर्धारण और एजेंडा पैरा-2 से 5 में दिए गए अनुसार सी.एन.जी./एल.जी./अन्य नये आटोमोबाइल ईंधन के लगाने के लिए अतिरिक्त भूमि का अनुरोध प्राधिकरण के समक्ष विचार-विमर्श करने और अनुमोदनार्थ प्रस्तुत है।

ITEM NO.
106/95
A-16.10.95

Sub: Allotment of Petrol Pump and Gas Godown Sites.
No. F. 13(4)/91/Pl./CRC/DDA

P R E C I S

In 1981 there were 6.5 lakhs number of vehicles in the union territory of Delhi. By 1995 the number has gone upto 2.5 million. Thus, there has been an increase of 400% in the number of vehicles in the union territory of Delhi. During the same period, the number of petrol pumps has gone up from 232 in 1981 to 270 in 1995. There has been an increase of only 16% in the number of petrol pumps. The national average sale through retail outlets in the country is 170 KL. The average for a petrol pump in the union territory of Delhi is 450 KL. This is three times the national average which indicates that there is a drastic shortage of petrol pumps in Delhi. There is additional requirement of about 155 number of petrol pumps in the UT of Delhi as on today as per MPD-2001. The zonal plan of the DDA had indicated 72 new sites for petrol pumps. Most of these sites are yet to be carved out.

Petrol pump and Gas Godown sites are allotted by the DDA based on Letter of Intent (LOI) issued by the oil companies. There are two types of LOIs:-

- (i) Ministry of Petroleum LOIs holders.
- (ii) Oil Selection Board LOIs holders.

While in case of first, LOIs are issued on compassionate grounds by Ministry of Petroleum, in the second case, LOIs are issued based on selection by the Oil Selection Board after inviting applications from the public. MOP LOIs are not location specific and can be allotted sites anywhere in the UT of Delhi. OSB LOIs are location specific as the advertisements had specified the locations and therefore, they can be allotted sites only at that particular location which is indicated in the LOI.

There are 80 LOI holders for petrol pumps waiting from the year 1993 for allotment of sites. Details of LOI holders wait listed with the DDA is given below:-

	MOP NOMINEE	OSB NOMINEE
1993	2	10
1994	20	25
1995	16	9
Total	36	44

There are 41 LOI holders waiting from the year 1993 for allotment of gas godown sites. Details of LOI holders awaiting gas godown sites is given below:-

	MOP NOMINEE	OSB NOMINEE
1993	7	-
1994	5	22
1995	3	4
	-----	-----
TOTAL	15	26
	-----	-----

Planning Department is making efforts to carve out the necessary plots. Due to constraint on land it has not been possible to carve out adequate number of sites. Oil industry has indicated that 36x30 metre site would be required to provide the basic facilities. However, they are willing to accept 30x17 mtr. plots in cases where it is impossible to carve out the normal sized plots. Before allotment of these sites are made it is proposed to have a scheme of allotment approved by the Authority.

During the past three years petrol pump sites have been allotted to Ministry nominees strictly on seniority. OSB nominees were being allotted sites specified in the LOI as and when such sites were being made available by the Planning Department. Since sites were not being made available based on seniority, allotment also were not be based on seniority.

A new scheme for allotment of petrol pump sites in UTD is at (App. E.P. 38-40) As per the scheme proposed service stations would be de-linked from filling stations. Service stations will be carved out separately in commercial centres and they will be auctioned.

Attempt will be made to carve out uniform sized petrol pump sites so that allottees may not feel discriminated. Petroleum companies have indicated that 36x30 would be the minimum plot size required to accommodate dispensors for various categories of fuel that have to be mandatorily dispensed now, in the light of the Supreme Court orders regarding lead free petrol. But in case the above sized plots are not available due to land constraint, they are willing to accept 30x20 plots in exceptional cases.

The scheme for allotment of petrol pumps and gas godowns is submitted (Appendix 'E' Page No. 38 to 40) for consideration and approval.

RESOLUTION

Resolved that the "Scheme for allotment of Petrol Pump and Gas Godown Sites in Delhi" be approved with the modification that special allotments on priority, as envisaged para 5 of the Scheme, (may be made normally) only in the cases involving special compassionate circumstances.

: 27 :
NO. 19011/31/92-PC
Government of India
Ministry of Petroleum & Natural Gas

App. 'B' to Item No. 15/2001.

New Delhi, May 18, 1998

To

1. The Director (Mkt.), IOCL,
2. The Director (Mkt.), DPCL,
3. The Director (Mkt.), HPCL,
4. The Director (Mkt.), IOP Co. Ltd.,
5. The RLC, New Delhi,
6. The SLC, New Delhi. *C/O HPCL*

Sub: Reg. Change of advertised location from a specific advertised location to anywhere in National Capital Territory (NCT) of Delhi.

Sir,

After a detailed examination of the subject matter in consultation with Oil Industry and land owning agencies pertaining to non-availability of land at the advertised locations in National Capital Territory of Delhi for development of Retail outlets and LPG distributorships, the Government has approved the following criteria for change of advertised location from a specific advertised location to anywhere in National Capital Territory of Delhi:

1. Criteria for allotment of land in National Capital Territory of Delhi by land owning agencies.

It has been decided to maintain the existing criteria of seniority from the date of LOI for the allotment of land in National Capital Territory of Delhi by land owning agencies for Retail outlets and LPG distributorship in view of long pendency for the availability of land.

2. Resitements:

Only those resitement proposals shall be considered which are necessary on account of unavoidable circumstances like closure of traffic, construction of flyover etc. The Oil Company

will submit their report alongwith all supporting documents for discussions in the Industry meeting.

3. Change of locations for the proposed Retail outlets anywhere in NCT of Delhi:

As it is not possible to carve out sites for the development of new Retail outlets in line with the locations mentioned in the advertisement where selection process is completed/LOIs have been issued for the specific locations, it has been decided by the Government to lift the ban of developing of Retail outlet at the specific location. Henceforth all advertisements regarding retail outlet dealerships in Delhi should be released for National Capital Territory of Delhi without specifying the locations.

4. Decisions regarding sites already allotted where LOI have been cancelled:

- a) The Oil companies shall cancel the allotment of the site and put the site in the Pool for consideration of reallocation in order of seniority of the pending LOIs of Oil Industry (Company).
- b) Site shall be retained by the concerned Oil Company and shall be allotted to the next senior-most LOI holder of that Oil Company.

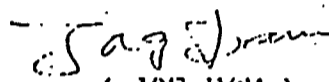
5. Payment of the rentals is to be charged by DDN from date of possession of the particular site.

6. Delhi Development Authority/Land Owing Agencies shall carve out only standard size of plots for the purpose of Retail outlets i.e. 36x30 mts.

7. In case the Oil Companies are facing legal problems from the private parties (Lessors), Delhi Development Authorities/Land Owing Agencies should make the provision not to make the change in land use. In case such sites are lost in legal fray, Government should acquire them for the purpose of retail outlet operations.

B. In location-specific cases, where LOI have been issued and land of that location has been made available by Delhi Development Authority/Land Owning Agencies, such LOI holders would be allotted that land at the specific advertised location on priority. In case land is not available at the advertised location, then the LOI holder would be free to arrange private land anywhere in the NCT of Delhi. However, if LOI holder opts for Govt. land/land providing agencies, he will be put in queue on the basis of date of allotment, for such land, alongwith other LOI holders. In future all advertisements to be issued would be for NCT of Delhi and not location-specific.

Yours faithfully,



(JAS 1101)

Under Secretary to the Govt. of India

☎: 3388764

Copy to:

- 1) Shri Falguni Rajkumar, Joint Secretary (NPO&N), Ministry of Defence, Deptt. of Defence, New Delhi.
- 2) Shri J.P. Murthy, Joint Secretary, Ministry of Urban Affairs, Nirman Bhawan, New Delhi.
- 3) Dr. Rajesh Kumar, Land & Development Officer, Ministry of Urban Affairs, Room No.611-A Wing, Nirman Bhawan, New Delhi.
- 4) Delhi Development Authority (Commissioners-Lands), Vikas Sadan, INA Market, New Delhi.
- 5) Land & Building Officer, Govt. of NCT, Delhi, Vikas Bhawan, Near I.T.O., New Delhi.
- 6) PPS to Secretary (P&NG)
- 7) PS to AS (NPO&NG)
- 8) Dir. (Dist.) (NPO&NG)
- 9) Guard File.

App. 'C' to Item No. 15/2001

:: 30 ::

गैस अथॉरिटी ऑफ इंडिया लि.

(भारत सरकार का उद्योग)

16, ओझिसी मार्ग, नई दिल्ली-110066

गैस अथॉरिटी ऑफ इंडिया लि.

GAS AUTHORITY OF INDIA LIMITED

(A Government of India Undertaking)

16, Okhla Industrial Estate, New Delhi-110066

R.K. Puram, New Delhi-110066

आर. एस. रियात
जनरल मैनेजर (आई एन पी ई)
R. S. RIAT
General Manager (I&PE)

No: ND/CNG/GOVT/DDA/97

March 19, 1997

Dear Shri Vijay Rizbud,

I wish to express our sincere thanks to you for the detailed discussions held with you and other senior officials of DDA on 04-03-97 regarding installation of CNG equipments at petrol Retail Outlets (ROs). As you are aware, the CNG facilities and conversion of Government vehicles into CNG mode are being closely monitored by the Hon'ble Supreme Court and GAIL is required to make CNG available at convenient locations in Delhi.

I am enclosing a typical layout of CNG facilities to be added at an existing petrol RO. CNG facility, required to fill on-board vehicle cylinder, consists of following 3 major CNG equipments :

	<u>Description</u>	<u>Typical Skid size</u>	<u>Approx. size of Canopy/ Open shed</u>
1.	CNG Compressor	4.5m x 3m	8m x 6m
2.	Cascade (of 30 cylinders)	2m x 1.5m	4m x 3.5m
3.	CNG Dispenser	2m x 1m	4m x 3m

CNG facility is feasible only at ROs of size 36m x 30m or larger, since minimum safety clearance, as stipulated by the Explosive Department, are to be observed. As per CCE norms (a copy enclosed for ready reference) a minimum clearance of 2m from the boundary wall is required if the wall is made of RCC. The minimum clearance between compressor and cascade is 2.5 meters and 4 meters around clearance. CNG dispensing unit need to be located minimum 6 meters away from MS/HSD pumps and must have 4 meters around clearance. For safety reasons and for rain/weather protection all three equipments must be housed under open shed/canopy to cover them. Sometimes compressors are supplied with cubicle container and in that case, the shed over compressor is not required. CCE norms also require that compressor and cascade be kept in a bounded area (chain link fencing and lockable gates) with minimum clearance, which works out to approx 12 m x 09m, as per details enclosed. The dispensing unit is to be installed outside this fenced area at a place where vehicles can be refuelled. Due to safety reasons, above CNG equipments can not be kept under or adjacent to any building.

We may also invite reference to DDA's letter No. F.7(7)95-MP/186 dated 26-02-97 to the Commissioner (Transport) advising that additional coverage for CNG equipments has to be met within existing limits (of 20% of plot size) and no additional

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GAIL-IND

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GAIL-IND

ground coverage can be provided. However, existing petrol ROs have already reached the prescribed limits and it is not possible to divert covered area already constructed for CNG equipments. Moreover, it is very difficult to remodel the RO to add CNG equipments as it will lead to high construction cost as well as disruption of existing facilities. Even without remodelling, CNG facility at a RO would cost Rs. 65 lakh and the cost of laying a pipeline to the RO is extra. It is worth mentioning that additional costs for CNG facilities are being borne by GAIL and not by RO dealers / Oil Marketing Companies.

It may be recalled that DDA Technical Committee had advised GAIL in June, 1993 to seriously consider identifying existing petrol pump outlets on Ring Road for CNG facility rather than asking for new sites. During survey by a Committee to identify suitable locations it was found that due to limited space available at ROs, the feasibility of accommodating both CNG compressor and cascade within a fenced enclosure and a dispenser while observing safety distances and clearances is difficult until unless additional ground coverage is provided.

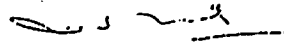
In view of above, we would like DDA to allow additional ground coverage for only 3 CNG equipments, as shown in the typical layout plan, and relaxation to the DDA norms. The clearance of Explosives as well as Delhi Fire Service shall be obtained. This will facilitate CNG availability to vehicles at petrol ROs where open space is available but existing DDA norms do not allow such addition. As CNG is being introduced as an alternative clean fuel for environment protection, the request to amend DDA norms for addition of CNG may please be considered for the public interest, to enable a quick expansion of CNG facilities.

I shall be grateful if you could kindly re-examine the proposal on above mentioned arrangements shown in the typical layout, as other suitable locations in vicinity of gas pipeline in Delhi are not available. Once again, it is emphasised that remodelling of an existing RO or accommodating CNG equipments in the prescribed ground coverage is not possible.

In view of above, it would be possible to make some progress with minimum need of allotting separate lands for CNG stations. Please let us know if any other information is required.

Regards,

Yours Sincerely,


(R.S. Riat)

Shri Vijay Rizbud,
Commissioner (Planning),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi

GUIDELINES FOR CNG DISPENSING FACILITIES

(Ref. N2S-5425-Pt.I-1980, Pet.Rules 76 and Gas Cylinders Rules 1981).

1. The cylinders storage and dispensing facilities shall be located in an isolated area in the service station not interfering with the vehicular movement on the driveway and not coming within the hazardous area of the petroleum facilities as defined in Schedule IV of the Petroleum Rules 1976.
2. The storage of the cascades of cylinders shall be made in a shed with at least one side open and the roof designed for ventilation and dispersion of gas.
3. The cascades shall be placed on a dedicated trailer or LCV made immovable by application of brake and wheel chock. An area of at least 1 M. around the cascades shall be within the shed and shall be demarcated either by raised platform or by curb wall.
4. A minimum clearance of 2.5/4/10 m. for total water capacity of cylinders upto 4.5/10/100 Kl. respectively shall be observed around the cylinder cascades. If on the side(s) towards the boundary of the service station, the clearance is not available, the same may be limited to 2 M. provided a 22.5 cm. w RCC wall of 2.5 M. high and length equal to that of the shed is constructed and adequate clear space is available on the other side.
5. The cascades shall observe a minimum clearance of 6 ft. from the MS or USD pump and 2 M. from the CNG dispensing unit.
6. The CNG dispensing unit shall observe a minimum clearance of 6 ft. from MS or USD pump and 4 M. around.
7. Compressor module in open shed with roof and no wall shall be at least 2 M. from the cylinders cascades. The compressor module shall observe at least 4 M. clearance around. The clearance on the sides towards the boundary can be reduced in the same way as mentioned in para 4.
8. The CNG facilities and the clearances mentioned above shall be enclosed within a chain link fencing 1.5 M. high. The fencing may be limited upto the dispensing unit to avoid obstruction in the driveway if the required clear space is available thereafter within the service station premises.

"विस्फोटक", नागपुर
 Telegram :
 "EXPLOSIVES", Nagpur
 दूरभाष }
 Telephone }
 सार्वजनिक उद्देश के लिये प्रेषित "विस्फोटक विभाग" के पदनाम से भेजे जायें, उनके व्यक्तिगत नाम से नहीं।
 All communications intended for the office should be addressed to the "Chief Controller of Explosives" and NOT to him by name.

No. 1123(22) S/11/94
 GOVERNMENT OF INDIA
 विस्फोटक विभाग
 DEPARTMENT OF EXPLOSIVES
 966 ADN 22
 नागपुर, दिनांक 23-11-94

To
 ✓ Shri B.P. Singh,
 Manager(E)
 Gas Authority of India Ltd.,
 Bhikaiji Cama Place, R.K. Puram,
 New Delhi-110066.

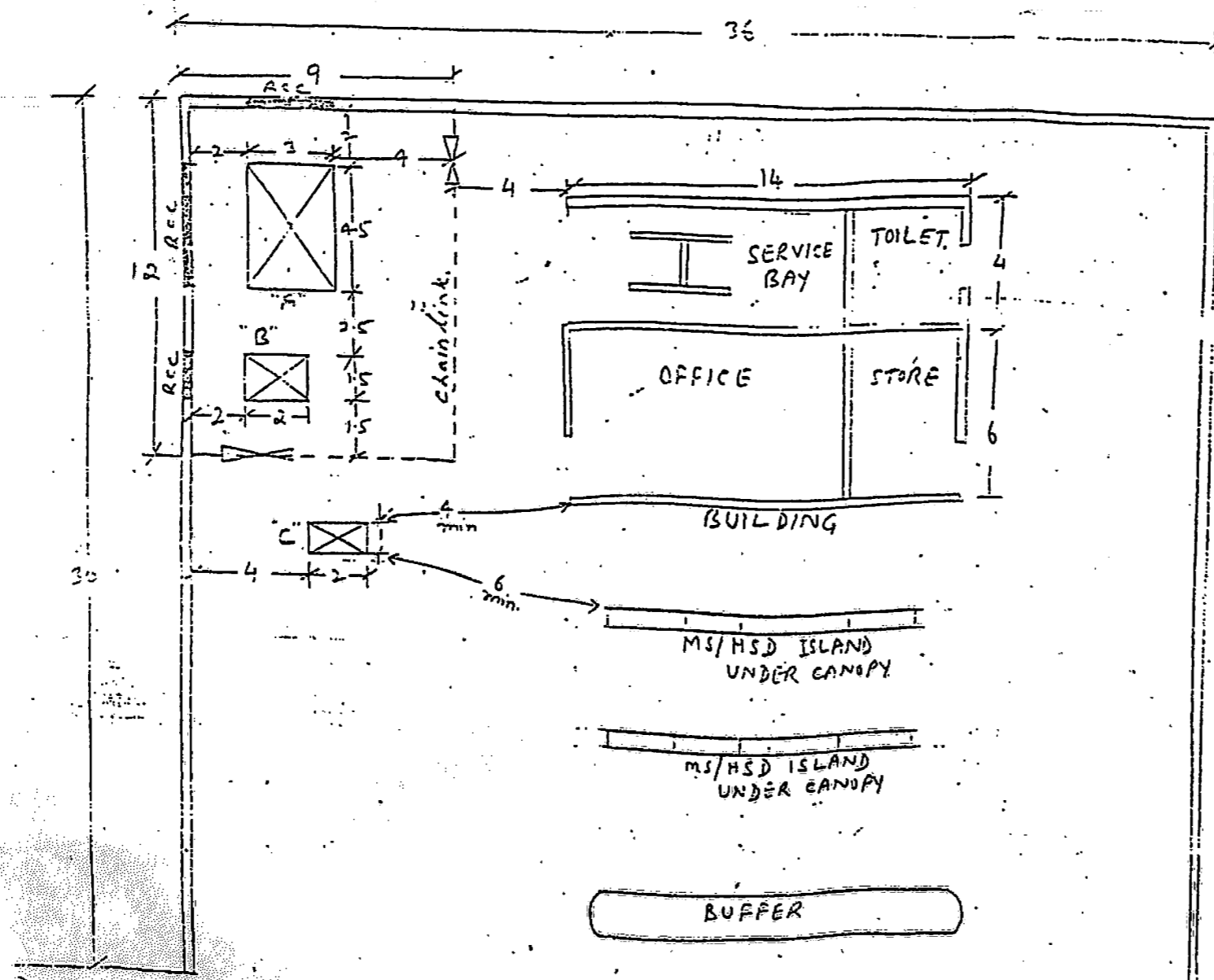
Sub: Setting up of CNG dispensing facilities at the Petroleum Retail Outlets of Oil Marketing Companies

Dear Sir,
 Please refer to your letter No. ND/O&M/001/CNG/5/94 dated 15-11-94, on the above subject.

In the figures in Appendix E & G of the specification HZS-5425-Part I, the extent of Division 1 (1.5 m) and Division 2 (hazardous areas) have been shown and the cylinders storage is shown at a distance of 4.5 M. from the compressor. However, in view of the clarification given in the letter under reference, this office agrees to the observation of the clearance of minimum 2 M. between the compressor module and cylinder cascade. The clearance around the compressor on the other side should be at least 4 M. This can be reduced upto 2 M. towards the boundary wall of the service station with suitable protective wall as has been allowed in the case of cylinder cascade. A copy of the guidelines for such installation is enclosed for your reference.

Yours faithfully,
 (A.S. Chachra)
 Jt. Chief Controller of Explosives
 for Chief Controller of Explosives.

#123



Legends

- "A" = CNG Compressor under canopy
- "B" = CNG Cascade under canopy
- "C" = CNG Dispenser under canopy

Note - Buildings and MS/HSD ISLANDS already existing.

TYPICAL LAYOUT OF CNG FACILITY ADDED AT
 A. MS/HSD FILLING AND SERVICE STATION

14
 1
 ROAD R/W LINE



App. 'D' to Item No. 15/2001.

35 DELHI

DEVELOPMENT AUTHORITY
VIKAS MINAR
I.P. ESTATE

No. F.3(15)95-MP/410-417

From: R.K. JAIN
JOINT DIRECTOR (MP)

126 MAR 1999
New De - 2

To

The General Manager (I&PE),
Gas Authority of India,
16, Bhikaji Cama Place,
R.K. Puram,
New Delhi-110056.

Subj: Guidelines for use of CNG Dispensing Units in existing
Petrol Pump cum service station measuring 36x30 mtr.

Sir,

The proposal on the above cited subject was discussed in the Technical Committee held on 23.9.98. Technical Committee has given the approval to allow CNG Dispensing Unit in petrol pump cum service station sites. I am directed to enclose herewith the guidelines formulated in this regard for further action.

Thanking you,

Yours faithfully,

R.K. Jain
(R.K. JAIN)
JOINT DIRECTOR(MP)

Copy to:

1. General Manager, BPC Ltd., Connaught Place, New Delhi.
2. General Manager, HPC Ltd., Connaught place, New Delhi.
3. General Manager, IOC Ltd., World Trade Centre, Barabar Road, New Delhi.
4. Town Planner, ECD, Kashmir Gate, Delhi.
5. Chief Architect, NDMC, Palika Kendra, New Delhi.
6. Land & Development Office, MOUAGE, Nirman Bhawan, New Delhi.
7. Under Secretary, MOUAGE, Nirman Bhawan, New Delhi.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

SUB: GUIDELINES FOR USE OF COMPRESSED NATURAL GAS (CNG) DISPENSING UNITS IN PETROL PUMP AND SERVICE STATION MEASURING 36x30 METR.

F.3(15)98-MP

1. The safety norms for CNG Dispensing facilities as issued by the Chief Controller of Explosives, from time to time, shall be followed.
2. CNG Compressors and cascade cylinders shall be located in the isolated areas, duly enclosed by Chain Linked fencing.
3. Location of CNG Dispensing facilities shall be located on the area where the underground tanks of petrol pump are not existing and does not interfere with the entry/exit to service station. In case the underground tanks exist on the said site, the modification in the layout be made, in order to achieve better circulation. The CNG Equipment and to be installed in the rear/behind service station.
4. For safety reasons and for rain/weather protection, CNG equipment need to be installed under shed/canopy with roof design for ventilation and dispersal of gas. Typically such sheds are constructed of asbestos roof. The construction shall be of temporary nature. CNG equipment comprising of (i) CNG Compressors (ii) Cascade, (iii) CNG Dispensers shall be located under the canopy within the permissible FAR/Ground coverage. (No additional FAR and ground coverage shall be permitted).
5. As per the Master Plan 2001, for a plot area measuring 1000 sq. METR. to 2000 sq. METR. minimum setbacks of 3 METR. on 3 sides and 6 metres in front, is required. But for CNG facilities the said setbacks are relaxed and following setbacks shall be followed:

"The setback from the compressor shall be 2 meters and from the outer line of the shed, it shall be 1 metre."

Contd...2/-

6. In case of rebuilding/new petrol pumps, in built provisions needs to be made for CNG facilities within the permissible ground coverage and FAR.

7. Additional licence fee shall be charged for every filling point as worked out by land owning agency from time to time.

8. Prior permission for sub leasing be obtained from the land owning agency.

14.10.98

SUB: POLICY OF RESITEMENT OF EXISTING PETROL PUMPS IN DELHI
F7(3)97-MP

BACKGROUND:

Delhi Development Authority has been receiving a number of requests from the various Oil Companies for resitement of existing petrol pumps considering them objectionable for reasons like a) Improvement of circulation system, b) construction of grade separators c) Reduction in the sale d) Affected in implementing the project by Civl. Agencies etc. from time to time. e) Not conforming to IRC recommendations. These cases are being examined and put up to Technical Committee in an isolated manner. Keeping in view that there are a large number of cases of L.O.I holders pending with DDA for allotment of Petrol Pumps sites against limited sites, it is desirable to have a comprehensive policy for resitement of petrol pumps within National Capital Territory of Delhi.

2. EXISTING SCHEME FOR ALLOTMENT OF PETROL PUMPS AND GAS GODOWN SITES IN DELHI, AS APPROVED BY AUTHORITY VIDE ITEM NO. 106/95, dt. 16.10.95)

While considering the scheme for allotment of petrol pump and gas godown sites in Delhi approved by the Authority vide resolution no. 106/95 dt. 16.10.95 the Authority had also approved the policy for resitement of petrol pumps with following features:-

- a) Resitement case have to be approved by the Technical committee of the DDA, except those cases which have been approved by the Ministry of Petroleum.
- b) A separate list of resitement cases will be maintained.
- c) If a site becomes available within the same planning zone where it is presently located, the new site available will be allotted as resitement, irrespective of applicant's seniority in the list of cases to be resited.
- d) If no resitement site is available within the zone, the application will be treated at the bottom of the list of the Ministry.

3. REVISED POLICY OF MINISTRY OF PETROLEUM AND NATURAL GASES NOTIFIED BY NOTIFICATION NO. MOR 19018/31/96-mc dt. 18.5.98

As per this notification, the criteria for resitement is as under:

"Only those resitement proposals shall be considered which are necessary on account of unavoidable circumstances like closure of traffic, construction of fly-over etc. The Oil

Co. will submit their report along with all supporting documents for discussion, in the Industry meeting (Annexure 1)

10 PROPOSED GUIDELINES.

a) Eligibility criteria:

i) As per the policy of Ministry of Petroleum dt. 18.5.98 all cases identified by oil companies/OI holders for resitment are to be first discussed by the committee constituted by the Oil Industry for this purpose. Only the cases recommended by this committee may be examined by DDA, on quarterly basis, by the decision of the committee, along with all supporting documents.

ii) The petrol pumps located along the road side may be considered for shifting, if the land is required for road improvement/widening, as per an approved plan. These are to be identified while the scheme is being subjected for approval with all relevant details eg existing size as per licence, land required for the scheme, status of land, and actions taken by implementing agency to take over the land etc.

iii) In case petrol pump is existing/functioning on 18 m / 24 m RAW road, it shall not be eligible for resitment. However, no new petrol pump site shall be located on 30 mtr. road, as per MPD 2001.

iv) The resitment sought due to reduction in sale on account of any planned scheme/project may be entertained by DDA, provided it is referred by an Oil Company/Ministry, mentioning that the sale level is below the prescribed limit and petrol pump is not feasible in its existing location.

b) Preferred location/size:

i) The petrol pumps eligible for shifting should preferably be relocated by the same land owning agency who initially made the allotment. In case land is not available with land owning agency, the case may be considered by DDA.

ii) The petrol pumps which are affected in any scheme/project may be readjusted/relocated preferably in the same area, by making adjustments in the layout plan of the vicinity.

iii) In case a part of land of petrol pumps is required for any planned scheme/project petrol pump may continue on the same site provided the remaining plot area conform to the minimum size 30 x 36 mt and is located on a road 30 mt or above. However, in no case site less than 30 x 17 mtr. may be considered adequate.

c) Use of vacated site:

i) The site vacated due to resitement of petrol pump, shall be handed over to the owning agency for community facilities or other uses based on locational considerations.

d) Others:

i) IRC norms for the petrol pumps are not mandatory. However, for rural areas IRC norms seems relevant and may be followed to the extent possible.

ii) After allotment of alternative site, the owner shall have no right to claim any interest or compensation for the land so vacated by him.

iii) After the resitement licence fee shall be worked out depending on additional facilities provided e.g. service station/work shop/ kiosks etc. considering them as commercial activities.

5.0 RECOMMENDATIONS:

Proposed guidelines as given in para 4 above, are placed for consideration of the Technical Committee.

DECISION

After detailed discussion, the proposed guidelines for resitement of existing petrol pumps in Delhi was recommended for approval by the Technical Committee with following modifications:

- i. Para 4(a)(i) and 4(a)(iv) be merged.
- ii. Para 4(a)(iii) be modified to read as "in case petrol pump is existing/functioning on 18m/24m R/W road it shall not be eligible for resitement. However, no new petrol pump site shall be located on less than 30 mt. wide road, except wherever it forms part of any approved commercial scheme".
- iii. Para 4(d)(i) be read as "Indian Road Congress norms for petrol pumps are not mandatory."
- iv. On the issue of resitement cases of outside Delhi, Technical Committee decided that such cases should not be recommended to be sited within Delhi by any recommending Authority.

Compared with Original

[Handwritten signature]
22/11/53

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20/11

[Handwritten signature]
Member Secretary
Technical Committee
Delhi Municipal Corporation

App. 'F' to Item No. 15/2001.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.7(3)97-MP-Pt.II

55

12.1.2000

13 JAN 2000

Sub: Regarding the policy of resitment of existing petrol pumps in Delhi.

The proposal regarding the policy of resitment of the petrol pumps which are getting affected due to any public project such as road widening, fly over / grade separators etc. was discussed in the Tech. committee held on 14.10.99 and subsequently required to be put up for consideration of the Authority. A Draft agenda has been prepared (copy enclosed)

In the proposed policy under the heading use of the vacated site 'The site vacated due to resitment of petrol pump, shall be utilised by DDA | Land Owning Agency' for community facilities or other uses, based on locational consideration.

Lands Deptt. of the DDA and the Legal Deptt. of the DDA may submit its observations whether the land which is owned by some other land owning agency could be acquired by the DDA for utilising the same for the community facility or other use based on pre-dominant uses of the alternate land has been allotted to the affected petrol pumps.

C.B.A.
COMMR. (LD)
COMMR. (LM)

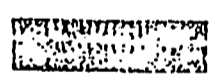
Adal Ctr

(R.K. JAIN)
JT.DIR. (MP)

14/1/2000

Sh. [Signature]

Sh. [Signature]



DEVELOPMENT AUTHORITY

14/1/2000

Pre-page note dt.12.1.2000 of Jt. Dir(MP) may kindly be perused.

Attention is kindly drawn to Section 15 of the D.D. Act, 1957 which contemplates that the Central Govt. may acquire the land for the purpose of development or for any other purposes under the Act. This section also lays down that the acquisition of land is to be undertaken under the provisions of Land Acquisition Act, 1894 and after acquisition of such land and taking the possession of the same, the Central Government may transfer the land to the Authority for the purpose for which the land was acquired. Therefore, I am of the view that the matter shall have to be taken with the Central Govt. with respect to the acquisition of land under reference. However, it may be pointed out that the development on the land so acquired and transfer to the Authority in accordance with the provisions of Section 15 of the Act, as stated above, shall have to be in consonance with the plans. May kindly see please.

सूचना प्रदान की जायेगी
दिनांक 21/1/2000

श्री 21/1/2000

श्री 21/1/2000

6

46-AC/A
21-1-2000

253/CHA
21/1

682/ML/2000
25/1/2000

Sh. S. S. Bhandari/SLO

Add. C.A.

C.A.

Comm. (H)

JDCMP

pt. discuss

21/1/2000

Pl. put up copy of section (15) of D.D. Act. 1957. This was taken into account while preparing the plan.

Jr. Law Officer

दिल्ली विकास प्राधिकरण

: : 43 : :

DRAFT AGENDA FOR THE AUTHORITY

SUB: POLICY OF RESITEMENT OF EXISTING PETROL PUMPS IN DELHI.
F7(3)97-MP Pt. II

1.0 PROPOSAL IN BRIEF : The proposal is regarding 'policy guidelines for resitement of the petrol pumps' that get affected due to any public project such as road widening, fly over/grade separators etc. and hence require resitement.

2.0 BACKGROUND:

Delhi Development Authority has been receiving a number of requests from various Oil Companies for resitement of existing petrol pumps, considering them objectionable for reasons like a) Improvement of circulation system, b) Due to the construction of grade separators c) Reduction in the sale d) Affected due to implementation of projects by Govt. Agencies etc from time to time. e) Not conforming to IRC recommendations. These cases are being examined and put up to Technical Committee on individual basis. Keeping in view number of such pending requests of L.O.I holders with DDA for resitement against limited number of sites, it was considered to have a comprehensive policy of resitement of petrol pumps within National Capital Territory of Delhi.

3.0 EXISTING POLICY:

Authority vide item no.106/95 dt.16.10.95 approved the following policy for resitement of petrol pumps in Delhi.

- a) Resitement case have to be approved by the Technical committee of the DDA, except those cases which have been approved by the Ministry of Petroleum.
- b) A separate list of resitement cases will be maintained.
- c) If a site becomes available within the same planning zone where it is presently located, the new site available will be allotted as resitement, irrespective of applicant's seniority in the list of cases to be resited.
- d) If no resitement site is available within the zone, the application will be treated at the bottom of the list of the Ministry.

Need for refinement in existing policy. As per the existing policy individual cases are being examined in the absence of the well laid out criteria for eligibility, preferred locations and use of the vacated sites. As number of fly over projects are coming up in Delhi effecting the location of some retail outlet for petrol and diesel; the proposed guidelines are expected to help in expeditious & uniform examination of such cases.

Sh. M. P. Singh

14/11/2000

B. T. O.

दिल्ली विकास प्राधिकरण

4.0 PROPOSED GUIDELINES & DECISION OF THE TECHNICAL COMMITTEE

The proposed guidelines have been worked out in consultation with the Oil companies and the representatives of the local bodies. These were also discussed in the meeting of the Tech. committee of the DDA held on 14.10.99. A few modifications as proposed by the Tech. committee have been incorporated and the modified guidelines are as given below:

a) Eligibility criterias:

- i) As per the policy of Ministry of Petroleum dt. 18.5.98, all cases identified by oil companies \ LOI holders for resitment are to be first discussed by the committee constituted by the Oil Industry, for this purpose. Only the cases recommendation submission of the decision of the committee and all other supporting documents. The resitment sought due to reduction in sale and/or on account of an adverse affect of planned scheme/project may only be considered by DDA, provided it is referred by an Oil company/Ministry mentioning clearly that the sale level is below the prescribed limit, and the petrol pump is not feasible in its existing location.
- ii) The petrol pumps located along the road side may be considered for shifting, if the land is required for road improvement/videning as per an approved plan. These are to be identified while the scheme is being submitted for approval with all relevant details eg existing size as per allotment extent of land required for the proposed scheme and its status and actions taken by the implementing agency to take over the land etc.
- iii) In case petrol pump is existing/functioning on 18 m / 24 m RWW road, it shall not be eligible for resitment. However, no new petrol pump site shall be located on less than 30 mtr. wide road, except wherever it forms part of any approved commercial scheme.

b) Preferred location/size:

- i) The petrol pumps eligible for shifting should preferably be relocated by the same land owning agency, who initially made the allotment. In case land is not available with the land owning agency, the case may be considered by DDA.
- ii) The petrol pumps affected by any planned scheme \ project may preferably be readjusted \ relocated in the same area, by making adjustments in the layout plan of the vicinity.
- iii) In case a part of land of petrol pumps is required for any planned scheme \ project, petrol pump may continue on the same site, provided the remaining plot area conform to the minimum size 30 x 36 mt and is located on a road 30 mtr. or above. However, in no case site less than 30 x 17 mtr, may be considered adequate.

DDA Deptt. of ...
... ..

c) Use of vacated site:

i) The site vacated due to resitement of petrol pump, shall be utilised by DDA / land owning agency for community facilities or other uses, based on locational consideration.

d) Others:

i) Indian Road Congress norms for the petrol pumps are not mandatory..

ii) After allotment of alternative site, the owner shall have no right to claim any interest or compensation for the land so vacated by him.

iii) After resitement licence fee shall be worked out depending on additional facilities provided e.g. service station / work shop/ kiosks etc. considering them as commercial activities.

5.0 RECOMMENDATIONS:

The proposed guidelines as given in para 4.0 above, are placed for consideration of the Authority.

Page 12/14/23

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

App. 'G' to Item No. 15/2001

F.7(23)67-MP/Pl.I 1050

DATED: 12.7.2000

SUB: Modality for the planning permission for petrol pump in rural area and development areas of DDA.
F.7(23)67-MP-Pl.I

Policy and regulations for setting up of petrol pump in rural use zone (development area) of the National Capital Territory of Delhi was discussed in the meeting of the Authority held on 28.3.2000 Ministry of Urban Development vide letter no. K-13011796-D/111 dt. 8.8.97 approved the regulations which are reproduced here:

OFFICE OF DIR. (TT) 128
Diary No. 222
Dated 13/7/2000

- i) The min. size for such petrol pumps will be 30 m x 36 m and max. plot area 60 x 45 mtrs.
- ii) A conversion fee for change of land use shall be payable by the applicant as per rates laid down by DDA from time to time.
- iii) A non-refundable processing fee of Rs. 5000/- shall be chargeable by DDA for scrutinising the application for Planning Permission.
- iv) The Oil Co. will apply to DDA for Planning Permission and seek clearance from all other concerned agencies including DCP (L.C.) competent authority under ULCR Delhi Fire Services, the concerned local body etc.

10 AMENDMENT IN THE MPD-2001: The regulations recommended by the Govt. involve the following amendments in MPD-2001:

L.D.T. Dt. No. 398
14/7/2000

- i) On page 134 (LIS) Gazette of India dt. 1.8.90 the para is proposed to be modified by adding the following words after major rural roads
Having a right of way of 30 mtr. and above
- ii) On page 162, RIS Gazette of India dt. 1.8.90 in para under Petrol Pumps (030) (iii) Plot Size (c) after filling - cum service station the following is proposed to be added.
In Rural area Minimum size to be 36 m x 30 m and max. size to be 60m x 45 m
- iii) After para (iv) (Page 162 of Gazette of India dt. 1.8.90) the following is proposed to be incorporated.

13/7
Copy to
DD (TT)
DD (Survey)
One copy in file

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

Ground coverage 20%
Max. height 6 mtr.
Canopy Equivalent to permissible ground coverage within set back lines.
Front set back Max. 6 mtrs.

(vi) Filling station (size 30 m x 17 m and 18 m x 15 m)

Ground coverage 10%
FAR 10
Max. height 6 mtr.
Canopy Equivalent to permissible ground coverage within setback lines.
Front set back Min. 3 mtr.

Other Regulations:

- a) shall be acceptable to Explosive & Fire Deptt.
- b) Ground coverage will exclude canopy area.
- c) Mezzanine, if provided will be counted in FAR.
- d) Wherever the plot is more than 33 m x 45 m development & building norms shall be restricted to as applicable for a 33 m x 45 m size both in urban and rural areas.

Conversion fee & permission fee Finance Department of the DDA had suggested the three options for the conversion fee. It has been agreed by the authority that for conversion fee & permission fee, following formula should be adopted:

"50% of the MOUA&E rates at which the institutions are eligible for allotment of land in urban areas of Delhi a flat rate could be used, instead of making distinction between government semi government and charitable institutions. The rate for Govt. department is Rs. 44 lakhs per acre. There is no rate for semi government institutions. The rate for charitable institutions is Rs. 12 lakhs per acre".

Lands located on NH to be charged at double the rates, indicated above.

Procedure for applications and its scrutiny:

- (1) The Oil company is required to apply to the Master Plan Section, 6th floor, Vikas Minar, DDA office for planning clearance as per regulations of setting up the petrol pump in rural area, along with a non refundable processing fee of Rs. 5,000/- payable to the DDA. The planning clearance fee shall be deposited in the accounts office located in Vikas Minar.

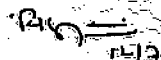
- 48
- (2) The applications must contain the following details about land (i) ownership of the land, (ii) size of the plot, (iii) road width available in front of the plot, (iv) The location plan of the proposed site, clearly indicating the land use of the adjoining plots at least 100 mtrs. on all sides of the proposed site of the petrol pump.
 - (3) On receipt of the applications for regularisation & sanction of the petrol pump, the same shall be examined as per the regulations approved by the Authority by the concerned planning unit & wing dealing with that rural zone clearly recommending or rejecting the grant of planning permission.
 - (4) After seeking the report from the concerned planning unit, Master plan section shall issue a planning permission to the applicant and thereafter applicant would submit the building plan for approval to the DDA or MCD, as the case may be.
 - (5) Building plan processing fee shall have to be deposited by the applicant, at the counter of the Building Department in DDA or MCD.

N.B. This issues with the approval of Commissioner (Plg.) DDA and is for internal official use only.

(R.K.JAIN)
Jt. Dir. (MP)
12.7.2000

Copy to:

1. Commr. (I.M) DDA
2. Commr. (I.D) DDA
3. Chief Legal Adviser, DDA
4. Chief Accounts Officer, DDA
5. Addl. Commr. (DC&B)
6. Addl. Commr. (MPPR)
7. Addl. Commr. (UDP)
8. OSD (AP)
9. Dir. Dwarka, Rohini, DC, Narela, MPPR, I, II, AP I, AP II, AP III, FI ✓
10. Director (Works)
11. Director (I.C)
12. Director (Bldg.)
13. Under Secretary (DD) Govt. of India.
14. PS to VC DDA
15. PS to EM DDA
16. PS to FM DDA
17. PS to Commr. (Plg.) DDA


(R.K. Jain)
Jt. Dir. (MP)

140

:: 49 ::



सत्यमेव जयते

ADD. 'H' to item No. 152001

RAJ NIWAS
DELHI-110054

485/5DCM)

1613

Q.M.S

E.M.
F.M.
(H)
(Plg.)
C.P.
C.M.

Please find enclosed a copy of the minutes of weekly meeting of Lt. Governor with the officers of DDA, held at Raj Niwas on 7.3.2000, for necessary action.

(A.K. Acharya)
OSD to L.G.

12/3/2000

No.F.100(3)/RN-2000/454/151-70

DDT. Dy. No. 166
20/3/2000

7956
13/2/2000

1. ✓ Vic., DDA
2. F.M., DDA
3. E.M., DDA
4. Chairman, DAMB, GNCTD
5. Pr. Secretary(PWD), GNCTD
6. Chairman, Delhi Flower Market Committee
7. Commr.(LM), DDA
8. Commr.(LD), DDA
9. Commr.(Plgn.), DDA
10. Commr.(Housing), DDA

VI. DDA land along the Ring Road :

L.G. pointed out that there are large chunks of DDA land between the two rings of the Ring Road, which are getting encroached steadily. He felt that it is best to hand over all these 'islands' to PWD so that they can be utilised for road maintenance or for greening purposes.

CLM, DDA said that he would transfer of all such land to PWD.

VII. Allocation of petrol pumps through draw of lots :

L.G. pointed out that all allotments, whether of petrol pumps or others, should be made only through the draw of lots. There cannot be any pick and choose policy for such allotments. He warned that severe action would be taken in case these directions are flouted.

EXISTING POLICY		PROPOSED CHANGES	
1	GENERAL REGULATIONS		
a	APPLICATIONS: Company has to apply to DDA for a site to set up a petrol pump along with a copy of the LOI in each case separately.	NO CHANGE	
b	REQUEST OF APPLICANTS: All the applications received by the DDA will be duly recorded in the register of applicants.	NO CHANGE	
c	SENIORITY: If the Company applies to the DDA within 30 Days of Issuance of LOI, then the seniority would be the date of issue of the LOI. If the company applies to DDA after 30 days of the issuance of LOI, then the seniority would be the date of application from the Company.	SENIORITY: All applications received by DDA from Oil Companies will be duly recorded in a register based on seniority.	2.1(1)
		There will be no distinction between the Letters of Intent issued by the Ministry of Petroleum and Natural Gas and by the Oil Selection Board.	2.1(1)
		The seniority will be from the date of issue of Letter Of Intent and shall be duly verified by State Level Coordinator	2.1(i)
		The resettlement cases approved due to acquisition of the site shall be given highest priority.	3.1(a)
	All other cases of resettlement be given seniority from the date of approval of the Technical Committee	3.1(b)	
d	REGISTER OF APPLICANTS: Based on the above, a seniority list would be two seniority lists; one for the Ministry nominees and the other for, the nominees.	REGISTER OF APPLICANTS: All applications received by DDA from Oil Companies will be duly recorded in a register based on seniority. There will be no distinction between the Letters of Intent issued by the Ministry of Petroleum and Natural Gas and by the Oil Selection Board. The seniority will be from the date of issue of Letter Of Intent and shall be duly verified by State Level Coordinator The resettlement cases approved due to acquisition of the site shall be given highest priority. All other cases of resettlement be given seniority from the date of approval of the Technical Committee	2.1(1)
e	SIZE OF THE PLOT: The standard size of the plot would be approximately 36X30 Mtrs. However, on Highways and New Urban Extensions bigger size plots may be made available. In areas where there is serious Pan Consultant, sites of 30X17Mtrs. Also may be carve-out.	SIZE OF PLOT The size of the plot will be governed as per provisions of the Master Plan for Delhi in force at that particular time. Mpd-2001 recommended following three sizes of petrol pumps: 30x17 ONLY FILLING STATION 30x36 FILLING CUM SERVICE STATION 35x45 Due to constraint of land most of the sites earmarked are of 30x17 & 30x36 sq mts The register of sites shall be maintained by Land Disposal Branch, DDA	2.1(iii)
f	REGISTER OF SITES: Based on the sites made available by the Planning Department a register of sites would be prepared and maintained by the Lands Management Department.		
g	YEAR: For all purposes under this scheme, calendar year is to be taken into account.	NO CHANGE	
h	DRAW OF ALLOTMENT: Allotment will be made first to the OSB LOI Holders as detailed out in section 2 regarding allotment to OSB nominees. The rest of the sites would be put to the draw for the Ministry nominees LOI holders be put to the draw for the Ministry nominees LOI holders draw would be held in the beginning of every quarter of the year with sites available at the beginning of the quarter i.e. there would be four draws in a year. If for any reasons draw cannot be held at the beginning of the	MODE OF ALLOTMENT All the sites shall be allotted by a computerized draw only. The location of sites once allotted by way of computerized draw will not be changed.	2.1(iv)
		In case where DDA is not able to hand over the site due to unavoidable / unforeseen reasons. In such cases the LOI holder will retain the seniority and shall be considered for allotment in the next draw.	2.1(iv)
		No specific alternative site shall be carved out / allotted to any LOI holder, in any	2.1(iv)

	quarter, the draw would be held at any other suitable time to be decided by the DDA. Representatives from the Oil Companies will be requested to send their representatives to be present at the draw.	circumstances. Representatives from the Oil Companies will be requested to send their representatives to be present at the draw.	Author By's ref. 100/95
		NO SPECIFIC LOCATIONS IS TO BE ISSUED ALONG WITH THE LOI. All applications as per seniority will be considered for allotment of site, anywhere in NCTD. No specific site shall be carved out/allotted to any LOI holder in any circumstances.	2.1(iv)
I.	ALLOTMENT LETTER: Within a week of the draw, allotment-cum-demand letter will be issued. Within 30 Days of the issue of the above letter, the allottees have to pay the required license - fee. In special circumstances time extension may be granted by the DDA for a period of three months on payment of interest; thereafter the allotment shall stand cancelled.	NO CHANGE	
J	LICENCE DEED: A license deed would have to be executed between the Company and DDA within 15 Days from the Date of payment of the license fee.	NO CHANGE	
K	HANDING OVER THE POSSESSION OF SITE: Within 7 days of the execution of the license deed, possession of the site would to be handed over to the concerned company.	NO CHANGE	
L	If some reasons, DDA is not in a position to hand over the allotted sites. The allottee will be given another site. He will retain his original seniority till the alternative site is made available.	NO CHANGE	
	NEW PETROL PUMP SITES:	NEW PETROL PUMP SITES:	
2	OSB NOMINEES:	SENIORITY FOR ALLOTMENT:	2.1
a.	OSB nominees will be allotted sites depending upon the availability of site specified in LOI. If no site is available at the locations specified in the LOI, he could be allotted a site within the Planning Zone.	All applications received by DDA from Oil Companies will be duly recorded in a register based on seniority. There will be no distinction between the Letters of Intent issued by the Ministry of Petroleum and Natural Gas and by the Oil Selection Board. The seniority will be from the date of issue of Letter Of Intent and shall be duly verified by State Level Coordinator.	2.1(i)
B	If site is not available in the zone where he has the LOI, the Ministry of Petroleum may change the location to anywhere in Delhi. In this case they will not be eligible for any specific site but would be considered for a site anywhere in Delhi. Their date of seniority will be the date of issue of the LOI.	NO SPECIFIC LOCATIONS IS TO BE ISSUED ALONG WITH THE LOI. All applications as per seniority will be considered for allotment of site, anywhere in NCTD.	2.1(ii) 2.1(iii)
C	However, OSB nominees would be considered for allotment of a particular site only if all Ministry nominees for the proceeding year have already been allotted sites. If all the Ministry nominees of the proceeding year have not been allotted sites, the site will go for draw for Ministry nominees.	No specific site shall be carved out/allotted to any LOI holder in any circumstances.	2.1(iv)
D	An OSB LOI Holder has no option to turn down an allotment.	NO CHANGE	
3	MINISTRY NOMINEES:		
A	Sites will be allotted to those in the seniority list based on seniority list referred to in 1 (b) earlier.	All applications received by DDA from Oil Companies will be duly recorded in a register based on seniority. There will be no distinction between the Letters of Intent issued by the Ministry of Petroleum and Natural Gas and by the Oil Selection Board. The seniority will be from the date of issue of Letter Of Intent and shall be duly verified by State Level Coordinator.	2.1(i) 2.1(ii) 2.1(i)

D	If no resitment site is available within the zone, he will be considered for anywhere in the Union Territory of Delhi. And he will be treated at the bottom of the list of the Ministry.	In case no site is available within the Zone on the date of draw a site anywhere in NCTD may be allotted from among available sites by way of common computerized draw of lots.	
		PREFERRED LOCATION & SIZE.	3(ii)
		The petrol pumps eligible for resitment shall be relocated by the same land owning agency	3(ii)a
		The petrol pumps which are affected by any scheme/project may be readjusted / relocated in the same area if feasible.	3(ii)b
		USE OF VACATED SITE	3(iii)
		The site so vacated shall be utilized by DDA / Land owning agency as per the provisions of Master Plan.	3(iii)a
		The LOI holder /company shall have no right to claim any interest or compensation for the land so vacated by him.	3(iii)b
		OTHER ISSUES.	3(iv)
		Indian Road Congress norms for petrol pumps are not mandatory.	3(iv)a
		No case of resitment for petrol pump in Delhi shall be accepted from outside Delhi.	3(iv)b
		RESITEMENT OF PETROL PUMP ON PRIVATE LAND.	4
		The 1961 policy of large-scale acquisition development and disposal of land regulate the use of Private Land in Delhi. It is felt that no resitment should be considered from private land except when the same is acquired as a part of an approved project.	
		In case LOI / Oil Company wants to shift from its present location, the only option shall be to allow it to shift on private land, with the approval of Ministry of Petroleum and Natural Gas & DDA as per the Authority Resolution dated 28.3.2000	
5.	SPECIAL ALLOTMENT: Notwithstanding the above mentioned procedure, the Chairman of the Authority (L.G.) would have the power to allot a site to any LOI holder in exceptional cases such as grant of LOI on account of international recognition or extreme case of compassionate etc.	NO CHANGE	
		ADDITIONAL LAND FOR ADDING CNG / LPG FACILITIES.	5
		No additional land for existing Petrol Pumps for CNG facilities.	5(a)
		In future all petrol Pumps having plot size of 30X36M shall provide facilities for CNG.	5(b)
		The relaxation in set backs can be considered by Technical Committee.	5(c)
		Oil Companies may convert or remodel these Petrol Pumps for CNG/LPG or for combination of automobile fuels with the permission of Explosive Dept. & landowning agency.	5(ii)
		The LPG is yet to be notified as an automobile fuel. However, above recommendations shall also apply to LPG or any other notified automobile fuel	5(i)

Item No.
16/2001

A-30-03-2001

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**SUBJECT : CHANGE OF LANDUSE OF AN AREA MEASURING ABOUT 5.50 HAC.
FROM RECREATIONAL TO RESIDENTIAL USE FOR ALLOTMENT OF
LAND TO DELHI POLICE FOR HOUSING.**

File No. : F.19(30)99-MP.

P R E C I S

1. BACKGROUND

An area of 31.74 acres (about 12.80 Ha.) of land in village Ghondli, Kanti Nagar was allotted to Delhi Police for the construction of Police Lines in East Distt. and Delhi Armed Police Battalion in Oct.'84. An amount of Rs. 190.40 lacs was paid to DDA on 28/3/85 towards the land cost. DDA handed over the possession of the land measuring 25 acres (10.10 Ha.) on 20/1/84 against the allotment of 31.74 acres in Kanti Nagar. There was, therefore, a shortfall of 6.74 acres of land at that time.

Out of the 25 acres (about 10 hac.) of land handed over in Kanti Nagar land for different uses has been allotted to other agencies as per various orders from time to time. Out of the 10 hac. of land handed over in Kanti Nagar, out of this the net area available with Delhi Police is about 5.25 Ha., the rest having been allotted for other uses as per details given below :-

- i) 4 Hac. of land for development of the Park with a Multigym.
- ii) 3040 sqm. of land for allotment to Health Deptt. for construction of Health Centre cum Maternity Centre.
- iii) 3375 sqm. of land to Delhi Vidyut Board for 33 KV S/Stn.
- iv) 3000 sqm. of land to Delhi Jal Board for construction of underground Water Reservoir.
- v) 2500 sqm. of land for Basti Vikas Kendra.
- vi) 1500 sqm for DVB Office
- vii) 800 sqm for Old Age Home
- viii) 250-300 sqm for Community Toilet

It means that still about 7.50 hect. additional land shall have to be allotted to compensate the payment made by Delhi Police to DDA in 1985.

2. PROPOSAL

In order to compensate for the land to be allotted to Delhi Police in lieu of the land taken over from them in Kanti Nagar Area as also the balance land which have to be allotted to them, a proposal for change of landuse of 5.50 hac. area out of the Recreational area behind MCD office/ Musical Fountain near Sharnal College was put up for change of land use from Recreational to Residential and Public/ Semi-public facilities in the Technical Committee of DDA held on 31/3/2000 in which the following decision was taken :

कार्यावली मद सं:-

16/2001

प्र. 30-3-2-1 विषय:- दिल्ली पुलिस को आवासों के लिए भूमि आबंटित करने हेतु लगभग 5.50 हेक्टेयर क्षेत्र का मनोरंजनात्मक से आवासीय उपयोग में भूमि उपयोग परिवर्तन।
फाइल सं.-एफ.19/30/99-एम.पी.

1. पृष्ठभूमि-

पूर्वी जिला में पुलिस लाइन के निर्माण हेतु दिल्ली पुलिस को और दिल्ली सशस्त्र पुलिस बटालियन को अक्टूबर-84 में कौंडली गांव, कान्ति नगर में 31.74 एकड़ क्षेत्र लगभग 12.80 हेक्टे. भूमि का आबंटन किया गया था। भूमि की कीमत के रूप में 190,40 लाख रु की राशि का भुगतान, दिल्ली विकास प्राधिकरण को दिनांक 28.3.85 को किया गया। दिल्ली विकास प्राधिकरण ने कान्ति नगर में 31.74 एकड़ आबंटन में से 25 एकड़ 10.10 हेक्टे. भूमि का कब्जा दिनांक 20.1.84 को सौंपा। अतः उस समय 6.74 एकड़ भूमि कम रह गई थी।

कान्ति नगर में सौंपी गई 25 एकड़ लगभग 10 हेक्टे. भूमि में से विभिन्न उपयोगों हेतु समय-समय पर होने वाले पूर्व आदेशों के अनुसार अन्य एजेंसियों को भूमि आबंटित की गई। कान्ति नगर में सौंपी गई 10 हेक्टे. भूमि में से दिल्ली पुलिस को उपलब्ध निवल क्षेत्र लगभग 5.25 हेक्टेयर है, शेष को निम्न विवरण के अनुसार अन्य उपयोगों हेतु आबंटित किया गया है :-

1. बहु व्यायामशाला सहित पार्क के विकास हेतु 4 हेक्टे. भूमि।
2. स्वास्थ्य केंद्र एवं प्रसूति केंद्र के निर्माण हेतु स्वास्थ्य विभाग को आबंटन के लिए 3040 वर्ग मीटर भूमि।
3. दिल्ली विद्युत बोर्ड को 33 किलोवाट/स्टेशन के लिए 3375 वर्ग मीटर भूमि।
4. दिल्ली जल बोर्ड को भूमिगत जलाशय के निर्माण हेतु 3000 वर्ग मीटर भूमि।
5. बस्ती विकास केंद्र हेतु 2500 वर्ग मीटर भूमि।
6. दिल्ली विद्युत बोर्ड कार्यालय हेतु 1500 वर्ग मीटर भूमि।
7. पृष्ठ आवास ओल्ड एज होम हेतु 800 वर्ग मीटर भूमि।
8. सामुदायिक शौचालय हेतु 250-300 वर्ग मीटर भूमि।

दिल्ली पुलिस द्वारा 1985 में दिल्ली विकास प्राधिकरण को किये गए भुगतान की प्रतिपूर्ति के लिए अब तक लगभग 7.50 हेक्टेयर अतिरिक्त भूमि का भुगतान किया जा चुका है।

2. प्रस्ताव-

कान्ति नगर क्षेत्र में दिल्ली पुलिस से ली गई भूमि के बदले में उसको आबंटित की जाने वाली भूमि की क्षतिपूर्ति तथा शेष भूमि, जो उसको आबंटित की जानी है, के लिए दिल्ली नगर निगम कार्यालय के पड़े मनोरंजक क्षेत्र श्याम लाल कालेज के निकट

"It was explained to the Technical Committee that there is about 12.50 ha. of vacant land near Sham Lal College which was proposed for a District Park in the approved Zonal Plan/Master Plan MCD has developed 4.50 ha. of this land for a park/musical fountain. On the remaining area of 8.00 ha. and MCD's office building existing in an area of 0.50 ha. and the balance land of 7.50 ha. is predominantly low lying and vacant..

The Technical Committee noted that out of the total land of 10 ha. allotted to Delhi Police in Kanti Nagar area, an area of about 4 ha. was taken back and had been developed as park. Keeping in view the high density and proximity of two schools in the area, which will not have any play-field, the Technical Committee decided to develop another 1.50 ha. for park/open spaces/play fields.

In order to compensate for the 5.50 ha. of land proposed/developed for park/open spaces out of the land already allotted to Delhi Police in Kanti Nagar for residential purpose, the Technical Committee recommended for approval of change of land use of 4 ha. of land from 'Recreational' to 'Residential' for Police Housing in the land near Sham Lal College and change of land use of 1.50 ha. area from 'Recreational' to 'Institutional' in which the existing MCD's office would also be adjusted. The balance area of 2 ha. shall remain for development of District Park along with the above 4.50 ha. green area already developed by MCD. The deficiency of recreational area has been adjusted by developing almost an equivalent green area in Kanti Nagar etc. out of the land allotted to Delhi Police for residential purpose. The utilisation plan of Kanti Nagar area, as displayed was also approved by the Technical Committee."

3. **RECOMMENDATION**

The case is now put up to the Authority for change of land use as approved by the Technical Committee in its meeting held on 31/3/2000, Under Section 11 A of DD Act and thereafter it shall be referred to Ministry of Urban Development & Poverty Alleviation.

RESOLUTION

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

संगीतमय पक्वारे हेतु 5.50 हेक्टे. भूमि उपयोग को मनोरंजनात्मक से आवासीय एवं सार्वजनिक/अर्ध सार्वजनिक सुविधाओं में भूमि उपयोग के परिवर्तन हेतु प्रस्ताव दिनांक 31.3.2000 को आयोजित की गई दि.वि.प्रा. की तकनीकी समिति में प्रस्तुत किया गया और इसमें निम्नलिखित निर्णय लिया गया-

तकनीकी समिति को बताया गया कि श्याम लाल कालेज के निकट लगभग 12.50 हेक्टेयर खाली भूमि, जो कि अनुमोदित क्षेत्रीय योजना/मुख्य योजना में जिला पार्क हेतु प्रस्तावित थी, दिल्ली नगर निगम ने इस भूमि का 4.50 हेक्टेयर पार्क/संगीतमय पक्वारे के लिए विकसित किया है। शेष 8.00 हेक्टे. क्षेत्र और 0.50 हेक्टे. क्षेत्र में विद्यमान दि.न.नि. का कार्यालय भवन और बकाया 7.50 हेक्टे. क्षेत्र नीची भूमि है तथा खाली पड़ी हुई है। तकनीकी समिति ने नोट किया कि कानिन्त नगर क्षेत्र में दिल्ली पुलिस को आर्बीट की गई 10 हेक्टे. भूमि में से लगभग 4 हेक्टे. क्षेत्र वापस ले लिया गया था और इसको पार्क के रूप में विकसित कर दिया गया था। धनत्व को ध्यान में रखते हुए और इस क्षेत्र में दो स्कूलों के पास होने के कारण, जिनमें कोई खेल का मैदान नहीं है, तकनीकी समिति ने पार्क/खुले स्थान/खेल के मैदान हेतु 1.50 हेक्टे. क्षेत्र को भी विकसित करने का निर्णय लिया।

आवासीय उद्देश्य हेतु कानिन्त नगर में दिल्ली पुलिस को आर्बीट की गई भूमि में से पार्क/खुले क्षेत्र हेतु प्रस्तावित/विकसित 5.50 हेक्टे. भूमि की क्षतिपूर्ति के लिए तकनीकी समिति ने श्याम लाल कालेज के निकट भूमि पर पुलिस आवास हेतु "मनोरंजनात्मक से आवासीय" में 4 हेक्टे. भूमि के भूमि उपयोग के परिवर्तन के अनुमोदन और "मनोरंजनात्मक से सांस्थानिक" में 1.50 हेक्टे. क्षेत्र के भूमि उपयोग के परिवर्तन, जिसमें कि विद्यमान दि.न.नि. का कार्यालय बनाया जाना है, की सिफारिश की है। शेष 2 हेक्टे. क्षेत्र जिला पार्क के विकास हेतु रहेगा, जो दि.न.नि. द्वारा विकसित किये गए 4.50 हेक्टे. क्षेत्र के साथ किया जाएगा। दिल्ली पुलिस को आवासीय उद्देश्य हेतु आर्बीट की गई भूमि में से कानिन्त नगर में लगभग समान हरित क्षेत्र का विकास करके मनोरंजनात्मक क्षेत्र की कमी को पूरा कर दिया गया है। कानिन्त नगर के उपयुक्तता नक्शे को जैसा दर्शाया गया था, तकनीकी समिति द्वारा अनुमोदित कर दिया गया था।

3. सिफारिशें-

दिनांक 31.3.2000 को आयोजित की गई बैठक में तकनीकी समिति द्वारा यथा अनुमोदित भूमि उपयोग के परिवर्तन हेतु अब यह मामला प्राथमिकता के समक्ष प्रस्तुत है।

संकल्प

11 56 ::

Item No. Sub.: DEPARTMENTAL PROCEEDINGS AGAINST SHRI SATVIR SINGH, Jt.
17/2001 DIRECTOR(HORT.)RETD. - DATE OF RETIREMENT - 30.11.1995.
A-30-03-2001 F.27(313)91/Vig/DC

P R E C I S

Major penalty proceedings were initiated against Shri Satvir Singh, Jt. Dir. (Hort.) Retd. vide Memo.No.F.27(313)91/vig./DC dated 28.11.95 under Pension Rules on the recommendations of the CVC vide OM No.Z-W&H(DDA)196 dated 23.11.95 on the grounds that Sh.Satvir Singh while working as Dy.Dir.(Hort.)in the Hort.Divn.No.II during 1989-90 & 1990-91 awarded the works on work order & Tender basis in irregular manner without obtaining approval of the competent authority and without Technical Sanction(Charge I & II). He also failed to protect DDA Land from encroachment as approximately 100 Sq.yds. of land at Kanhaiya Wala Bagh, Purana Bagh, Shastri Nagar near L-2 Ram Mandir was found under un-authorised encroachment(Charge-III).

2. Shri Lachhman Singh, IA&AS(Retd.) was appointed as Inquiry Officer vide Order No.398/Vig./96 dated 23.10.96 to enquire into the charges framed against Sh.Satvir Singh. The Inquiry Officer has held the Article of charges I & II proved and charge-III as not proved against Sh.Satvir Singh, Jt. Dir. (Hort.) Retd.
3. CVC vide its OM No.Z-W&H-196 dated 25.8.99 advised to impose the penalty of cut in pension upon Sh.Satvir Singh. The said advice was accepted by VC DDA on 16.9.1999.
4. As per provisions contained in Regulation No.26(1-A) of DDA Conduct, Disciplinary & Appeal Regulations, 1999 a copy of IO's Report was sent to Sh.Satvir Singh, Jt. Dir. (Hort.) Retd. vide Memo. dated 4.2.2001 to make representation or submission against the findings of IO, if any within 15 days of the receipt of the said Memo. Sh.Satvir Singh, Jt. Dir. (Hort.) Retd. did not make any representation against the IO's findings.
5. The Disciplinary Authority, i.e. Vice-chairman, DDA proposed a penalty of 5% cut in pension for a period of 3 years. Subsequently, the Committee constituted under the Authority's Resolution No.36/GA/97, to examine the disciplinary case of retired officials after considering the facts on record proposed imposition of penalty of 5% cut in Pension for 3 years on Sh.Satvir Singh, Jt. Dir. (Hort.) Retd. in its meeting held on 11.01.2001.
6. The proposal of Committee for imposition of penalty of 5% cut in Pension for three years on Sh.Satvir Singh, Jt. Dir. (Hort.) Retd. is placed before the 'AUTHORITY' for consideration.

R E S O L U T I O N

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

मुद् सं- 17/2004

पं. सं- 2003-2004

विषय:- श्री सतबीर सिंह, संयुक्त निदेशक [उद्यान], सेवानिवृत्त के विरुद्ध विभागीय कार्यवाही-सेवानिवृत्त की तारीख - 30.11.1995

सं. 27 [313] 91/विज./डी.सी.

सार

श्री सतबीर सिंह, संयुक्त निदेशक [उद्यान], सेवानिवृत्त के विरुद्ध 1989-90 एवं 1990-91 के दौरान उद्यान खंड सं-11 में उनके उपनिदेशक [उद्यान] के रूप में कार्यकाल के दौरान उन पर, सक्षम प्राधिकारी से अनुमोदन लिए बिना और तकनीकी संस्वीकृति लिए बिना [आरोप] सं-11] अनिष्ट तरीके से कार्य-आदेश एवं निविदा आधार पर कार्य देने के लगाए गए आरोप पर कार्यालय ज्ञापन जेड-डब्ल्यू-संड सं- [डी.डी.सं-], 196, दिनांक 23.11.95 के माध्यम से केन्द्रीय सतर्कता आयोग की सिफारिश पर पेंशन नियमों के अंतर्गत ज्ञापन सं-सं. 27 [313] 91/विज./डी.सी., दिनांक 28.11.95 द्वारा भारी दंड लगाने की कार्यवाही प्रारंभ की गई थी। वे कन्हैया वाला बाग, पुसाना बाग, शास्त्री नगर में सल-2 राम मंदिर के पास दि.वि.प्रा. को लगभग 100 वर्ग गज भूमि, जो अनधिकृत अतिक्रमण में पायी गई थी, को अतिक्रमण से बचाने में भी असफल रहे थे [आरोप-111]।

2. श्री लक्ष्मण सिंह, आई.सं.संड सं-सेवानिवृत्त] को श्री सतबीर सिंह के विरुद्ध लगाए गए आरोपों की जांच करने के लिए आदेश सं-398/विज./96, दि. 23.10.96 द्वारा जांच अधिकारी नियुक्त किया गया था। जांच अधिकारी ने श्री सतबीर सिंह, संयुक्त निदेशक [उद्यान]-सेवानिवृत्त के विरुद्ध आरोप सं-1 और 2 को प्रमाणित माना था और आरोप सं-3 को अप्रमाणित माना था।

3. केन्द्रीय सतर्कता आयोग ने का.ज्ञा. संख्या जेड-डब्ल्यू-संड सं-196, दिनांक 25.8.99 द्वारा श्री सतबीर सिंह पर उनकी पेंशन से कटौती करने का दण्ड लगाने का सलाह दी थी। उपाध्यक्ष, दि.वि.प्रा. ने 16.9.1999 को उक्त सलाह स्वीकार कर ली थी।

4. दि.वि.प्रा. आचरण, अनुशासन एवं अपील विनियम, 1999 के विनियम सं-26 [1-क] में निहित प्रावधानों के अनुसार जांच अधिकारी की रिपोर्ट की एक प्रतिलिपि श्री सतबीर सिंह, संयुक्त निदेशक [उद्यान] [सेवानिवृत्त] को दिनांक 4.2.2001 के ज्ञापन द्वारा भेजी गई थी, ताकि वे उक्त ज्ञापन की प्राप्ति के 15 दिनों के अन्दर जांच अधिकारी के निष्कर्षों के विरुद्ध अयावेदन, यदि कोई हो, ^{कर} सकें या प्रस्तुत कर सकें। श्री सतबीर सिंह, संयुक्त निदेशक [उद्यान], सेवानिवृत्त ने जांच अधिकारी के निष्कर्षों के विरुद्ध कोई अयावेदन नहीं दिया।

5. अनुशासनात्मक प्राधिकारी अर्थात् उपाध्यक्ष, दि.वि.प्रा. ने उनकी पेंशन से 3 वर्षों की अवधि के लिए 5% कटौती का दंड लगाने का प्रस्ताव किया। बाद में, सेवा-

F. No. 27(313)91/vig./DC
 DELHI DEVELOPMENT AUTHORITY
 (VIGILANCE DEPARTMENT)

Subject: Disciplinary proceedings against Shri Satvir Singh,
 Jt. Director (Hort.) -- Retired, under Rule 9 of
 CCS (Pension), Rules, 1972, Imposition of penalty
 of cut in pension. Date of Retirement, 30.11.1995.

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| 1. Date of Retirement: | 30.11.1995 |
| 2. CVC Ist. Stage Advice | 23.11.1995 |
| 3. Date of issue of charge sheet | 28.11.1995 |
| 4. Date of appointment of Inquiry Officer. | 23.10.1996 |
| 5. Date of receipt of Inquiry Report. | 18.01.1999 |
| 6. CVC IInd Stage Advice. | 25.08.1999 |
| 7. Date of issue of Notice | 04.02.2000 |
| 8. Date of receipt of Reply. | No reply received. |
| 9. Date of orders proposing the penalty by Disciplinary Authority | 31.05.2000 |
| 10. Proposal of the Disciplinary Authority. | 5% cut in pension for a period of three years. |
| 11. Recommendations of the Committee and date. | 5% cut in pension for a period of three years. |

निवृत्त कर्मचारियों के विश्व अनुशासनात्मक मामलों की जांच करने के लिए प्राधिकरण के संकल्प सं-36/जी.ए./97 के अंतर्गत गठित समिति ने रिकार्ड के तथ्यों पर विचार करने के बाद 11.1.2001 को हुई अपनी बैठक में श्री सतबीर सिंह, संयुक्त निदेशक उद्यान, सेवानिवृत्त पर उनकी पेंशन से 3 वर्षों की अवधि तक 5% कटौती करने का दण्ड लगाने का प्रस्ताव किया।

श्री सतबीर सिंह, संयुक्त निदेशक उद्यान, सेवानिवृत्त पर, उनकी पेंशन से 3 वर्षों की अवधि तक 5% कटौती का दण्ड लगाने का समिति का प्रस्ताव प्राधिकरण के समक्ष विचारार्थ प्रस्तुत है।

संकल्प

Item No. Sub.: Departmental Proceedings against Sh.HS Tanwar, Jt.Dir.(Survey)Retd.
18/2001 Date of Retirement - 31.08.1994.
A-30-03-2001 F.27(2)95/V1g/DC.

P R E C I S

Major Penalty proceedings against Sh HS Tanwar, Jt.Dir.(Survey) Retd. were initiated vide Memo.No.27(2)95/Vig./AV-7 dated 10.10.96 under the Pension Rules on the recommendations of CVC vide OM No.AA W&H(DDA)-35 dated 16.4.96 on the grounds that Sh HS Tanwar, Jt.Dir.(Survey)Retd. while working as Dy.Dir.(Survey)II, DDA during the year 1992 did not take pain to establish the identity of the claimant, Sh.Jaswant Singh before regularizing a piece of land to a non-genuine person.

2. Sh.O Kedia, CD/CVC was appointed as Inquiry Officer to enquire into the charges framed against Sh.HS Tanwar, Jt.Dir.(Survey)Retd. vide Order No.50/Vig./99/DC dated 22.3.1999. The IO submitted his report vide letter dated 12.10.1999 and held the charges against Sh.HS Tanwar, Jt.Dir.(Survey).(Retd.) as proved.
3. As per provisions contained in Regulation 26(1-A) of DDA Conduct, Disciplinary & Appeal Regulations, 1999, a copy of IO's report was sent to Sh.HS Tanwar(Survey)Retd. vide Memo.dated 22.12.99 to make representation or submission against the findings of IO, if any within 15 days of the receipt of this Memo. Sh.HS Tanwar filed his reply vide his letter dated 21.02.2000. The disciplinary Authority after considering the reply of Sh HS Tanwar, Jt.Dir.(Survey)Retd. and facts on record proposed the penalty of 5% cut in pension for five years on Sh.HS Tanwar, Jt.Dir.(Retd.).
4. CVC vide its UO No.AA-W&H(DDA)-35 dated 11.9.2000 advised for a suitable cut in pension of Sh.HS Tanwar, Jt.Dir.(Survey), Retd. The said advice was accepted by VC, DDA on 22.09.2000.
5. Subsequently, the Committee constituted under the Authority's Resolution No.36/GA/97 to examine the disciplinary case of retired officials after considering the facts on record proposed imposition of penalty of 2% cut in pension for one year upon Sh.HS Tanwar, Jt.Dir.(Retd.).
6. The proposal of Committee for imposition of the penalty of 2% cut in pension for one year on Sh HS Tanwar, Jt.Dir.(Retd.) is placed before the 'AUTHORITY' for consideration.

R E S O L U T I O N

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

मद सं.-
18/2001

9.3.01 विषय:- श्री एच.एस.तंवर, संयुक्त निदेशक §सर्वे§ सेवा-निवृत्त के विरुद्ध विभागीय कार्यवाही ।

सेवा-निवृत्त की तिथि - 31.08.1994.

एफ.27.2.95/विजी./डी.सी.

सार

श्री एच.एस.तंवर, संयुक्त निदेशक §सर्वे§ सेवा-निवृत्त के विरुद्ध भारी दंड कार्यवाही, कार्यालय ज्ञापन सं.-ए ए डब्ल्यू. संड एच §डी.डी.ए.§-35, दिनांक 16.4.96 द्वारा केन्द्रीय सतर्कता आयोग की सिफारिश पर, पेंशन नियमों के अंतर्गत, ज्ञापन सं.-27.2.95/विजी./ए बी-7 दिनांक 10.10.96 द्वारा इस आधार पर की गई थी कि श्री एच.एस.तंवर, संयुक्त निदेशक §सर्वे§ सेवा-निवृत्त ने वर्ष 1992 के दौरान उप निदेशक §सर्वे§-11, दि.वि.प्रा. के रूप में कार्य करते समय एक अवास्तविक व्यक्त को एक प्लाट/भूमि का टुकड़ा नियमित करने से पहले, दावेदार, श्री जसवंत सिंह की पहचान सुनिश्चित करने की कोशिश नहीं की थी ।

श्री ओ.के.डिया, सी.डी.आई./सी.वी.सी. को आदेश सं.-50/विजी./99/डीसी, दिनांक 22.3.1999 द्वारा, श्री एच.एस.तंवर के विरुद्ध लगाए गए आरोपों की जांच करने के लिए जांच अधिकारी नियुक्त किया गया था । जांच अधिकारी ने अपने दिनांक 12.10.99 के पत्र द्वारा अपनी रिपोर्ट प्रस्तुत की और श्री एच.एस.तंवर संयुक्त निदेशक §सर्वे§ सेवा-निवृत्त के विरुद्ध लगाए गए आरोपों को सत्य सिद्ध माना ।

दि.वि.प्रा. अधिनियम, अनुशासन और अपील विनियम, 1999 के विनियम-26 §1-ए§ में निहित प्रावधानों के अनुसार जांच अधिकारी की रिपोर्ट की एक प्रति दिनांक 22.12.99 के ज्ञापन द्वारा श्री एच.एस.तंवर §सर्वे§ सेवा-निवृत्त को भेजी गई कि वे इस ज्ञापन के प्राप्त होने के 15 दिन के अन्दर जांच अधिकारी के जांच परिणामों के विरुद्ध अपना अभिप्रेदन, यदि वे चाहें तो प्रस्तुत कर सकते हैं । श्री एच.एस.तंवर ने अपने दिनांक 21.02.2000 के पत्र द्वारा अपना उत्तर भेजा । अनुशासनात्मक प्राधिकारी ने श्री एच.एस.तंवर, संयुक्त निदेशक §सर्वे§ सेवा निवृत्त के उत्तर और लिखित तथ्यों पर विचार करने के बाद श्री एच.एस.तंवर संयुक्त निदेशक §सेवा-निवृत्त§ पर 5 वर्ष के लिए पेंशन में 5% की कटौती का दंड प्रस्तावित किया ।

केन्द्रीय सतर्कता आयोग §सी.वी.सी.§ ने अपने अनौपचारिक पत्र सं.-ए.ए.-डब्ल्यू. संड एच §डी.डी.ए.§-35 दिनांक 11.9.2000 द्वारा, श्री एच.एस.तंवर, संयुक्त निदेशक §सर्वे§ सेवा निवृत्त की पेंशन में उपयुक्त कटौती की सलाह दी । दिनांक 22.09.2000 को उपाध्यक्ष, दि.वि.प्रा. द्वारा उक्त सलाह स्वीकार कर ली गई ।

No. F 27(2) 95/vig/De
DELHI DEVELOPMENT AUTHORITY
(VIGILANCE DEPARTMENT)

Sub.: Disciplinary Proceedings against Sh. H.S. Panwar, Jt. Dir. (Survey) Retd
under Rule 9 of CCS(Pension) Rules, 1972. Imposition
of penalty of cut in pension. Date of Retirement 31.08.1994

1. Date of Retirement : 31.08.1994
2. CVC Ist stage advice : 16.4.1996
3. Date of issue of charge Sheet : 10.10.1996
4. Date of appointment of Inquiry Officer. : 22.3.1999
5. Date of receipt of Inquiry Report. : 12.10.1999
6. CVC IInd Stage advice : 11.9.2000
7. Date of issue of Show Cause Notice. : 22.12.1999
8. Date of receipt of Reply. : 21.2.2000
9. Date of Orders proposing the penalty by Disciplinary Authority. : 1.7.2000 & 1.8.2000
10. Proposal of the Disciplinary Authority. : 5% cut in pension for 5 years
11. Recommendations of the Committee : 2% cut in pension for one year

- 589 -

उसके बाद, लिखित तथ्यों पर विचार करने के बाद सेवा-निवृत्त अधिकारी के अनुशासनात्मक मामले की जांच करने के लिए प्राधिकरण के संकल्प सं.-36/जी.ए./97 के अंतर्गत गठित की गई समिति ने श्री एच.एस.तंवर, संयुक्त निदेशक {सेवा-निवृत्त} पर एक वर्ष के लिए उनकी पेंशन में 2% की कटौती का दंड लगाने का प्रस्ताव रिक्या ।

श्री एच.एस.तंवर, संयुक्त निदेशक {सेवा-निवृत्त} पर एक वर्ष के लिए पेंशन में 2% की कटौती का दंड लगाने के लिए समिति का प्रस्ताव "प्राधिकरण" के समक्ष विचारार्थ प्रस्तुत है ।

संकल्प

Item No. SUB: DEPARTMENTAL PROCEEDINGS AGAINST SH. S.K. MAITHAL,
 19/2001 EXECUTIVE ENGINEER(CIVIL) RETD. (DATE OF RETIREMENT-
 A-30-03-2001 31.3.1995.)
 F.27(49)92/Vig./DC

P R E C I S _

Major Penalty proceedings were initiated against Sh.S.K.Maithal, Ex.Engineer (Civil) (now retired vide memorandum No.F.27(49)92/Vig./AO dt.17.1.95 under Regulation-16 of the DDA(Salaries, Allowances and Conditions of Service) Regulations 1961 now substituted by Regulation 25 of the DDA Conduct, Disciplinary & Appeal Regulations, 1999) in pursuance of CVC advice No.Y-W&H(DDA)-162 dt.16.12.94, on the grounds that Sh.S.K.Maithal while working as Executive Engineer in Eastern Division No.11 during the year 1991-92 had committed several irregularities while calling tenders and awarding works connected with the Construction of 1040 EWS Houses at Kondli Gharoli Complex, Sector-D, Development of Land at Jafrabad, Construction of 160 + 144 LIG Houses at Jafrabad and construction of 928 LIG Houses at Jhilmil, Ph.II.

2. Sh. O.Kedia, CDI/ CVC was appointed as Inquiry Officer to enquire into the charges framed against Sh.S.K.Maithal, E.E. Retd. vide order No.47/Vig./98 dt.23.2.98. The Inquiry Officer submitted his report on 4.9.98 and held the charges as partly proved against Sh. Maithal. CVC vide its OM No.Y-W&H-162 dt.8.10.98 advised for imposition of penalty of suitable cut in pension on Sh. S.K.Maithal, EE, Retd. Which was accepted by the Vice Chairman, DDA.
3. As per provisions contained in Regulation No.26(1-A) of DDA Conduct, Disciplinary and Appeal Regulations 1999, a copy of IO's report was sent to Sh.S.K.Maithal, EE, Retd. vide notice dt. 4.4.2000 to make representation or submission against the findings of the Inquiry Officer if any within 15 days of the receipt of the said notice. Sh. S.K.Maithal submitted his representation dt. 20.4.2000 against the IO's findings.
4. The Disciplinary Authority i.e. the Vice Chairman, DDA proposed the penalty of 5% cut in pension on Sh.S.K.Maithal, EE, Retd. for three years vide orders dt. 28.7.2000. Subsequently, the Committee constituted under the Authority's Resolution No.36/GA/97 to examine the Disciplinary Cases of retired officials after considering the facts on record also proposed the imposition of penalty of 5% cut in pension for three years on Sh.S.K.Maithal, EE, Retd in it's meeting held on 11.1.2001. Earlier to this a penalty of 10% cut in pension for five years was imposed on Sh.S.K.Maithal, EE, Retd. vide order No.75/Vig./2000 dt. 31.3.2000 in another case. This proposed penalty would not run concurrently with the penalty already imposed.
5. The proposal for imposition of penalty of 5% cut in pension for three years on Sh. S.K.Maithal, EE, Retd. is placed before the Authority for consideration.

R E S O L U T I O N _

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

मद संख्या
19/2001

5. 20-03-2001.

विषय:- श्री स्स. के.मैथल, अधिवासी अभियंता (सिविल) सेवानिवृत्त
के विरुद्ध विभागीय कार्रवाई (सेवानिवृत्ति की तिथि-31-3-1995)
संख्या स्फ.27/49/92/विज/डी.सी.

सार

श्री स्स. के.मैथल, अधिवासी अभियंता (सिविल) अब सेवानिवृत्त के विरुद्ध दिल्ली विकास प्राधिकरण (वेतन, भत्ते एवं सेवा शर्तों) विनियम 1961 के विनियम-16, जिन्हें अब दिल्ली विकास प्राधिकरण आचरण, अनुशासन और अपील विनियम, 1999 के विनियम 25 द्वारा बदला गया है, के अंतर्गत ज्ञापन संख्या स्फ.27/49/92/विज/ए ओ दिनांक 17-1-95 के द्वारा विभागीय कार्रवाई आरम्भ की गयी थी। यह कार्रवाई केन्द्रीय सतर्कता आयोग के परामर्श पत्र संख्या वाई-डब्ल्यू.एण्ड स्व.-डीडीए-162 दिनांक 16-12-94 के अनुमति में इस आधार पर की गयी थी कि श्री स्स.के.मैथल ने वर्ष 1991-92 के दौरान पूर्वी खण्ड संख्या 11 के अधिवासी अभियंता के रूप में कार्य करते हुए कोण्डली-घरौली परिसर, सेक्टर डी में 1040 ई-डब्ल्यू.स्स.आवासों के निमण-कार्य के लिए निविदाएं आमंत्रित करने और कार्य का ठेका देने, जाफराबाद में भूमि का विकास, जाफराबाद में 160+144 निम्न आय वर्ग आवासों को निमण और शिलामल, पेज-2 में 928 निम्न आय वर्ग आवासों, निमण-कार्य से जुड़े कार्यों में कई अनियमितताएं बरतीं।

2. श्री स्स.के.मैथल, अधिवासी अभियंता (सेवानिवृत्त) के विरुद्ध लगाये गये आरोपों की जांच करने के लिए श्री ओ.केडिया, सी.डी.आई./सी.वी.सी. को आदेश संख्या 47/विज/98 दिनांक 23-2-98 के द्वारा जांच अधिकारी नियुक्त किया गया था। जांच अधिकारी ने अपनी रिपोर्ट दिनांक 4-9-98 को प्रस्तुत की और उसमें श्री मैथल के विरुद्ध लगाये गये आरोप को आंशिक रूप से ठीक पाया। केन्द्रीय सतर्कता आयोग ने अपने कार्यालय आदेश संख्या वाई-डब्ल्यू.एण्ड स्व.-162 दिनांक 8-10-98 के द्वारा श्री स्स.के. मैथल, अधिवासी अभियंता, सेवानिवृत्त की पेशान में समुचित कटौती का दण्ड लगाने का परामर्श दिया, जिसे उपाध्यक्ष, दिल्ली विकास प्राधिकरण द्वारा स्वीकार कर लिया गया।

No.F.27(49)92/Vig./DC
 DELHI DEVELOPMENT AUTHORITY
 (VIGILANCE DEPARTMENT)

Sub.: Disciplinary proceedings against Sh.S.K.Maithal,EE@ under Rule 9 of CCS
 (Pension) Rules,1972. Imposition of penalty of cut in pension.
 Date of Retirement – 31.03.1995.

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|-----|--|---|---------------------------------------|
| 1. | Date of Retirement | : | 31.03.1995 |
| 2. | CVC 1st stage advice | : | 16.12.1994 |
| 3. | Date of issue of charge sheet | : | 17.01.1995 |
| 4. | Date of Appointment of Inquiry Officer | : | 23.02.1998 |
| 5. | Date of receipt of Inquiry Report | : | 04.08.1998 |
| 6. | CVC IIInd Stage advice | : | 08.10.1998 |
| 7. | Date of issue of Show Cause Notice | : | 04.04.2000 |
| 8. | Date of Receipt of Reply | : | 20.04.2000 |
| 9. | Date of Orders proposing the penalty by
Disciplinary Authority. | : | 28.07.2000 |
| 10. | Proposal of the Disciplinary Authority | : | 5% cut in pension for
three years. |
| 11. | Recommendation of the Committee | : | 5% cut in pension for
three years. |

3. दिल्ली विकास प्राधिकरण आचरण, अनुशासनात्मक और अपील विनियम, 1979 के विनियम संख्या 26 §1-ए में निहित उपबंधों के अनुसार श्री स.के. मैथल, अधिवासी अभियंता, सेवा-निवृत्त को दिनांक 4-4-2000 के नोटिस के साथ जांच अधिकारी की रिपोर्ट की प्रति भेजी गयी थी ताकि यदि उन्होंने जांच अधिकारी के निष्कर्ष के विरुद्ध कोई प्रतिवेदन अथवा अभ्यावेदन देना हो तो वे उक्त नोटिस की प्राप्ति के 15 दिनों के अन्दर दे सकें। श्री स.के. मैथल ने जांच अधिकारी के निष्कर्ष के विरुद्ध दिनांक 27-4-2000 को अपना अभ्यावेदन प्रस्तुत किया।
4. अनुशासनात्मक प्राधिकारी अर्थात् उपाध्यक्ष, दिल्ली विकास प्राधिकरण ने दिनांक 28-7-2000 के आदेश के द्वारा श्री स.के.मैथल, अधिवासी अभियंता {सेवा-निवृत्त} की पेंशन में से तीन वर्षों के लिए 5% कटौती करने का दण्ड प्रस्तावित किया। बाद में, सेवा-निवृत्त कर्मचारियों के अनुशासनात्मक मामलों की जांच करने के लिए प्राधिकरण के संकल्प संख्या 36/जी.ए.१/97 के अंतर्गत गठित समिति ने भी रिकार्ड के तथ्यों पर विचार करने के बाद दिनांक 11-1-2001 को आयोजित अपनी बैठक में श्री स.के.मैथल, अधिवासी अभियंता {सेवा-निवृत्त} की पेंशन में से तीन वर्षों के लिए 5% कटौती करने का प्रस्ताव किया। इससे पहले एक अन्य मामले में आदेश संख्या 75/वि.क/2000 दिनांक 31-3-2000 के द्वारा श्री स.के.मैथल, अधिवासी अभियंता, सेवा-निवृत्त पर पेंशन में पांच वर्ष के लिए 10% कटौती करने का दण्ड प्रस्तावित किया था। यह प्रस्तावित दण्ड पहले लगाये गये दण्ड के साथ-साथ नहीं चलेगा।
5. श्री स.के.मैथल, अधिवासी अभियंता, सेवा-निवृत्त पर पेंशन में तीन वर्षों के लिए 5% कटौती करने के दण्ड का प्रस्ताव प्राधिकरण के सम्मुख विचारार्थ प्रस्तुत है।

संकल्प

ITEM NO

20/2001

A-30-03-2001

SUB : Change of Category of flat allotted on Out of turn basis from higher category to lower category.

F.112(535)/79/SFS/

PRECIS

Delhi Development Authority had earlier allotted flats to some applicants on out of turn allotment basis with the approval of the Empowered Committee which consisted of Lt. Governor and Minister of Urban Development. Though, the allotment was made in the category which was requested for by the allottees, after allotments some allottees have been representing for allotment of lower category flat instead of higher category flat since they are not able to pay the cost of the higher category flats. For instance, applicants have been allotted S.F.S. Cat.III flats, have requested for change to MIG, LIG or Janta category. At present, there is no clear order specifying the competent authority to allow such change of category. It is, thus, proposed that in the cases wherein out of turn allotment has already been approved by the Empowered Committee, power to change from higher category to lower category may be delegated to the Vice-Chairman, DDA. However, other terms and conditions for allotment of flats on out of turn allotment basis will be as per the guidelines issued by the Government of India, Ministry of Urban Development and Poverty Alleviation.

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

RESOLUTION

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

मद सं- 20/2001
9. 2. 01-2001

विषय:- बिना बारी आबंटन आधार पर आबंटित फ्लैट की श्रेणी को उच्च श्रेणी से निम्न श्रेणी में बदलना ।

एफ. 112/535/79/एस.एफ.एस.

सार

दि. वि. प्रा. ने, शक्ति प्राप्त समिति, जिसमें उपराज्यपाल दिल्ली एवं शहरी विकास मंत्री शामिल थे, के अनुमोदन से कुछ आवेदकों को पहले बिना बारी आबंटन आधार पर फ्लैट आबंटित किए थे । यद्यपि आबंटन उस श्रेणी में किया गया था, जिसके लिए आबंटितियों ने अनुरोध किया था, किंतु आबंटन के बाद कुछ आबंटित उच्च श्रेणी के फ्लैट के बदले निम्न श्रेणी के फ्लैट के आबंटन के लिए अन्यावेदन कर रहे हैं, क्योंकि वे उच्च श्रेणी के फ्लैट की लागत का भुगतान करने में सक्षम नहीं हैं । उदाहरण के लिए आवेदकों को स्व-चिह्न योजना श्रेणी-111 के फ्लैट आबंटित किए गए हैं । उन्होंने मध्यम आय वर्ग, निम्न आय वर्ग एवं जनता वर्ग के फ्लैटों में परिवर्तन का अनुरोध किया है । इस समय, फ्लैटों की श्रेणी में ऐसे परिवर्तन की अनुमति देने में सक्षम प्राधिकारी को विनीर्दिष्ट करते हुए ऐसे कोई स्पष्ट आदेश नहीं हैं । इसीलिए प्रस्ताव है कि ऐसे मामले, जिनमें शक्तिप्राप्त समिति ने बिना बारी आबंटन अनुमोदित कर दिया है, को उच्च श्रेणी से निम्न श्रेणी में बदलने की शक्ति उपाध्यक्ष, दि. वि. प्रा. को सौंप दी जाए । तथापि, बिना बारी आबंटन आधार पर फ्लैटों के आबंटन के अन्य निबंधन एवं शर्तें भारत सरकार, शहरी विकास एवं गरीबी उपशमन मंत्रालय द्वारा जारी दिशा निर्देशों के अनुसार ही रहेंगी ।

प्रस्ताव विचारार्थ एवं अनुमोदन हेतु प्राधिकरण के समक्ष प्रस्तुत है ।

संकल्प

Item No.
21/2001

A-30-03-2001

Sub: Minutes of Advisory Council of
Delhi Development Authority
held on 10.4.2000.

No.F.1(2)2000/AC/MC/DDA

P R E C I S

Section-5(1) DD Act, 1957 provides that the Authority shall constitute an Advisory Council for the purpose of advising the Authority on the preparation of the Master Plan and on such matters relating to the Planning of development, or arising out of, or in connection with the administration of the Act as may be referred to it by the Authority.

2. Minutes of the Advisory Council meeting held on 10.4.2000 were confirmed on 13.11.2000. The same are now placed for kind information of of the Authority at (Appendix 'A' page 64 to 76).

R E S O L U T I O N

Notes.

DELHI DEVELOPMENT AUTHORITY

The List of the persons who attended the meeting of the Advisory Council of the DDA on 10/04/2000 at Raj Niwas.

The meeting was presided by Shri Vijai Kapoor, Lt. Governor, Delhi.

MEMBERS

- 1 Dr (Mrs) Anita Arya
MP (Lok Sabha)
- 2 Shri Avtar Singh Bhadana
MP (Lok Sabha)
- 3 Shri Tilak Raj Aggarwal
Councillor, MCD
- 4 Shri Dushyant Kumar Gautam
Councillor, MCD
- 5 Shri Ajit Singh
Councillor, MCD
- 6 Mrs Leela Bisht
Councillor, MCD
- 7 Shri J P Goel
- 8 Shri Chattar Singh
- 9 Shri P K Ghosh
Vice-Chairman, DDA
- 10 Shri D S Meshram
Chief Planner, TCPO
- 11 Shri Niranjana Singh
GM, PMENI, MTNL
- 12 Shri K N Tiwari
Municipal Health Officer

COMMISSIONER-CUM-SECRETARY

Shri V M Bansal

DDA/OTHER OFFICERS WHO ATTENDED THE MEETING

- 1 Shri K P Laxmana Rao
Finance Member, DDA

- 2 Shri R K Bhandari
Engineer Member, DDA
- 3 Smt B Prasad
Secretary to LG
- 4 Shri R R Pillai
Sr Addl DG [Defence Estate]
Ministry of Defence
- 5 Shri R K Singh
Chief Vigilance Officer
- 6 Shri R C Chauhan
Chief Accounts Officer.
- 7 Shri Arvind Kumar
Commissioner [Personnel]
- 8 Shri Arvind Kumar
Commissioner [Housing]
- 9 Shri U S Jolly
Commissioner [LM]
- 10 Smt Anita Chaudhary
Chief Legal Adviser
- 11 Shri C L Aggarwal
Chief Architect
- 12 Smt Namita Dutta
Addl Secretary to LG
- 13 Shri K K Bandhopadhyay
Addl Commissioner [Planning]
- 14 Shri Surinder Srivastava
Director [AP-I]
- 15 Shri H K Babbar
Asstt Secretary, DDA

Draft minutes of the meeting of the DDA's Advisory Council held on 10/04/2000 at 11:00 a.m. at Raj Niwas

The LG welcomed the new members, Dr [Smt] Anita Arya and Shri Avtar Singh Bhadana, Members of Parliament (Lok Sabha). He sought the help of the members in giving new shape to the Delhi's Master Plan for the year 2021 and hoped that the Council will continue to render useful advice to the Authority.

The LG agreed with the members that the meetings of the Council should be held every quarter.

ITEM NO.1/AC/2000

Sub: Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 29th October, 1999
F.1[2]2000-AC/MC/DD

Minutes of the Advisory Council meeting held on 29th October 1999 were confirmed.

ITEM NO.2/AC/2000

Sub: New initiatives being taken by the DDA in the financial year 2000-2001.

The Finance Member presented the long term policy initiatives proposed during the year 2000-2001 and outlined the following thrust areas in the DDA's budget for the new financial year:

a) Highest priority to be accorded to land acquisition,

- b] Target for construction of new flats increased to ten thousand,
- c] Maintenance and upkeep of old records to be attended to on priority.

II The Finance Member and the Engineer Member apprised the Advisory Council of the new initiatives in the field of construction and development and summed up as under:

- i] MASCON Concrete Technology will be introduced in the construction of new flats. The EM informed that hollow-block technology had been introduced in the DDA in a big way and about 4000 flats were already under construction,
- ii] Ready-mix concrete plants shall be set-up for improving the quality of construction,
- iii] Water harvesting shall be introduced and dual water supply system laid in all the new schemes of the DDA to reduce pressure on potable water,
- iv] Effluent water shall be recycled instead of using ground water,
- v] New architectural designs will be picked up out of the entries received in the national level design competition held last year for construction of new flats,

- vii Greater thrust shall be given to the development of green areas,
 - viii Sector-6, Dwarka will be taken up for Model development,
 - ix Left-out areas of East Delhi will be taken up for speedier development,
 - x Upgradation of DDA's shopping complexes/commercial areas will be taken up in partnership with the local shopkeepers, on the NDMC pattern,
 - xi Seven more flyovers will be taken up for construction in addition to seven flyovers already in progress. The EM informed that the Sarita Vihar flyover will be completed ahead of schedule,
 - xii Work relating to street lighting in Dwarka will now be done by the DDA and approximately 50 to 60 kilometers of road length shall be laid by the DDA during the year 2000-2001,
 - xiii Construction of all the Master Plan roads shall in future be done by the DDA. The EM also informed that construction of Sur Bathing-Ghats had been completed.
- III The Vice-Chairman briefed the Council about the massive computer training planned for the employees and the technical training programmes initiated for upgrading the skills of the field staff of the Engineering department. He

informed that public grievances machinery had been further streamlined and the public could now meet the Vice-Chairman, the Lt Governor and the Minister of Urban Development in case of grievance.

The Council appreciated the new policy initiatives being taken by the DDA.

ITEM NO.3/AC/2000

Sub: Redevelopment initiatives in the old residential colonies.

The LG explained that redevelopment of old residential colonies had become a necessity in order to improve the quality of life of the residents. To start with the DDA was taking up redevelopment initiatives in New Rajinder Nagar and Panchsheel Park areas during the year 2000-2001. He informed that similar redevelopment schemes will be taken up in other parts of the city, based on this experience.

The Advisory Council appreciated the new proposals and desired to have a report in the matter on completion of the redevelopment plans in New Rajinder Nagar and Panchsheel Park.

ITEM NO.4/AC/2000

Sub: Report on the follow-up action on the recommendations made by the Advisory Council of DDA in its meeting held on 29/10/99
F.1(2)2000-AC/MC/DDA

Noted.

OTHER POINTS:

I.a1 On a query by Dr (Mrs) Anita Arya, the Lt. Governor informed that relocation/resettlement of jhuggie jhompries was a very costly exercise and, therefore, the DDA's priority was to first clear those jhuggiees which had come on the 'project lands'. The next priority was to relocate the jhuggies coming in the 'right of way'.

b1 Dr (Mrs) Anita Arya suggested that members of the Council should be taken into confidence before launching any major demolition programmes in their Constituency.

II.a1 During discussion, the LG informed Sh Bhadana that the field staff was fully authorised to take on the spot decisions regarding demolitions, keeping in view the broad policy guidelines. He informed the council that new schemes for providing better alternatives for the slum evictees were under progress.

b1 Shri Avtar Singh Bhadana suggested that since DDA had been entrusted with tremendous responsibilities; all steps should, therefore, be taken to improve its public image.

c1 Shri Bhadana sought action in the cases where the lands initially allotted/earmarked for dairies had been subsequently converted into residential/commercial. He was requested to submit details of such lands so that action in the matter could be initiated.

III.a1 Shri Dushyant Kumar Gautam suggested that DDA should take up the construction of all the Community Centres because the Residents Welfare Associations did not have sufficient funds. He pointed out that there was extreme shortage of marriage places after the imposition of ban by the Supreme Court on holding of marriage receptions in public parks.

b1 Sh Gautam suggested that multi-tier parking facilities should be provided near all the congested residential localities and villages. The LG informed that private entrepreneurs were not showing sufficient interest in this venture at this stage but efforts were being made to make a beginning in the year 2000-2001.

c1 Shri Gautam suggested that private sector should be associated in the land assembly and in housing construction as per norms fixed by the DDA. This will help the DDA to meet the housing shortage.

d1 Shri Gautam drew the attention of the Council to the massive unauthorised construction being carried out in the DDA colonies which were under transfer to the MCD. He sought immediate action in the matter and pointed out that these unauthorised constructions will become a permanent feature after transfer of the colonies to the MCD.

IV.a1 Shri Tilak Raj Aggarwal requested for greening of the Yamuna pushta from Wazirabad barrage upto the Nizamuddin bridge. He was informed by the LG that half a kilometer stretch along the river had already been entrusted to the

Forest department for aforestation. On another query, Shri Aggarwal was informed that development of the drain adjacent to the Kanti Nagar had also been taken up by the DDA.

b1 Shri Aggarwal was informed that the proposal to shift the Police Lines from Kanti Nagar was under consideration and the DDA was not in a position to undertake any activity on this land as long as the land vests in the police department. Shri Aggarwal was informed that necessary facilities for the public were being provided on a 1000 sq. yds. plot in the vicinity.

c1 Shri Aggarwal drew the attention of the LG to long traffic jams in the Shastri Nagar area before Seelampur. The Engineer Member informed that a flyover was coming up on road No. 66 and there was also a proposal to construct a Trumpet at the location proposed by Shri Aggarwal.

d1 Shri Aggarwal requested for expeditious allotment of land to the Police Station in Dilshad Garden.

V.a1 Shri Ajit Singh drew the attention of the LG to non-development of Local Shopping Centres. He specifically cited the case of LSC at Surajmal Vihar, which had been sold in 1994 but continued to be in a state of neglect. The Engineer Member informed that all the LSCs in Trans-Yamuna area were being taken up for immediate development, including the LSC at Surajmal Vihar.

b1 Shri Ajit Singh informed that Dilshad Garden area behind the GT Road had been extensively built up and no purpose was now being served by continuing to retain it as a "development area". The Vice-Chairman assured that he will get this matter examined on priority.

c1 On a suggestion by Shri Ajit Singh and other non-official members, the LG agreed to the proposal that the facilities of DDA's Sports Complexes should be provided to all those who were in the age group of 70 years and above, at one third of the normal fee.

VI.a1 Mrs Leela Bisht suggested that the Court cases between the Residents Welfare Associations and the DDA should be amicably resolved and examined outside the purview of the Courts.

b1 Mrs Bisht sought simplification of the procedures for transfer of properties in the names of family members and desired a review of the existing cumbersome documentation.

c1 Mrs Bisht suggested that the Government lands adjoining the residential/built-up areas should be earmarked for parking of vehicles by the residents/users.

d1 Mrs Bisht drew attention of the LG to the continuing unauthorised construction on the DDA lands in Village Devli, Sainik farms. The LG assured her of early action in the matter by the DDA.

e] Mrs Bisht sought LG's intervention for proper planning of the Sangam Vihar area, which she alleged was the biggest unauthorised colony in Asia. Though the area is presently under the control of the MCD, she felt that being a planning body, DDA should plan proper development of the area otherwise the situation will further deteriorate in the coming years.

f] To a suggestion by Mrs Bisht, the Vice-Chairman informed that traffic congestion on the Mehrauli-Badarpur Road near Khanpur was engaging the attention of the DDA and necessary measures were being taken in the matter.

VII.a] LG agreed with the suggestion of Sh J P Goel that a list should be compiled of all the non-starter projects and desired that a case-by-case review should be conducted.

b] Shri Goel drew the attention of the LG to the unauthorised structures on the entire wall opposite Rajghat, extending upto Kashmere Gate. He cited a specific instance of a transport godown which had been constructed by opening a gate near the DVB transformer under the ISBT flyover and informed that several trucks were being unauthorisedly parked everyday inspite of DDA sealing the premises at one stage. The LG sought an immediate report in the matter.

c] Shri Goel drew the attention of the Council to the large number of unallotted shops. He felt that DDA's shops were not selling because a large number of unauthorised shops had come up in all the residential localities. He

sought regularisation of these shops if these could not be effectively closed. The LG informed that the concept of mixed land-use was under examination in the new Master Plan.

d] Shri Goel suggested regularisation of all those areas as industrial where more than 50 percent units had been functioning as industrial, since allotment of alternate plots to such a large number of non-confirming users was not practically possible.

e] Shri Goel requested for adopting a uniform policy on 'demolitions'. All other members also joined him and requested the LG that specific premises should not be identified for demolition. The LG emphasised that this was a major problem and political consensus was required to be evolved in the matter. He cited some specific instances where demolition programmes had to be abandoned recently.

f] Shri Goel sought to have details of the pendency of Court cases and the efforts made by the DDA to settle them. The LG asked the Chief Legal Advisor to put-up detailed information on the subject in the next meeting of the Council. Shri Goel also suggested that the Vigilance Department should play a pro-active role and take necessary preventive measures to improve DDA's image.

g] Shri J P Goel drew the attention of the LG to the continuing unauthorised construction by motor workshops on the entire stretch of the road, behind Tibbia College.

VIII. Sh. Chattar Singh suggested that generation and distribution of electricity should be privatised in the new residential colonies.

IX. In the end, all the non-official members requested the Lt. Governor that they should be shown the developmental activities in the developed parts of the world so that they are in a better position to advise the Authority. The LG asked the Vice-Chairman to look into the matter.

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

ITEM NO. Sub: Constitution of Infrastructural Coordination Committee
22/2001 File No. PS/Secy/DDA/Misc./2001/164

A-30-03-2001

Ministry of Urban Development & Poverty Alleviation in their letter no. G-20011/1/97/-DD-IIA dated 11/9/2000 advised the DDA to constitute a Committee comprising of the representatives of the Local bodies in order to ensure timely completion of water supply and electricity to the DDA flats so that they do not remain vacant. Ministry gave this advice while examining the action taken notes on para no. 56 of the 4th report of 1998 of the Comptroller & Auditor General of India, regarding "avoidable expenditure of Rs.10.19 lac for augmentation of water supply to 48 DDA flats in Gangotri Enclave, Alaknanda. The text of the advice conveyed by the Ministry is as as under :

"...It has been observed that there was lack of coordination between the Construction wing of DDA and the Delhi Jal Board which resulted in delay in commissioning of water supply scheme to the flat owners. Such delays can be avoided at lower levels if there is better coordination with local bodies that are responsible for providing water and electricity. Such delays can also be avoided if a Committee consisting of representatives of DDA & local bodies is constituted. DDA is, therefore, advised to consider constituting such a Committee so that the flats so constructed by the DDA do not remain vacant and that the flat owners who desire to shift to their allotted flats are not put to inconvenience." (Appendix 'A' - page-79).

2 Timely completion of various developmental activities by the DDA requires constant liaison and follow up with the other civic bodies, specially the Delhi Jal Board and the Delhi Vidyut Board. Regular coordination meetings with these departments are invariably held at the level of the VC, DDA, the Chief Secretary, Delhi and the Lt Governor to ensure timely provision of support services for DDA's housing estates and other developmental projects. In spite of this 7510 flats continue to be without water and electricity in different areas of Delhi as on 28.2.2001.

3 Section 5A [1] of the Delhi Development Act provides that "the Authority may constitute as many Committees consisting wholly of members or wholly of other persons or partly of members and partly of other persons and for such purpose or purposes as it may think fit".

4. In view the advice of the Ministry of Urban Development & Poverty Alleviation dated 11.9.2000 and in view of our past experience, it is proposed to constitute an "Infrastructural Coordination Committee" comprising of the officials of the DDA, MCD, DJB, DVB, Delhi PWD and the GNCTD

to achieve better coordination amongst various agencies providing supporting infrastructure for the DDA's developmental and construction activities. Hon'ble Delhi High Court too has repeatedly emphasised the need for better coordination amongst DDA and the Local bodies.

5. Constitution of the Committee is proposed to be as follows:

i1	Lt. Governor, Delhi	..	Chairman
ii1	Vice-Chairman, DDA	..	Member
iii1	Commissioner, MCD	..	"
iv1	Chairman, Delhi Vidyut Board	..	"
v1	CEO, Delhi Jal Board	..	"
vi1	Principal Secretary, Urban Development, GNCTD	..	"
vii1	Principal Secretary, Lands, GNCTD	..	"
viii1	Development Commissioner, Delhi	..	"
ix1	Engineer-in-Chief, PWD, Delhi	..	"
x1	Engineer Member, DDA	..	Convener

6. The Committee shall lay down its own rules and procedures with regard to transaction of business. The Chairman of the Committee shall have the right to co-opt any other persons as members of the Committee, as may be necessary for achieving the desired purpose.

7. Recommendations contained in paras 4, 5 & 6 of the agenda item are submitted for consideration and approval of the Authority.

RESOLUTION

Proposals contained in the agenda item were approved by the Authority; the Engineer Member DDA shall be the Convener-cum-Member Secretary of the Committee. Proceedings of the Committee meetings shall be regularly put up before the Authority.



No.G-20011/1/97-DDHA

भारत सरकार

Government of India

शहरी विकास और गरीबी उपशमन मंत्रालय

Ministry of Urban Development & Poverty Alleviation

(दिल्ली प्रभाग/Delhi Division)

Nirman Bhawan, New Delhi-110 011

Dated the 11th Sept., 2000.

To

The Vice-Chairman,
Delhi Development Authority,
INA Colony,
Vikas Sadan,
New Delhi-110023.

Subject: Revised Action Taken Note in respect of Para No.56 of the C&AG of India's report for the year ended 31st March, 1997 (Report No.4 of 1998) regarding "Avoidable Expenditure of Rs.10.19 lakhs for augmentation of water supply to 48 DDA flats in Ganganai Enclave, Alaknanda, New Delhi.

I am directed to refer to your letter No.F.EA-14(284)96-97/DDA/698/700 dated the 17th July, 2000 on the subject noted above, and to state that it has been observed that there was lack of coordination between the Construction Wing of DDA and the Delhi Jal Board which resulted in delay in commissioning of water supply scheme to the flat owners. Such delays can be avoided at lower levels if there is better coordination with local bodies that are responsible for providing water & electricity. Such delays can also be avoided if a Committee consisting of representatives of DDA & local bodies is constituted. DDA is, therefore, advised to consider constituting such a Committee so that the flats so constructed by the DDA do not remain vacant and that the flat owners who desire to shift to their allotted flats, are not put to inconvenience.

Yours faithfully,

(Salish Kumar)

Under Secretary to the Govt. of India

T.No. 301/115

Item No.
23/2001
A-30-03-2001

SUB: REVISED ESTIMATES FOR THE YEAR 2000-01
AND ESTIMATES FOR THE YEAR 2001-02.
File No. 4(3)Budget/2000-01

P R E C I S

The presentation of DDA budget is divided into the following 3 parts:-

- a) Nazul Account-I
- b) Nazul Account-II
- c) B-G.D.A

2. The budget sheet representing "Budget at a Glance" for all the three accounts is placed at **App. 'A'** (Book-Iet). This gives the summary of Actuals for 1999-2000, Budget Estimates for 2000-01, Revised Estimates for 2000-01 and Budget Estimates for 2001-02 for both, Receipts and Payments.
3. A combined abstract for the above three Accounts is placed at **App. 'B'** (Book-Iet).
4. The revised estimates for 2000-01 contain a provision of Rs.100.00 Crs. for payment to Delhi Admn. for land acquisition and enhanced compensation out of which Rs.34.78 Crs. has already been paid during this year. Similarly, Rs.100.00 Crs. have been provided in B.E. 2001-02 also for this purpose. If any amount beyond this provision is required, the same will be met from the in built reserves available with the Authority, for land acquisition purpose.
5. Out of the total provision of Rs.1218.63 cr. in the payment budget for 2001-02, a sum of Rs.104.08 Crs. has been provided for new schemes of development of land in Rohini, Dwarka, Vasant Kunj, etc. and construction of new houses in Dwarka, Rohini, Narela and other areas as per **App. 'C'** (Book-Iet).
6. Lump sum provision of Rs.4.70 Crs. and Rs.4.69 Crs. have been kept in R.E. 2000-01 and B.E. 2001-02 respectively for payment of arbitration awards. Similarly, provision of Rs.6.32 Crs. and Rs.4.72 Crs. have been made in R.E. 2000-01 and B.E. 2001-02 respectively for payment of deficiency charges in respect of the completed schemes to be handed over to M.C.D. All these provisions will be used to meet the requirements as and when these arise.

7. D.D.A. has compiled the Zone-wise "Performance Budget" indicating the physical and financial progress of various works/schemes which is placed at **App. 'D'** (Book-let). It is planned to release funds for various schemes/projects by linking requirement of funds with the physical progress as reflected by the concerned Chief Engineers in the data/information supplied by them. This would facilitate effective monitoring of various projects/schemes besides improving the Cash-flow management.

8. As per the existing policy, provision of Rs.102.48 Crs. in R.E. 2000-01 and Rs.100.39 Crs. in B.E. 2001-02 have been made under Nazul Account-II for maintenance, upgradation and renovation of greens of Delhi.

9. Apart from traditional works of land acquisition, its development & disposal, construction of houses and flats; commercial estate; etc DDA is venturing into new areas like; system upgradation, construction of flyovers, adoption of innovative technologies in the construction process, undertaking consultancy projects for real estate development, upgradation of various markets, construction of Master Plan Roads, relocation of J.J.Clusters, heritage conservation, upgradation of sports and horticultural facilities, supporting cultural activities and redevelopment. The total outlay provided in BE 2001-02 for these new areas is of the order of Rs.175.20 Crs. These works will provide a fillip for civic amenities and will go a long way in strengthening infrastructural facilities with a view to provide a better quality of life to citizens of Delhi.

10. **App. 'B'** (Book-let) to Budget proposals comprises of scheme-wise detailed budget proposals for both receipts and payments in the three items as stated in para 1 above. Salient features of the Budget are given in Part-I of the Budget Booklet.

11. The matter is placed before the Authority for consideration and approval of Revised Budget Estimates 2000-01 and Budget Estimates 2001-02 as contained in the Annexures. Approval may also be given for utilisation of R.E. 2000-01 pending confirmation of minutes of the meeting by the Authority. On approval, funds will be released to the Divisions/zonal CAUs by the CAO/DDA on demand, both for R.E. 2000-01 and B.E.2001-02.

RESOLUTION

I. a) The Finance Member explained that the budget proposals were not mere compilation of accounts, these were long term policy directions for the organisation. Presenting the Budget Estimates for the year 2001-02 and Revised Estimates for the year 2000-01, he explained the category-wise actuals and projections for 2001-02. A deficit of Rs.203.99 crore was projected for the BE 2001-02 and it was explained that DDA had sufficient funds to meet the deficit.

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b1 Explaining the salient provisions of the Budget Estimates for the year 2001-2002, the Finance Member outlined the following thrust areas:

- a] Innovative Technologies.
- b] Construction of Flyovers under Phase-II.
- c] Infrastructural Development.
- d] Rain water harvesting.
- e] Systems Upgradation.
- f] Urban Heritage Conservation.
- g] Enhanced horticulture development.
- h] Relocation of JJ Clusters - Reclamation of DDA's valuable land.
- i] Sports and recreational facilities.
- j] Upgradation of Market complexes.
- k] Cultural Promotion Activities.
- l] Redevelopment of various District Centres.
- m] Construction of Bharat Bhawan at Dwarka.
- n] Development of Media Centre at Jasola.
- o] Development of Dwarka Park, Botanical & Science Park at Dwarka and Spiritual Park at Nehru Place.
- p] A one time exercise to upgrade 100 LSCs and 10 Community Centres with the participation of the local welfare associations.

c] FM explained that till now the main task of resettlement of JJ clusters had primarily been the function of the Slum & JJ department under the control of MCD. Of late, it had been observed that because of non-removal of these clusters by the Slum Department, DDA had not been in a position to undertake its various important commercial projects on these high value commercial lands which had been occupied by these clusters. In order to expedite reclamation of such valuable commercial land, it was proposed to undertake certain selected relocation projects with valuable commercial sites being the core target for clearance.

FM further explained that it would be the task of identified Project Director who would for each of these sites clearly prepare a scheme which would indicate the resettlement measures being undertaken by DDA and also the financial advantage in terms of disposal of the site. Each of these projects proposed would be viewed as an independent task which would culminate with the disposal of the valuable land. The cost of resettlement was proposed to be absorbed as part of the cost of development, for without that clearance of the commercial site would not have been available for disposal. He proposed that this expenditure would be initially met from the Nazul-II account till this was adjusted as development cost from the sale proceeds realised from the sale of the commercial site. The Project Directors would projectise their proposals. If there were any projects where resettlement took place on sites which did not have a commercial potential, specific approval at the highest level would be taken and Authority duly informed.

iii] Shri Puran Chand Yogi informed that a number of parks in Delhi were being unauthorisedly occupied by JJ Clusters. He suggested that DDA should also undertake removing of JJ Cluster from these parks. While appreciating the suggestion the Chairman stated that DDA could undertake removal of such JJ Clusters on selective basis. FM informed that proposals on selective basis would be taken up with the approval of VC/LG.

-81e-

d1 FM informed that maintenance of the Local Shopping Centres and District Centres was not the function of the DDA. But considering the fact that DDA had received large amount through the disposal of these commercial spaces, as a part of its social commitment to upgrade this environment, DDA proposed a one time exercise to upgrade 100 LSCs and 10 Community Centres. The participation of the local welfare associations would be one of the prime objectives.

II. Reacting to the Budget proposals :

a1 The Authority expressed concern on the increasing 'Establishment' expenditure. LG advised that the salary of the work-charged staff, should be accounted for under the main 'salary head' rather than adding it to the 'project cost' so that DDA is aware of its total Establishment expenditure, for stringent monitoring. He directed all out efforts to cut the administrative costs to the minimum.

The Vice-Chairman and the Finance Member assured the Authority and the LG that they will soon come up with specific proposals to cut the administrative costs.

b1 The LG expressed serious concern over the slackening developmental activity and the slow pace of execution of various projects during the year 2000-2001. He reminded that DDA had sufficient land for construction of at least 18000 flats and should not, therefore, cite land as the constraint for reduced construction. He advised that DDA

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should gear up its efforts and start construction of at least 15000 new flats during the year 2001-2002, specially keeping in view the interests of the lower and middle income groups.

c1 The LG directed that the reasons for the shortfall in the construction/developmental targets should be identified and responsibility fixed. He cautioned that no shortfalls would be tolerated in the construction/development targets for the next year and directed revising the capital expenditure from Rs. 235.27 crore to a minimum of Rs. 300 crore. The LG advised early completion of the "Twin District Centre and the City Centre project in Rohini."

The VC assured that all out efforts would be made to achieve the new targets.

d1 The LG further advised that the benefits of the hollow-block technology should be properly evaluated before venturing into it in a big way, specially because it involves higher cost.

e1 LG directed completion of all the Flyovers as per schedule and sought final decision on the Pankha Road Flyover by 12th April.

f1 LG desired to know why the construction of Master Plan roads in Rohini had not been taken up and wanted to have an assessment of the cost of land filling involved.

g] LG also sought an early meeting of the Urban Heritage Foundation. Mrs Sarita J. Das suggested that all the "Bawlis" in Delhi should be taken up for upgradation as a part of the urban heritage protection.

h] Shri Mahabal Mishra and Shri Puran Chand Yogi enquired why the non-official members had not been associated with the cultural promotion Committee as decided last year. The LG advised that non-official members be now associated with the committee and it was decided to limit the expenditure under this head to Rs. 25 lacs.

i] FM informed that DDA had sent 25000 blankets, 2000 Petromax lamps and 5000 torches costing Rs. 53.95 lacs to Gujarat in pursuance of the Authority's resolution and that the DDA staff had contributed one days' salary amounting to Rs. 35.45 lac to the Prime Minister's Relief Fund.

Ms. Devagya Bhargava and Shri Mahabal Mishra suggested adoption of a earthquake affected village in Gujarat by the DDA. The LG informed that the GNCTD had already taken this initiative and the DDA can render further assistance, if necessary, at an appropriate time. To provide for eventualities a BE of Rs. 0.10 Cr. (Rs. ten lakhs) was provided.

III. The FM informed the Authority that after making a provision of payment towards construction of houses and shops to the tune of Rs. 300 crore and expenditure on

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cultural promotion activities reduced from Rs. 100 lacs to Rs. 25 lacs, the total payment estimates work out to Rs. 1282.71 crore against which the receipts will be Rs. 1014.64 crore, thus leaving a total deficit of Rs. 268.07 crore in the BE for 2001-02.

After detailed discussions, the Authority approved the receipts of Rs. 1009.42 crore and payments of Rs. 1003.02 crore for the RBE of 2000-2001 and also approved the Budget Estimates of receipts at Rs. 1014.64 crore and payments at Rs. 1282.71 crore, with a total deficit of Rs. 268.07 crore, for the year 2001-2002. The Authority also approved the proposals for utilisation of the RBE 2000-01 and BE 2001-02 pending formal confirmation of minutes of this meeting.

Item No.
24/2001
A-30-03-2001

Subj: Revised Proposals for Fixation of pre-determined rates (PDRs) in Dwarka for the year 1999-2000 through Cost Benefit Analysis. (CBA)

File F2 (36)AO(P)/DDA/99

P R E C I S

1. Name of the Project: Dwarka
2. Total Project Area 3960.00 Hect
3. Total Saleable Area 2006.65 Hect.
4. Total Project Cost 5366.05 crores
5. Proposed population to be accommodated 1.1 million
6. The Cost Benefit Analysis is appended : (Appendix A P-5 to 13).
The contents are as follows.

Table 1-R	---	Land acquisition and its cost
Table 2-R	---	Break-even-analysis with provisions for physical and price Contingencies
Table 3-R	---	Year wise break up of disposal area and the multipliers for various uses
Table 4 -R	---	Year wise break-up of revenue
Table 5-R	---	Year-wise break-up of discounted revenue
Table 6 -R	---	Saleable land use and revenue distribution

7 METHODOLOGY

For working out optimum cost of developed land certain assumptions are necessary as this kind of an exercise requires interpolation and extrapolation of expenditure incurred in past and to be incurred in future. For the sake of practical convenience, the figures have been notionally taken as accruing in current year itself to avoid theoretical and estimated problems vis-à-vis revenue expected.

- 7.1 The discounted cash flow method has been used in this exercise. All expenditure and income are discounted to the present using this method.

7.2 This costing exercise takes into account the expenditure for peripheral development. The cost of internal development whenever applicable will be chargeable in addition to the rates in this cost benefit analysis.

7.3 The provision for enhanced compensation of land has been made @ 175/- per sq. mtr. in the exercise. This is due to enhancement of indicative price of land with effect from 1.4.97.

8. LAND USE CHANGE

There is no change in project area, saleable area and in land use break-up of the project except that an area of 7.41 hectares has been allocated for Vijay Veer Avas Yojna. The housing in Vijay Veer Avas Yojna is to be allotted without charging the cost of land.

REVISED PROPOSALS

9. The Cost Benefit Analysis for fixation of the Predetermined Rates was carried out and approved by the Authority in its meeting held on 28.3.2000 vide Resolution No. 34/2000 dated 28.6.2000. A copy of the Resolution is enclosed. ~~Annexure I~~ (page 14 - to 16.)

10. The Predetermined Rates were submitted to the Ministry vide our letter No. F.2(36)99/AO(P)/DDA/133 dated 27.7.2000. The Ministry vide their letter No. K-20014/3/DDHA dated 1.10.2000 stated that the predetermined rates may be reexamined in the light of the orders of the Hon'ble Minister U.D. & PA vide his notes dated 6.3.2000 and 15.3.2000, and reiterated vide orders dated 13.6.2000 that the land be allotted to the Slum Department @ Rs. 16 lacs per acre. A copy of the said letter of the Ministry together with the orders of the Hon'ble Minister dated 13.6.2000 is annexed (~~Annexure II P-17-18~~) It has been decided in accordance with these orders of the Hon'ble Minister that the land may be transferred to the Slum Department, MCD at current on account rate of Rs.16 lacs per acre.

11 The revised C.B.A for fixation of the Predetermined Rates for 1999-2000 has been conducted taking into consideration the rate of Rs.16 lacs per acre for the land to be transferred to the Slum Department in accordance with the orders of the Hon'ble Minister. This rate has been considered for the balance land available for transfer to the Slum Department for resettlement as per Land Use Plan. On the basis of the revised CBA, the Break Even Rate now comes to Rs.2580.12 per sq. mtr. The Category Wise Revised Rates viz a vis the rates originally proposed and approved by the Authority are given in the following table:

Category Wise Rates

Sl. No.	Category of Land	PDR for the year 98-99	PDR for the year 99-2000 originally approved by the Authority	Revised PDR for the Year 99-2000 taking into consideration the rate of Rs.16 lacs per acre	Multiplier
	Break Even Rate (BER)	2355.29	2552.41	2580.52	
1	2	3	4	5	6
1.	Land for CGHS	3533.00	3829.00	3871.00	1.5
2	Alternative Plots	3010.00	3251.00	3279.00	1
3	DDA Housing Schemes				
	i) SFS	3533.00	3829.00	3871.00	1/5
	ii) MIG	2945.00	3191.00	3226.00	1/25
	iii) LIG	1767.00	1915.00	1936.00	0.75
	iv) EWS	1178.00	1277.00	1291.00	0/50
4	Industrial	3599.00	3889.00	3924.00.	1.25
5	J.J. Squatters (Resettlement)	1178.00	1277.00	Rs.16 lacs per acre	*Not applicable Please see note below

(* The multiplier taken into consideration in the original proposals approved by the Authority as indicated in column 4 above of the above table is 0.50)

Notes:

1. For industrial and alternative plots, an amount of Rs.693.23 per sq. mtr. on account of internal development and Rs.4.80 per sq. mtr for Use and occupation charges have been added to the Break Even Rates
2. All figures have been rounded off to the nearest rupee
3. As there is change in the C.P.W.D. Cost Index during the year 1999-2000 amount of internal development cost has been updated from 148 to 158 points CPWD cost Index
4. For Housing the cost of internal development will be added at the time of finalisation of the disposal cost of flats.

5. The expenditure on Master Plan Roads incurred by DDA has been loaded in the CBA as it has not been reimbursed to DDA from Plan Funds or any other source. This has not been claimed from GNCTD, either.
6. The Housing under Vijay Veer Avas Yojna Housing is to be allotted without charging the cost of land. Therefore, the revenue from disposal of land under the Yojna has been treated as Nil.

12. DECISIONS TO BE TAKEN

1. The Authority may kindly approve the Revised Cost Benefit Analysis as given in the Tables 4-R TO 6-R Appendix 'A' P-5 to 13).
2. The Authority may kindly approve the revised proposals for land premium rates as given in column (5) of para 11 above for the year 99-2000 for notification by the Govt. of India.

R E S O L U T I O N

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

APPENDIX 'A' TO ITEM NO. 24/2001

TABLE: SUMMARY OF LAND ACQUISITION FOR 1999-2002 (IN CRORES)

YEAR	LAND ACQUIRED	DISCOUNTED LAND ACQ. COST
1999	100.00	100.00
2000	100.00	100.00
2001	100.00	100.00
2002	100.00	100.00
TOTAL	400.00	400.00

TABLE: DISCOUNTED ANALYSIS OF INDEBTEDNESS WITH PROVISIONS FOR PHYSICAL AND PRICE CONTINGENCIES (IN CRORES)

YEAR	REV. EXPEN.	DISCOUNTED REV. EXPEN.	LAND ACQ. COST	DISCOUNTED COMPENSATION	DISCOUNTED COST	DISCOUNTED COMPENSATION	TOTAL EXPOS. TOTAL DISCOUNTED EXPOS.	TOTAL REVENUE	DISCOUNTED VALUE OF REVENUE	DISCOUNTED NET CASH FLOW (SEE 9 - CO. 7)
1999	20.00	20.00	100.00	100.00	100.00	100.00	120.00	100.00	100.00	0.00
2000	20.00	20.00	100.00	100.00	100.00	100.00	120.00	100.00	100.00	0.00
2001	20.00	20.00	100.00	100.00	100.00	100.00	120.00	100.00	100.00	0.00
2002	20.00	20.00	100.00	100.00	100.00	100.00	120.00	100.00	100.00	0.00
TOTAL	80.00	80.00	400.00	400.00	400.00	400.00	480.00	400.00	400.00	0.00

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DISCOUNTED REVENUE	400.00
DISCOUNTED INTEREST	0.00
SELECTED REVENUE	400.00

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TABLE - 37 YEARWISE BREAKUP OF DISPOSABLE AREA IN DHAKA

USE CODE	USE	GROSS AREA	DISPOSABLE RATIO/RATE %		1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	UNDEVELOPABLE
			AREA	PER ACRE	6	7	8	9	10	11	12	13	TOTAL AREA
A1.1	COOPERATIVE HOUSING	487.96	487.96	1.50	18.33	73.95	24.13	0.00	0.00	20.15	14.82	337.49	487.96
A1.2	DBA HOUSING	276.82											
	ENS		41.50	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.50	41.50
	L16		97.80	0.75	0.00	0.00	0.00	0.00	0.00	3.33	0.09	94.38	97.80
	M16		90.90	1.25	0.00	0.00	0.00	0.00	0.00	1.39	5.78	73.64	90.90
	SFS		89.31	1.30	0.00	25.00	21.18	0.00	0.00	5.41	0.00	37.72	89.31
A1.2a	VIJAY VEER YOJNA	7.41	7.41	0.00	** 0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A1.3	INSTITUTIONAL HOUSING	56.20	56.20	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.20	56.20
*** A1.4	RESETTLEMENT QUARTERS	125.97	125.97	0.50	47.36	23.85	0.00	0.00	0.00	0.00	0.00	54.76	125.97
A1.5	ALTERNATIVE PLOTS	29.13	29.13	1.00	0.00	5.00	5.00	6.83	0.00	5.65	0.00	6.65	29.13
A1.6	AUCTION PLOTS	33.91	29.33	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	20.28	29.33
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RESIDENTIAL	1017.40	996.43		65.68	126.91	50.31	6.83	0.00	35.92	20.76	682.61	999.02
A2	EDUCATIONAL FACILITIES	243.84	176.55	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176.55	176.55
A3	OTHER COMM. FACILITIES	22.28	22.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.28	22.28
A4	LOCAL/CONVENIENT SHOPPING	41.09	41.09	2.00	0.00	0.00	0.00	0.14	0.00	0.00	0.00	40.95	41.09
A5	UTILITIES	20.10	20.10	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A6	PARKS & PLAYGROUNDS	313.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	276.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RES. SUPPORTING FACILITIES	916.66	260.02		0.00	0.00	0.00	0.14	0.00	0.00	0.00	229.78	239.92
	TOTAL RESIDENTIAL	1934.06	1256.45		65.68	126.91	50.31	6.97	0.00	35.92	20.76	922.39	1228.94
B1.1	OPEN SPACES	12.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	37.07	32.40	4.00	0.00	0.00	0.00	0.00	0.00	1.81	0.96	29.64	32.40
B1.3	COMM. LOW TURNOVER	5.19	4.53	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.53	4.53
B1.4	CULTURAL SPACES	5.19	4.53	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.53	4.53
B1.5	FACILITIES	5.93	5.19	2000000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.19	5.19
B1.6	RESIDENTIAL	5.19	4.53	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.53	4.53
B1.7	UTILITIES	0.74	0.74	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DIST. CENTRE	72.27	51.92		0.00	0.00	0.00	0.00	0.00	1.81	0.96	48.42	51.18

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09.1	COMM. SPACES	28.49	28.49	1.00	0.00	11.50	0.00	0.00	0.00	0.00	0.00	28.49	28.49
09.2	COMMERCIAL (LAND) OVER	8.83	8.83	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.83	8.83
09.3	FACILITIES PLUS CULTURAL	7.51	7.51	4.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	7.51	7.51
09.4	UTILITIES	1.37	1.37	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
	TOTAL COMMUNITY CENTRES	44.16	44.16		0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.84	42.84
C1.1	CIRCULATION/PARKING	33.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.2	INDE. HOUSING	60.07	3.39	2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.39	3.39
C1.3	PUBLIC / SEMI PUBLIC	3.39	3.39	2000000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.39	3.39
C1.4	COMMERCIAL	2.26	2.26	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.26	2.26
C1.5	UTILITIES	1.13	1.13	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
C1.6	NET IND. PLOTS	72.37	72.37	1.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.37	72.37
	TOTAL INDUSTRIAL	173.07	82.49		0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.36	81.36
01.0	COLLEGES/HOSPITAL/OTHER	198.48	198.48	0.30	0.00	39.00	24.46	4.00	0.00	7.65	0.42	131.94	198.48
02.0	ENTIRELY CHARITABLE INST.	25.00	25.00	0.10	0.00	6.50	6.50	1.00	0.00	0.00	0.00	11.00	25.00
03.0	INTEGRATED SCHOOL	44.56	48.93	0.30	0.00	6.50	6.50	0.35	0.00	0.00	0.00	35.58	48.93
04.0	SEMI-CHARITABLE	14.85	9.91	0.50	0.00	0.00	1.80	0.00	0.00	0.00	0.00	7.11	9.91
05.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL PUBLIC/SEMI PUBLIC	302.89	281.32		0.00	43.00	39.26	5.35	0.00	7.65	0.42	183.63	281.32
E1.0	UTILITIES	132.45	132.45	** 0.000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
E1.1	RECREATION	850.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E1.2	TRANSPORTATION/RAILWAY	255.34	255.34	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255.34	255.34
H1.0	CIRCULATION	317.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I1.0	EDUCATION	65.67	65.67	2000000.00	0.00	0.00	22.66	25.00	0.00	0.00	0.00	18.01	65.67
	OTHERS	1421.73	493.46		0.00	0.00	22.66	25.00	0.00	0.00	0.00	273.35	321.01
		3947.98	2169.80		65.68	169.91	112.23	27.32	0.00	45.28	22.14	1553.99	2006.65
													50.83

* THE FIGURE IN THIS COLUMN INDICATES THE FACTOR WITH WHICH THE BREAK-EVEN PRICE TO BE MULTIPLIED FOR THE SPECIFIC LAND USE INDICATED IN COLUMN NO. 2 (i.e., PRICE OF LAND FOR COOP. HOUSING WOULD BE THE BREAK-EVEN PRICE MULTIPLIED BY 1.500). WHEREVER PRICE PER ACRE (ARE) INDICATED IN COLUMN 3 IT INDICATES THE PROPOSED SALE PRICE AS HAS BEEN LAID DOWN BY GOVERNMENT.

** LAND FOR THE UTILITIES IS NON-SALEABLE AND IS ALLOTTED ON LICENSE FEES OF Rs. 1/ACRE. FOR ALTERNATIVE PLOTS THE MULTIPLIER IN COLUMN 5 IS ONLY 1.000 AS PER PATA. RULES. THE COST OF INTERNAL DEVELOPMENT SHALL BE EXTRA.

*** THE RATE HAS BEEN TAKEN @ Rs. 16.00 LAHSI PER ACRE FROM 1999-2000 IN VIEW OF THE ORDERS OF USAPAM.

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TABLE - 3. YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN DDA/DA

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	TOTAL
1	2	3	4	5	6	7	8	9	10	
A1.1	COOPERATIVE HOUSING	1552.30	7676.85	2955.59	0.00	0.00	7756.46	5705.54	130613.46	150554.66
A1.2	DDA HOUSING									
	EWS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5353.75	5353.75
	LIG	0.00	0.00	0.00	0.00	0.00	641.31	0.00	10522.91	11164.22
	MIG	0.00	0.00	0.00	0.00	0.00	368.00	1833.24	23748.50	24116.49
	SFS	0.00	4654.12	4307.19	0.00	0.00	1720.99	0.00	14598.63	25280.93
A1.2A	VIJAY VEER YOUNG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
A1.3	INSTITUTIONAL HOUSING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21750.41	21750.41
A1.4	RESETTLEMENT SQUATTERS	0.00	4418.94	0.00	0.00	0.00	0.00	0.00	2164.12	6583.05
A1.5	ALTERNATIVE PLOTS	0.00	620.55	677.87	982.93	0.00	1198.00	0.00	1716.27	5195.62
A1.6	AUCTION PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	73.87	20927.92	20927.92
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	1552.30	17370.46	7940.64	982.93	0.00	11684.75	7632.64	231395.97	270927.06
A2	EDUCATIONAL FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13665.61	13665.61
A3	OTHER COMM. FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A4	LOCAL/CONVENIENT SHOPPING	0.00	0.00	0.00	40.30	0.00	0.00	0.00	21131.18	21171.48
A5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A6	PARKS & PLAYGROUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RES. SUPPORTING FACILITIES	0.00	0.00	0.00	40.30	0.00	0.00	0.00	24796.79	24837.08
	TOTAL RESIDENTIAL	1552.30	17370.46	7940.64	1023.23	0.00	11684.75	7632.64	266192.76	305764.15
B1.1	OPEN SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	0.00	0.00	0.00	0.00	0.00	1532.69	982.32	30587.46	32120.14
B1.3	COMM. LOW TURNOVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.4	CULTURAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4675.18	4675.18
B1.5	FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256.44	256.44
B1.6	RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3506.38	3506.38
B1.7	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DIST. CENTRE	0.00	0.00	0.00	0.00	0.00	1532.69	982.32	39025.45	40558.14

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B4.1	COMM. SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27342.05	27342.05
B4.2	COMMERCIAL LOWRISE OVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4556.49	4556.49
B4.3	FACILITIES PLUS COVERED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7754.81	7754.81
B4.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL COMMUNITY CENTRES		0.00	0.00	0.00	0.00	0.00	0.00	0.00	39657.35	39657.35
C1.1	CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.2	WARE HOUSING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2186.65	2186.65
C1.3	PUBLIC & SEMI PUBLIC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	167.47	167.47
C1.4	COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1166.21	1166.21
C1.5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.6	NET INCL. PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23324.28	23324.28
TOTAL INDUSTRIAL		0.00	0.00	0.00	0.00	0.00	0.00	0.00	26844.62	26844.62
D1.0	COLLEGES/HOSPITAL/OTHER	0.00	1116.99	994.84	172.76	0.00	487.00	32.85	10212.63	12984.16
D2.0	ENTIRELY CHARITABLE INST.	0.00	80.67	88.12	14.39	0.00	0.00	0.00	283.81	467.00
D3.0	INTEGRATED SCHOOL	0.00	242.01	264.37	15.11	0.00	0.00	0.00	2754.02	3275.51
D4.0	SEMO-CULTURAL	0.00	0.00	122.82	0.00	0.00	0.00	0.00	917.23	1040.66
D5.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PUBLIC/SEMI PUBLIC		0.00	1439.68	1470.16	202.26	0.00	487.00	32.85	14167.70	17766.73
E1.0	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F1.0	RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
G1.0	TRANSPORTATION-RAILWAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65880.78	65880.78
H1.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I1.0	GOVERNMENT	0.00	0.00	1148.00	1595.81	0.00	0.00	0.00	889.89	3633.50
OTHERS		0.00	0.00	1148.00	1595.81	0.00	0.00	0.00	889.89	3633.50
GRAND TOTAL		1552.30	18810.13	10558.80	2821.21	0.00	13704.44	8647.80	452654.35	500101.26

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 for
 1/20/00 (sup) 2/10/00 (sup) 2/10/00 (sup)

TABLE - 5: YEARWISE BREAKUP OF DISCOUNTED REVENUE FROM SALEABLE AREA IN DHARVA

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	TOTAL
1	2	3	4	5	6	7	8	9	10	
A1.1	COOPERATIVE HOUSING	3025.00	1360.00	4760.00	0.00	0.00	9385.32	5186.85	130613.46	159754.92
A1.2	DDA HOUSING									
	EWS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5353.75	5353.75
	LIG	0.00	0.00	0.00	0.00	0.00	775.98	15.35	10922.91	11164.22
	HIG	0.00	0.00	0.00	0.00	0.00	445.27	1684.74	23748.90	24193.77
	SFS	0.00	8245.07	6936.77	0.00	0.00	2082.40	0.00	14598.65	31862.86
A1.2A	VIJAY VEER VADNA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A1.3	INSTITUTIONAL HOUSING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A1.4	RESETTLEMENT SQUATTERS	0.00	7828.42	0.00	0.00	0.00	0.00	0.00	21750.41	21750.41
A1.5	ALTERNATIVE PLOTS	0.00	1099.34	1091.72	1439.11	0.00	1449.58	0.00	1716.27	6796.02
A1.6	AUCTION PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.15	20927.92
A1.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	3025.00	30772.82	12788.48	1439.11	0.00	14138.55	6954.31	231395.97	291796.41
A2	EDUCATIONAL FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13665.61	13665.61
A3	OTHER COMM. FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A4	LOCAL/CONVENIENT SHOPPING	0.00	0.00	0.00	59.00	0.00	0.00	0.00	21131.18	21190.18
A5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A6	PARKS & PLAYGROUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RES. SUPPORTING FACILITIES	0.00	0.00	0.00	59.00	0.00	0.00	0.00	0.00	0.00
	TOTAL RESIDENTIAL	3025.00	30772.82	12788.48	1498.11	0.00	14138.55	6954.31	266192.76	326652.70
B1.1	OPEN SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	0.00	0.00	0.00	0.00	0.00	1854.55	893.02	30587.46	32442.00
B1.3	COMM. LOW TURNOVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.4	CULTURAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.5	FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4675.18	4675.18
B1.6	RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256.44	256.44
B1.7	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3506.38	3506.38
	TOTAL DIST. CENTRE	0.00	0.00	0.00	0.00	0.00	1854.55	893.02	39025.45	40880.00

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B4.1	COMM. SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27342.75	27342.05
B4.2	COMMERCIAL (CULTURAL OVER)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4556.49	4556.49
B4.3	FACILITIES PLUS CULTURAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7754.81	7754.81
B4.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL COMMUNITY CENTRES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39653.35	39653.35
C1.1	CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.2	WARE HOUSING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2186.65	2186.65
C1.3	PUBLIC & SEMI PUBLIC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	167.47	167.47
C1.4	COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1166.21	1166.21
C1.5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.6	IND. PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23324.28	23324.28
	TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26844.62	26844.62
D1.0	COLLEGES/HOSPITAL/OTHER	0.00	1978.82	1602.29	252.85	0.00	589.27	29.86	10212.63	14635.77
D2.0	ENTIRELY CHARITABLE TRUST	0.00	142.91	141.92	21.07	0.00	0.00	0.00	283.81	589.72
D3.0	INTEGRATED SCHOOL	0.00	428.76	425.77	22.12	0.00	0.00	0.00	2754.02	3430.66
D4.0	SOCIO-CULTURAL	0.00	0.00	196.51	0.00	0.00	0.00	0.00	917.23	1113.74
D5.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL PUBLIC/SEMI PUBLIC	0.00	2550.49	2366.49	296.04	0.00	589.27	29.86	14167.70	19969.89
E1.0	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F1.0	RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
G1.0	TRANSPORTATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65860.78	65860.78
H1.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I1.0	GOVERNMENT	0.00	0.00	1119.69	2336.42	0.00	0.00	0.00	889.69	4345.52
	OTHERS	0.00	0.00	1119.69	2336.42	0.00	0.00	0.00	66779.48	70226.36
	GRAND TOTAL	3025.00	33323.30	16274.29	4130.57	0.00	1682.37	787.19	452651.35	524225.35

NOTE 1: ALL FIGURES ARE IN LAKHS.
 NOTE 2: THE COMPOUNDING FOR PAST YEARS HAS BEEN CALCULATED @ 10% AND COMPOUNDING FOR FUTURE YEARS HAS BEEN ESCALATED WITH 10.23% COMPOUNDED BEING AVERAGE AVERAGE INCREASE IN CPWD COST INDEX IN PAST THREE YEARS.

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TABLE 3 PERCENTAGE OF SALESABLE AREA

USE	GROSS AREA	SALE OF	DISPOSABLE (SALESABLE)		SALE OF	% OF TOTAL	SALE OF	GROSS AREA	SALE OF	DISPOSABLE (SALESABLE)	SALE OF	% OF TOTAL	SALE OF	GROSS AREA	SALE OF	DISPOSABLE (SALESABLE)	SALE OF	% OF TOTAL				
			TOTAL AREA	AREA															TOTAL AREA	AREA	UNASSIGNATED REVENUE	
A1.1	457.96	10.78	457.96	457.96	24.22	24.47																
A1.2	276.82	7.00																				
			41.50	41.50	2.27	1.02																
			57.80	57.80	3.08	2.17																
			30.80	30.80	1.65	0.75																
			85.31	85.31	4.65	2.08																
A1.5	54.20	1.42	54.20	54.20	2.82	1.15																
A1.4	123.97	3.21	123.97	123.97	6.23	2.51																
A1.5	29.13	0.74	29.13	29.13	1.42	0.56																
A1.6	21.97	0.58	21.97	21.97	1.11	0.43																
A1.7	0.00	0.00	0.00	0.00	0.00	0.00																
NET RESIDENTIAL																						
	1664.88	25.63	988.02	988.02	49.25	55.64																
A2	243.84	6.19	176.55	176.55	8.83	2.61																
A3	22.28	0.57	22.28	22.28	1.11	0.43																
A4	41.09	1.04	41.09	41.09	2.05	0.79																
A5	20.10	0.51	20.10	20.10	1.00	0.38																
A6	313.15	7.93	0.00	0.00	0.00	0.00																
A7	276.17	7.01	0.00	0.00	0.00	0.00																
RES. SUPPORTING FACILITIES																						
	916.64	23.25	260.02	239.92	11.95	6.63																
TOTAL RESIDENTIAL																						
	1924.65	48.89	1249.04	1228.94	61.24	62.27																
B1.1	12.96	0.33	0.00	0.00	0.00	0.00																
B1.2	37.07	0.94	31.40	31.40	1.61	0.61																
B1.3	5.19	0.13	4.53	4.53	0.23	0.09																
B1.4	5.19	0.13	4.53	4.53	0.23	0.09																
B1.5	9.93	0.25	5.19	5.19	0.26	0.10																
B1.6	5.19	0.13	4.53	4.53	0.23	0.09																
B1.7	0.74	0.02	0.74	0.74	0.04	0.01																
TOTAL DIST. CENTRE																						
	70.77	1.83	51.82	51.82	2.55	1.00																
B1.1	26.49	0.67	26.49	26.49	1.32	0.50																
B1.2	6.62	0.17	6.62	6.62	0.32	0.12																
B1.3	7.51	0.19	7.51	7.51	0.37	0.14																
B1.4	1.32	0.03	1.32	1.32	0.06	0.02																
TOTAL COMM. CENTRE																						
	44.16	1.12	44.16	44.16	2.12	0.80																
B1.5	33.90	0.84	0.00	0.00	0.00	0.00																
B1.6	60.07	1.52	3.39	3.39	0.17	0.06																
B1.7	3.39	0.09	3.39	3.39	0.17	0.06																
B1.8	2.24	0.06	2.24	2.24	0.11	0.04																
B1.9	1.13	0.03	1.13	1.13	0.06	0.02																
B1.10	72.32	1.84	72.32	72.32	3.60	1.36																
TOTAL INDUSTRIAL																						
	173.07	4.39	82.49	82.49	4.08	1.52																
B1.11	158.45	3.94	158.45	158.45	7.69	2.93																
B1.12	25.00	0.62	25.00	25.00	1.23	0.46																
B1.13	64.35	1.62	48.93	48.93	2.42	0.89																
B1.14	14.83	0.38	8.91	8.91	0.44	0.16																
B1.15	0.00	0.00	0.00	0.00	0.00	0.00																
TOTAL PUBLIC/SEMI PUBLIC																						
	302.69	7.68	281.32	281.32	14.02	5.31																
B1.16	132.45	3.36	132.45	132.45	6.49	2.44																
B1.17	650.91	16.52	0.00	0.00	0.00	0.00																
B1.18	255.34	6.48	255.34	255.34	12.72	4.73																
B1.19	217.36	5.49	0.00	0.00	0.00	0.00																
B1.20	65.67	1.67	65.67	65.67	3.23	1.18																
OTHERS																						
	1351.04	34.41	387.79	387.79	19.04	7.14																
GRAND TOTAL																						
	2949.57	100.00	2162.39	2005.65	100.00	100.00																

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TABLE:7 YEAR WISE LIKELY EXPENDITURE ON VARIOUS SERVICES FOR THE DEVELOPMENT OF DWARKA PROJECT

YEARS	EXPENDITURE PROPOSED BY ENGG. WING	EXPENDITURE AFTER ADDITION OF 13.68% ESCALATION OF THE 2 YEAR	EXPENDITURE TAKEN IN THE ANALYSIS 3**	4
UPTO 3/91	20.77	20.768	20.768	
91-92	26.28	26.284	26.284	
92-93	13.84	13.84	13.842	
93-94	14.67	13.88	13.876	
94-95	20.00	20.00	20.000	
95-96	19.709	21.226	21.226	
CURRENT YEAR	90.000	96.923	96.923	
97-98	150.000	161.538	161.538	
98-99	200.000	215.385	215.385	
99-00	250.000	269.231	269.231	
00-01	125.000	134.615	134.615	
01-02	96.491	103.913	103.913	
TOTAL	1028.76	1097.60	1097.60	

** THE EXPENDITURE FOR THE CURRENT YEAR AND ALL FUTURE YEARS INCLUDES 7% ADMN. CHARGES AND 13.68% ESCALATION AS PER CPWD COST INDEX.

by
2/10/02
by
2/10/02

Rem No. Subj: Fixation of pro-determined rated (PDRs) in Dwarka for the year
 34/2000 1999-2000 through Cost Benefit Analysis.
 A-28/6/2000
 File P2 (36) AO(P)/DDA/99

P R E C I S

1. Name of the Project: Dwarka
2. Total Project Area 3960.00 Hect
3. Total Saleable Area 2006.65 Hect.
4. Total Project Cost 5366.05 crores
5. Proposed population to be accommodated 1.1 million
6. The Cost Benefit Analysis is appended : (Appendix A Page 89 to 93).
 The contents are as follows.

Table 1	--	Land acquisition and its cost
Table 2	--	Break-even-analysis with provisions for physical and price Contingencies
Table 3	--	Year wise break up of disposal area and the multipliers for various uses
Table 4	--	Year wise break-up of revenue
Table 5	--	Year-wise break-up of discounted revenue
Table 6	--	Saleable land use and revenue distribution

7 METHODOLOGY

For working out optimum cost of developed land certain assumptions are necessary as this kind of an exercise requires interpolation and extrapolation of expenditure incurred in past and to be incurred in future. For the sake of practical convenience the figures have been notionally taken as accruing in current year itself to avoid theoretical and estimated problems vis-à-vis revenue expected.

7.1 The discounted cash flow method has been used in this exercise. All expenditure and income are discounted to the present using this method.

7.2 This costing exercise takes into account the expenditure for peripheral development. The cost of internal development whenever applicable will be chargeable in addition to the rates in this cost benefit analysis.

7.3 The cost of money, whenever funds need to be raised on account of a negative cash flow has been taken @ 17% When the cumulative net inflow is positive interest income is calculated @ 10% being the average deposit rates.

7.4 The provision for enhanced compensation of land has been made @ 175/- per sq. mtr. in the exercise. This is due to enhancement of indicative price of land with effect from 1.4.97.

8. LAND USE CHANGE

8.1 There is no change in project area, saleable area and in land use break-up of the project except that an area of 7.41 hectares has been allocated for Vijay Veer Avas Yojna. The housing in Vijay Veer Avas Yojna is to be allotted without charging the cost of land.

9. BREAK EVEN RATE (BER)

9.1 Sale price of land (break-even rate) with provision for physical and price Contingencies works out as following:

		<u>1998-99</u>	<u>1999-2000</u>
i)	Per sq. mtr.	Rs. 2355.29	Rs.2552.41
ii)	Per acre	Rs. 93.32 lacs	Rs.103.30 lacs
iii)	Per Hectare	Rs. 235.53 lacs	Rs.255.24 lacs

There is an increase of 8.37% in the break-even rate over that of last year.

9.2 CATEGORY-WISE RATES:

S.No.	Category of land	For 98-99 p.s.m. Notified by the MOUD	For 99-2000 per sq. mtr.	Multiplier
	B.E. Rate	Rs.2355.29	Rs.2552.41	
i)	Land for CGHS	3533.00	3829.00	1.50
ii)	Alternative Plots	3010.00	3251.00	1.00
iii)	DDA Housing Schemes			
	S.F.S.	3533.00	3829.00	1.50
	M.I.G.	2945.00	3191.00	1.25
	L.I.G.	1767.00	1915.00	0.75
	E.W.S	1178.00	1277.00	0.50
iv)	Industrial	3599.00	3889.00	1.25
v)	J.J. Squatters (Resettlement)	1178.00	1277.00	0.50
		(excluding development cost)		

Notes:

:: 16 ::

1. For industrial and alternative plots, an amount of Rs.693.23 per sq. mtr on account of internal development and Rs.4.80 p.s.m. on account of use and occupation charges have been added to the break-even rate
2. All figures have been rounded off to next rupee
3. As there is change in the CPWD cost Index during the current year as such amount of internal development cost updated to 158 points of CPWD Cost Index.
4. For Housing the cost of internal development will be added at the time of finalisation of the disposal cost of flats
5. The expenditure on Master Plan Roads incurred by D.D.A. has been loaded in the C.B.A. as it has not been reimbursed to D.D.A from Plan Funds or any other source. This has not been claimed from G.N.C.T.D., Delhi either.
6. The housing under Vijay Veer, ^{FOR ONLY} Avas Yojna housing to be allotted without charging the cost of land. Therefore the revenue from disposal of land and under the Yojna has been treated as Nil.

10 DECISIONS TO BE TAKEN

1. The Authority may kindly approve the cost benefit analysis as given in the tables annexed as (App. 'A' P-83 to 93)
2. The Authority may approve the land premium rates as mentioned in the para 9.1. and 9.2. above for the year 1999-2000 for notification by the Govt. of India.

R E S O L U T I O N

The preposals contained in the agenda item were approved by the Authority.

Checked
Hem

Compared

Compared

19/7/2000

Attested

19/7/2000

Assistant Secretary

Delhi Development Authority

Most Immediate

No. K-20014/3/2000-DDIA
Government of India
Ministry of Urban Development & Poverty Alleviation
(Delhi Division)

Nirman Bhawan, New Delhi-110011
Dated the 1st October, 2000.

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
I.N.A. Colony,
New Delhi-110023.

Attention: Shri Atul Kumar Rai, Director (LCI)

Subject: 'Cost Benefit Analysis' of Dwarka and determination of Pre-determined rates' of land premium for various Lands Divisions in Dwarka Project for the year 1999-2000.

3279A
2/11/2000

Sir,
I am directed to refer to your letter No. F.2(36)99/AO(P)/DDA/133 dated the 25th July, 2000, on the subject noted above, and to state that Urban Development & Poverty Alleviation Minister vide his notes dated 6.3.2000 and 15.3.2000 had passed the orders about the rates at which land was to be made available to the Slum Department of the MCD by the DDA for Resettlement Schemes. These orders were further reiterated by the UDPAM vide Orders dated 13.6.2000 (copy enclosed for ready reference). It is, therefore, requested that the pre-determined rates to be notified for Dwarka Project may be re-examined in the light of the orders of UDPAM and a revised proposal may be sent to this Ministry.

Yours faithfully,

(Satish Kumar)

Under Secretary to the Govt. of India
Telefax 3017478.

24/11/2000
3/11/2000
Encl: As above

Please link the file ^{on this} and put up.

Du/KC
OSD. LVC.

By CAO (LC)

As AO (Proj-6)

9/11/2000

Exempted from the provisions of the RTI Act, 2005.

MINISTER OF URBAN DEVELOPMENT

The issue of cost to be charged for lands, made available by the DDA to the Slum Department for Re-settlement Schemes, has again been referred to me, although I had previously passed orders on the subject vide my notes dated 06.03.2000 and 15.03.2000. These costs should be charged @ Rs. 16 lakhs per acre as was done in earlier cases and if there is any escalation in the cost of acquisition it should be loaded over other lands acquired under the Large Scale Acquisition of Lands Schemes and which have to be used for commercial, industrial, institutional, residential (high and middle income group), etc. Since the clearance in the project of Minto Road, All India Institute of Medical Sciences and other areas is being delayed, the possession of the lands should be handed over by the DDA to the Slum Department forthwith. These rates will be applicable for all lands transfers/allotments by DDA to Slum & JJ Wings, MCD, for slums re-location till further orders by me.

(JAGMOHAN)
13.06.2000

VC, DDA

Additional Commissioner (Slum & JJ)

(y)

13/6/00
[Signature]
19/6/00

us II-B

Dy. No. 28 - UDM/NOTES/2000 -
13/06/2000

Item No. 25/2001
 Subject Revised Proposals for fixation of pre-determined rates (PDRS) in Narela for the year 1999-2000 through Cost Benefit Analysis.
 A-30-03-2001
 File E.2(38)AO(P)/DDA/99

P R E C I S

1. Name of the Project: Narela
2. Project Area 482.00 Hect
3. Saleable Area 209.96 Hect..
4. Project Cost 501.72 crores
5. The Narela project has been planned on 482.00 Hectares of located on the Western side of existing Narela.

6. The Cost Benefit Analysis is appended : Appendix 'A' (P - 23 to 31).

- Table 1-R --- Land acquisition and its cost
- Table 2-R --- Break-even-analysis with 5% provisions for physical and price contingencies
- Table 3-R --- Year-wise break up of disposal area and the multiplier for various uses
- Table 4-R --- Year-wise break-up of revenue
- Table 5-R --- Year-wise break-up of compounded revenue
- Table 6-R --- Saleable land use and revenue distribution

7. METHODOLOGY

For working out optimum cost of developed land, certain assumptions are necessary as this kind of an exercise requires interpolation and extrapolation of expenditure incurred in past and to be incurred in future. Therefore, on the lines of the last year, in the analysis for this year too, the expenditure incurred so far has been compounded to arrive at its value in 1999-2000. It has also been assumed that the balance of the project cost would be incurred during the current year itself. Similarly, it is assumed that all the project revenue would also be realised during the current year i.e. 1999-2000.

7.1 The discounted cash flow method has been used in this exercise. All expenditure and income are discounted to the present using this method.

7.2. The exercise takes into account the expenditure for peripheral development. The cost of internal development whenever applicable will be chargeable in addition to the rates in this exercise..

7.3 The provision for enhanced compensation of land has been made @ 175/- per sq. mtr. in the exercise. This is due to enhancement of indicative price of land with effect from 1.4.97.

8. LAND USE CHANGES

There is no change in project area, saleable area and in land use break-up of the project.

9. EXCLUSION OF FACILITIES/LANDS FROM THE ANALYSIS

9.1 The city level facilities, such as water treatment plant (Ph. I) (STP sites) are excluded because these facilities are proposed to cater to the requirements of the entire area at city level.

9.2 Freight Complex is itself a project because of its size and character. The cost of 57 hectares of land already acquired for this purpose has not been loaded on this project

REVISED PROPOSALS

10. The Cost Benefit Analysis for fixation of the Predetermined Rates was carried out and approved by the Authority in its meeting held on 28.3.2000 vide Resolution No.33/2000 dated 28.6.2000. A copy of the Resolution is enclosed (Annexure 1: page-32 to---35-). The predetermined rates were submitted to the Ministry vide our letter No. F.2(38)/99/AO(P)/DDA/134 dated 27.7.2000. The Ministry vide their letter No. K-20014/5/2000-DDIIA dated 1.10.2000 stated that the predetermined rates may be reexamined in light of the orders of the Honorable Minister of U.D &PA vide his notes dated 6.3.2000 and 15.3.2000 and reiterated vide orders dated 13.6.2000 that the land be allotted to the Slum Department of MCD @ OF Rs.16.00 lacs per acre . A copy of the said letter together with the orders of the Hon'ble Minister dated 13.6.2000 is annexed (Annexure-2 : p- 36-37

It has been decided in accordance with the orders of the Hon'ble Minister that the land may be transferred to the Slum Department, MCD at current on account rate of Rs.16.00 lacs per acre.

11. The revised C.B.A has been carried out. The Break Even Rate works out to Rs.2489.03 per sq. mtr.. In the CBA, originally conducted the Break Even Rate for 1999-2000 came out to be Rs.2422.79 per sq. mtr as against the Rate of Rs.1978.04 per sq. mtr for 1998-99 i.e. an increase of 22.48% over the rates for 1998-99. This was considered to be too high. It was felt that the increase owed itself to the non disposal of properties in Narela., thereby increasing the cost of money. Since the properties were not getting disposed of, a conscious decision was taken to peg the rate for 1999-2000 at the same level as that for 1998-99. The option of meeting the deficit so created out of Dwarka and Rohini Phase III Projects was

also considered and found to be impractical and inappropriate as these projects can not be indexed for the deficits in Narela as the purpose of conducting the Cost Benefit Analysis is to work out internally consistent no profit no loss rates.

11.1 The Break Even Rate for 99-2000 on the basis of the revised C.B.A works out to be Rs.2489.03 per sq. mtr. Which is 2.73% higher than the rate originally worked out (Rs.2422.79 per sq. mtr.). Therefore, keeping in view the position mentioned in para 11 above, a conscious decision is proposed to be taken to peg the rate at the level of 1998-99 increased by 2.73 percentage points. The break even rate will thus work out to Rs.2032.04 per sq. mtr.

11.2 The Proposed revised category wise rates (Rs. per sq. mtr) viz. a viz. the rates originally approved is given in the following table.

Sl. No.	Category of land	Rates for 1999-2000 as per original CBA	Rate for 1999-2000 retained same as for 1998-99 as originally approved by the Authority	Rate for 1999-2000 as per revised CBA	Proposed Revised Rates for 1999-2000 (Rates for 1998-99 retained with an increase of 2.73%)	Multiplier
	Break Even Rate	2422.79	1978.04	2489.03	2032.04	
1	2	3	4	5	6	7
1	Land for CGHS	3635.00	2968.00	3734.00	3049.00	1.50
2	Alternative Plots	3121.00	2633.00	3188.00	2731.00	1.00
3	DDA Housing Schemes					
	i) SFS	3635.00	2968.00	3734.00	3049.00	1.50
	ii) MIG	3029.00	2473.00	3112.00	2541.00	1.25
	iii) LIG	1818.00	1484.00	1868.00	1525.00	0.75
	iv) EWS	1212.00	990.00	1245.00	1017.00	0.50
4	JJ Squatters Resettlement	1212.00	990.00	Rs. 16.00 lacs per acre	Rs. 16.00 lacs per acre	*Not applicable Please also see note

(* The multiplier taken into consideration in the original proposals approved by the Authority as indicated in column 4 above table is 0.50.)

Notes:

- 1 All figures have been rounded off to next rupee.
- 2 As there is change in the CPWD Cost Index over P.A.R. during the current year, as such, Cost of internal development updated from 148 to 158 points. This comes to Rs.693.23 per sq. mtr. For Alternative Plots, cost of internal development and Rs.4.80 per sq. mtr and use and

occupation charges @Rs.4.80 per sq. mtr. have been added to the break even rate.

- 3 For DDA Housing internal development charges will be added at the time of finalising disposal cost of the flats
- 4 Rates for JJ Squatters (Sl. No. 4~~7~~ above) are excluding internal development which is to be carried out by the Slum Deptt of MCD.
- 5 The expenditure on Master Plan Roads incurred by D.D.A. has been loaded in the C.B.A. as the same has not been reimbursed to D.D.A from Plan Funds or any other source. It has not been claimed from G.N.C.T.D. Delhi either.

12. **DECISIONS TO BE TAKEN**

1. The Authority may kindly approve the revised cost benefit analysis as given in the tables 1-R to 6-R annexed (P.23 to...31).
2. The Authority may kindly approve the revised proposal for land premium rates as mentioned in column 6 of the para 11.2 above for the year 1999-2000 for notification by the Govt. of India.

R E S O L U T I O N

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

TABLE 1 - A COST OF ACQUISITION BY YEAR (IN \$'000)

YEAR	ACQ. COST	DEFERRED ACQ. COST
1978-81		
1981-87	14,775	
1987-88		
1988-89		
1989-90		
1990-91		
1991-92		
1992-93		
1993-94		
1994-95	1,200	
1995-96		
1996-97		
1997-98		
1998-99		
1999-2000		
TOTAL	15,975	13,575

TABLE 2 - REVENUE ANALYSIS OF WARRIA WITH PROVISIONS FOR PAYMENT AND PRICE CONTINGENCIES (IN \$'000)

YEAR	AMOUNTS TO BE RECEIVED	LESS: PROVISIONS FOR PAYMENT	LESS: PROVISIONS FOR PRICE CONTINGENCIES	DEFERRED REVENUE	TOTAL REVENUE	TOTAL EXPENSES	NET CASH FLOW
	1	2	3	4	5	6	7
1978-81					0.000	0.000	0.000
1981-87			14,775	113,525	14,775	113,525	-113,625
1987-88	1,125	0,750			0,000	0,000	0,000
1988-89	1,125	2,250			0,000	0,000	-0,750
1989-90	1,125	20,400			0,000	0,000	-3,350
1990-91	1,125	15,150			0,000	26,450	-27,425
1991-92	1,125	15,150			0,000	13,125	-15,125
1992-93	1,125	20,400			0,000	20,750	-20,550
1993-94	1,125	14,250	4,700	10,900	1,125	20,475	-15,375
1994-95	1,125	12,150			1,125	22,425	-22,445
1995-96	1,125	24,300			1,125	15,225	-7,325
1996-97	1,125	17,400			1,125	24,325	-24,325
1997-98	1,125	11,250			1,125	17,647	-16,522
1998-99	1,125	16,200			1,125	16,225	-15,775
1999-2000	1,125	20,400			1,125	17,000	-15,775
TOTAL	15,975	225,900	14,775	133,525	84,525	245,625	22,734

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 Approved by the Controller
 (Signature)

EXPENSES	47,825	REVENUE	200,565
PROVISIONS FOR PAYMENT & PRICE CONTINGENCIES	22,872	EMPLOYER INTEREST INFLOW	1,125
PROFIT BEFORE TAX	30,000	PROFIT AFTER TAX	23,725
RATE PER \$1.00	349.00		

TABLE - 4/ YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN NARAYANA

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	TOTAL
1	2	3	4	5	6	7	8	9	10	11
		0.513	0.564	0.521	0.483	0.731	0.826	0.909	1.000	
									(NOTIONAL)	
A1.1	COOPERATIVE HOUSING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	6619.578	6619.578
A1.2	DDA HOUSING									
	EHS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	978.189	978.189
	LIE	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4371.983	4371.983
	MIG	0.000	0.000	0.000	0.000	0.000	0.000	0.000	10702.833	10702.833
	SFS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	672.038	672.038
A1.3	INSTITUTIONAL HOUSING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4386.917	4386.917
A1.4	RESETTLEMENT SQUATTERS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	612.560	612.560
A1.5	ALTERNATIVE PLOTS	0.000	289.010	70.326	96.176	0.000	88.030	21.636	0.000	565.179
A1.6	AUCTION PLOTS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	5734.727	5734.727
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	0.000	289.010	70.326	96.176	0.000	88.030	21.636	34078.826	34644.005
A2	EDUCATIONAL FACILITIES	0.000	0.000	0.000	0.000	0.000	4.000	4.000	2046.629	2054.629
A3	OTHER COMM. FACILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	321.100	321.100
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4320.958	4320.958
A5	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES. SUPPORTING FACILITIES	0.000	0.000	0.000	0.000	0.000	4.000	4.000	6688.686	6696.687
	TOTAL RESIDENTIAL	0.000	289.010	70.326	96.176	0.000	92.031	25.637	40767.513	41340.692

Handwritten signatures and initials:
 (Signature) (Signature) (Signature)
 (Signature) (Signature) (Signature)

B4.1	COFF. SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4778.940	4778.940
B4.2	COMMERCIAL LOT/TURN OVER	0.000	0.000	0.000	0.000	0.000	0.000	0.000	796.490	796.490
B4.3	FACILITIES PLUS CULTURAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1354.033	1354.033
B4.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**
TOTAL COMMUNITY CENTRES		0.000	0.000	0.000	0.000	0.000	0.000	0.000	6729.462	6729.462
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.3	COMMERCIAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**
C1.5	KEY INDL. PLOTS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL INDUSTRIAL		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
0.000	COLLEGES/HOSPITAL/OTHER	0.000	0.000	168.000	382.850	0.000	0.000	17.727	0.000	568.577
D2.0	COMMERCIAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	64.964	64.964
D2.0	INTEGRATED SCHOOL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	248.903	248.903
D4.0	RECREATIONAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
D5.0	SOCIO-CULTURAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	460.471	460.471
D6.0	UTILITY	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
D7.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL PUBLIC/SEMI-PUBLIC		0.000	0.000	168.000	382.850	0.000	0.000	17.727	774.338	1342.915
E1.0	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**
F1.0	RECREATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION/RAILWAY	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
H1.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
I1.0	GOVERNMENT	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
OTHERS		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
GRAND TOTAL		0.000	287.010	238.326	479.026	0.000	52.031	43.364	18471.312	49613.065

Handwritten signature and notes:
 Approved by the City Council
 Date: 1/20/65

TABLE - 5 YEARWISE BREAKUP OF CONDUIT 0.000

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	TOTAL
		1.949	1.772	1.011	1.464	1.331	1.210	1.100	1.000	
									(NOTIONAL)	
		1	2	3	4	5	6	7	8	9
A1.1	COOPERATIVE HOUSING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	6619.578	6619.578
A1.2	DDA HOUSING									
	ENS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	978.180	978.180
	LIG	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4371.983	4371.983
	MIG	0.000	0.000	0.000	0.000	0.000	0.000	0.000	10702.833	10702.833
	SFS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	672.038	672.038
A1.3	INSTITUTIONAL HOUSING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4386.917	4386.917
A1.4	RESETTLEMENT SQUATTERS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	612.560	612.560
A1.5	ALTERNATIVE PLOTS	0.000	511.999	113.260	140.812	0.000	106.517	23.800	0.000	896.387
A1.6	AUCTION PLOTS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	5734.727	5734.727
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	0.000	511.999	113.260	140.812	0.000	106.517	23.800	34078.626	34975.214
A2	EDUCATIONAL FACILITIES	0.000	0.000	0.000	0.000	0.000	4.840	0.000	2041.629	2051.469
A3	OTHER COMM. FACILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	321.100	321.100
A4	LOCAL/CONVENIENT SHOPPING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4320.958	4320.958
A5	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A6	PARKS & PLAYGROUNDS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES. SUPPORTING FACILITIES	0.000	0.000	0.000	0.000	0.000	4.840	0.000	6688.686	6693.527
	TOTAL RESIDENTIAL	0.000	511.999	113.260	140.812	0.000	111.357	23.800	40767.513	41668.740

By
Prasanna (Sd) Srivastava
Dy. Chd (20)

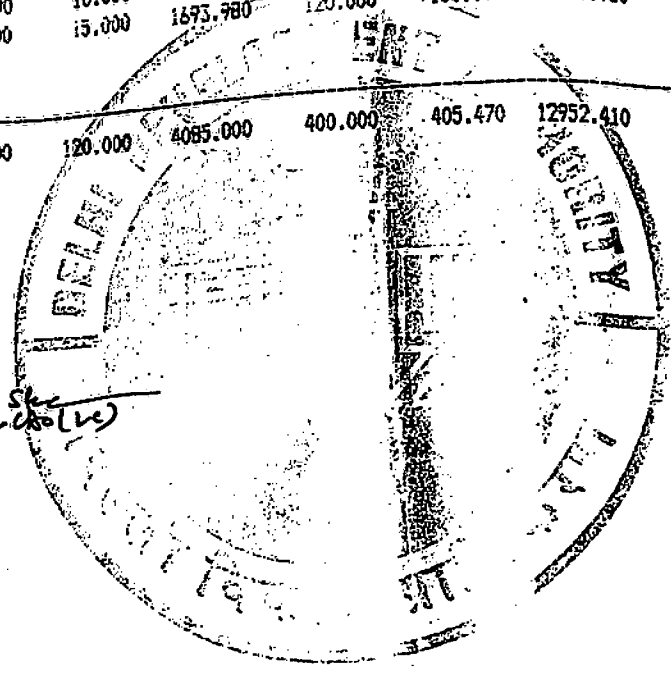
B4.1	COMM. SPACES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4778.940	4778.940
B4.2	COMMERCIAL UMBURAH OVER	0.000	0.000	0.000	0.000	0.000	0.000	0.000	755.490	755.490
B4.3	FACILITIES PLUS CULTURAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1354.033	1354.033
B4.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**
TOTAL COMMUNITY CENTRES		0.000	0.000	0.000	0.000	0.000	0.000	0.000	6927.467	6927.462
C1.1	CIRCULATION/PARKINGS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI-PUBLIC	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.3	COMMERCIAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**
C1.5	NET IND. PLOTS	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL INDUSTRIAL		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
D1.0	COLLEGES/HOSPITAL/OTHER	0.000	0.000	203.280	463.249	0.000	0.000	19.500	0.000	686.029
D2.0	COMMERCIAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	64.964	64.964
D3.0	INTEGRATED SCHOOL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	248.903	248.903
D4.0	RECREATIONAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
D5.0	SOCIO-CULTURAL	0.000	0.000	0.000	0.000	0.000	0.000	0.000	460.471	460.471
D6.0	UTILITY	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
D7.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL PUBLIC/SEMI-PUBLIC		0.000	0.000	203.280	463.249	0.000	0.000	19.500	774.338	1469.366
E1.0	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	**
F1.0	RECREATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
H1.0	CIRCULATION	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
I1.0	GOVERNMENT	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
OTHERS		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
GRAND TOTAL		0.000	511.999	316.540	604.060	0.000	111.357	43.500	49471.313	50058.569

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TABLE: 7 YEAR WISE LIKELY EXPENDITURE ON VARIOUS SERVICES FOR THE DEVELOPMENT OF NARELA PROJECT

Year	SEWERAGE DRAINAGE	WATER SUPPLY	ROAD AND PATH	GRILL FEED SHALLOW TUBEWELL	LOWNS & PLANT	PUMP HOUSE SEWERAGE PUMPING ST.	INTM. ARRANG. FOR SEWERAGE DISPOSAL	ELECTRICAL WORKS	MAINT.	MISC.	TOTAL	DEPTT. CHARGES @1%	ADMINSTRIVE CHARGES @7%	TOTAL EXPDT.	
88-89			11.630								11.630	1.279	0.814	12.444	
89-90		3.320	38.560	13.250	6.000						61.130	6.724	4.279	65.409	
90-91	21.280	58.860	233.360	79.320	20.000			23.530			405.620	45.058	28.673	438.293	
91-92	36.000	50.190	10.820	187.420	104.090	11.140		225.430			423.190	46.551	29.623	452.813	
92-93	63.020	14.100	139.590	59.940	152.000	41.700		198.650			695.780	76.536	48.705	744.485	
93-94	161.510	39.260	147.090	15.320	79.820	9.210		225.070	0.000	31.110	543.190	59.751	38.023	581.213	
94-95	70.290	135.430	52.780	2.650	11.890	8.760	0.860	68.340	0.000	6.360	577.340	63.567	40.414	617.754	
95-96	95.530	282.130	69.090	39.760	17.630	8.000	1.100	200.000	80.000	68.000	1830.690	201.376	128.148	1958.838	
96-97	500.000	280.000	288.000	95.000	26.000	35.000	198.040	30.000	90.000	100.000	2192.000	241.120	153.440	2345.440	
97-98	152.000	650.000	205.000	270.000	65.000	80.000	200.000	30.000	110.000	100.000	2727.000	299.970	190.890	2917.890	
98-99	79.000	455.000	300.000	370.000	23.000	80.000	100.000	10.000	120.000	100.000	2627.980	311.296	198.699	3028.679	
99-2000	227.000	185.000	280.000	19.000	90.000	100.000	15.000	1693.980	120.000	100.000					
TOTAL	1168.630	2133.110	1456.350	1603.640	590.400	389.810	600.000	120.000	4085.000	400.000	405.470	12952.410	1424.765	906.669	13859.679

[Handwritten signatures and initials]
 K. S. (Inf) S. K. (Inf) D. S. (Inf)



Item No. Subject Fixation of pre-determined rates (PDRS) in Narela for the
 33/2000 year 1999-2000 through Cost Benefit Analysis (C.B.A.).
 A-28/06/2000
 File F.2(38)AO(P)/DDA/99

P R E C I S

1. Name of the Project: Narela
2. Project Area 482.00 Hect
3. Saleable Area 209.96 Hect.
4. Project Cost 501.72 crores
5. The Narela project has been planned on 482.00 Hectares of located on the Western side of existing Narela.
6. The Cost Benefit Analysis is appended : Appendix 'A' Page 70 to 79).
 Table 1 --- Land acquisition and its cost
 Table 2 --- Break-even-analysis with 5% provisions for physical and price contingencies
 Table 3 --- Year-wise break up of disposal area and the multiplier for various uses
 Table 4 --- Year-wise break-up of revenue
 Table 5 --- Year-wise break-up of compounded revenue
 Table 6 --- Saleable land use and revenue distribution

7. METHODOLOGY

For working out optimum cost of developed land certain assumptions are necessary as this kind of an exercise requires interpolation and extrapolation of expenditure incurred in past and to be incurred in future. Therefore on the lines of the last year in the analysis for this year too the expenditure incurred so far has been compounded to arrive at its value in 1999-2000. It has also been assumed that the balance of the project cost would be incurred during the current year itself. Similarly it is assumed that all the project revenue would also be realised during the current year i.e. 1999-2000.

7.1 The discounted cash flow method has been used in this exercise. All expenditure and income are discounted to the present using this method.

7.2. The exercise takes into account the expenditure for peripheral development. The cost of internal development whenever applicable will be chargeable in addition to the rates in this exercise.

7.3. The cost of money, whenever funds need to be raised on account of a negative cash flow has been taken @ 17%. When the cumulative net inflow is positive, interest income is calculated @ 10% being the average deposit rates.

7.4. The provision for enhanced compensation of land has been made @ 175/- per sq. mtr. in the exercise. This is due to enhancement of indicative price of land with effect from 1.4.97.

8. LAND USE CHANGES

There is no change in project area, saleable area and in land use break-up of the project.

9. EXCLUSION OF FACILITIES/LANDS FROM THE ANALYSIS

9.1. The city level facilities such as water treatment plant (Ph. I) (STP sites) are excluded because these facilities are proposed to cater to the requirements of the entire area at city level.

9.2. Freight Complex is itself a project because of its size and character. The cost of 57 hectares of land already acquired for this purpose has not been loaded on this project.

10. BREAK EVEN RATE (BER)

10.1. The break-even rate (BER) with 5% provision for physical and price Contingencies works out to Rs. 2422.79 per sq. mtr. There is increase of 22.48% in the break even rate over that of last year (98-99). This increase of 22.48% is very high keeping in view the general rate of inflation. It is feared that the increase owes itself to non disposal of properties in Narela thereby, increasing the cost of money. The properties in Narela are not getting disposed of due to lack of availability of services. As the properties are not getting disposed of, a conscious decision is required to be taken on the increase in break-even rate. Hence, it is suggested that the PDRs of 1999-2000 may be retained at 98-99 level instead of being escalated by 22.48%. The option of meeting the deficit so created out of Dwarka & Rohini was also considered and found impractical and inappropriate as these projects can not be indexed for the deficits in Narela and as the purpose of Cost Benefit Analysis is to work out internally consistent no profit no loss rate.

10.2 The break even rate for 1999-2000 worked out through C.B.A and the rate reflected last year are indicated in column 3 & 4 respectively of the table given below.

	1998-99 (BER)	1999-2000 (BER)	1999-2000 Same as last year rate
(1)	(2)	(3)	(4)
i) Per sq. mtr.	Rs.1978.04	Rs.2422.79	Rs. 1978.04.
ii) Per acre	Rs.80.05 lacs	Rs.98.05 lacs	Rs.80.05 lacs
iii) Per Hectare	Rs.197.804 lacs	Rs.242.28 lacs	Rs.197.804 lacs

10.3 CATEGORY-WISE RATES:

S.No.	Category of land	PDR for 98-99 Per Sq. Mtr	PDR for 1999-2000 at BER of Rs.2422.79 per sq. mtr.	PDR for 99-2000 same as last year rates	Multiplier
(1)	(2)	(3)	(4)	(5)	(6)
i)	Land for C.G.H.S.	2968.00	3635.00	2968.00	1.50
ii)	Alternative Plots	2633.00	3121.00	2633.00	1.00
iii)	DDA Housing Schemes				
	S.F.S.	2968.00	3635.00	2968.00	1.50
	M.I.G.	2473.00	3029.00	2473.00	1.25
	L.I.G.	1484.00	1818.00	1484.00	0.75
	E.W.S.	990.00	1212.00	990.00	0.50
iv)	J.J & Squatters	990.00	1212.00	990.00	0.50

Notes:

- 1 All figures have been rounded off to next rupee.
- 2 As there is change in the CPWD Cost Index of P.A.R. during the current year as such amount Cost of internal development updated from 148 to 158 points This comes to Rs.693.23 per sq. mtr. For Alternative Plots cost of internal development @ RS.693.23 per sq. mtr and use and occupation charges @Rs.4.80 per sq. mtr. have been added to the break even rate.

- 3 For DDA Housing internal development charges will be added at the time of finalising disposal cost of the flats
- 4 Rates for JJ Squatters (Sl. No. iv above) are excluding internal development which is to be carried out by the Slum Deptt of MCD.
- 5 The expenditure on Master Plan Roads incurred by D.D.A. has been loaded in the C.B.A. as the same has not been reimbursed to D.D.A from Plan Funds or any other source. It has not been claimed from G.N.C.T.D, Delhi either.

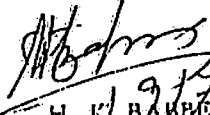
11. DECISIONS TO BE TAKEN:

The Authority may kindly approve the land premium rates as mentioned in column 4 of para 10.2 and column 5 of the para.10.3. above for the year 1999-2000 for notification by the Govt. of India.

R E S O L U T I O N

The proposals contained in the agenda item were approved by the Authority.

Checked
Approved
19/07/2000

Attested

 H. K. Bhatnagar
 Assistant Secretary
 Delhi Development Authority

Most Immediate

No.K-20014/3/2000-DDIA
Government of India
Ministry of Urban Development & Poverty Alleviation
(Delhi Division)

Nirman Bhawan, New Delhi-110 011.
Dated the 1st October, 2000.

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
I.N.A. Colony,
New Delhi-110023.

Attention: Shri Atul Kumar Rai, Director (LCI).

Subject: 'Cost Benefit Analysis' of Dwarka and determination of Pre-determined rates' of land premium for various Lands Divisions in Dwarka Project for the year 1999-2000.

RECEIVED
SECRETARY
MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION
GOVT. OF INDIA
10/10/2000

Sir, I am directed to refer to your letter No. F.2(36)99/AO(P)/DDA/133 dated the 25th July, 2000, on the subject noted above, and to state that Urban Development & Poverty Alleviation Minister vide his notes dated 6.3.2000 and 15.3.2000 had passed the orders about the rates at which land was to be made available to the Slum Department of the MCD by the DDA for Resettlement Schemes. These orders were further reiterated by the UDPAM vide Orders dated 13.6.2000 (copy enclosed for ready reference). It is, therefore, requested that the pre-determined rates to be notified for Dwarka Project may be re-examined in the light of the orders of UDPAM and a revised proposal may be sent to this Ministry.

Yours faithfully,

(Satish Kumar)

Under Secretary to the Govt. of India
Telefax. 3017478.

24/10/2000
3/11/2000

Encl. As above

Please link the files ^{on them} and put up.

Di/LES
OSD. LVC.

Dy CA-2(C)

A-AO (Prop-5)

21/10/2000

Enclosure (1) - 13/06/2000
C. - 13/05-6

MINISTER OF URBAN DEVELOPMENT

The issue of cost to be charged for lands, made available by the DDA to the Slum Department for Re-settlement Schemes, has again been referred to me, although I had previously passed orders on the subject vide my notes dated 06.03.2000 and 15.03.2000. These costs should be charged @ Rs. 16 lakhs per acre as was done in earlier cases and if there is any escalation in the cost of acquisition it should be loaded over to other lands acquired under the Large Scale Acquisition of Lands Schemes and which have to be used for commercial, industrial, institutional, residential (high and middle income group), etc. Since the clearance of the project of Minto Road, All India Institute of Medical Sciences and other areas is being delayed, the possession of the lands should be handed over by the DDA to the Slum Department forthwith. These rates will be applicable for all lands transfers/allotments by DDA to Slum & JJ Wing, MCD, for slums re-location till further orders by me.

Jagmohan
(JAGMOHAN)
13.06.2000

VC, DDA

Additional Commissioner (Slum & JJ)

(y)

13/06/00
[Signature]

13/06/00
[Signature]

D. No. 22 - UDM/NOTES/2000
13/06/00

Item No.
26/2001
A-30-03-2001

38
Subject :- Revised Proposals for Fixation of pre-determined rates (PDRs) in Rohini Phase - III for the year 1999-2000 through Cost Benefit Analysis)

File F.2(37)AO(P)/DDA/99

P R E C I S

1. Name of the Project: Rohini Phase-III
2. Project Area 700.00 Hectare
3. Saleable Area 290.89 Hect..
4. Project Cost 778.89 crores
5. Proposed population
6. Cost Benefit Analysis (Appendix A -42 to -50 -)
 - Table 1-R --- Land acquisition and its cost
 - Table 2-R --- Break-even-analysis with 5% provisions for physical and price contingencies
 - Table 3-R --- Year-wise break up of disposal area and the multiplier for various uses
 - Table 4-R --- Year-wise break-up of revenue
 - Table 5-R --- Year-wise break-up of compounded revenue
 - Table 6-R --- Saleable land use and revenue distribution

7. METHODOLOGY

For working out optimum cost of developed land certain assumptions are necessary as this kind of an exercise requires interpolation and extrapolation of expenditure incurred in past and to be incurred in future. Therefore, on the lines of the last year, in the analysis for this year too the expenditure incurred so far has been compounded to arrive at its value in 1999-2000. It has also been assumed that the balance of the project cost would be incurred during the current year itself. Similarly, it is assumed that all the project revenue would also be realised during the current year i.e. 1999-2000

7.1 The discounted cash flow method has been used in this exercise. All expenditure and income are discounted to the present using this method.

7.2 The exercise takes into account the expenditure for peripheral development. The cost of internal development whenever applicable will be chargeable in addition to the rates in this exercise.

7.3 The provision for enhanced compensation of land has been made @ 175/- per sq. mtr. in the exercise. This is due to enhancement of indicative price of land with effect from 1.4.97.

8. LAND USE CHANGE

There is no change in project area, saleable area and in land use break-up of the project in the exercise.

REVISED PROPOSALS

9. The Cost Benefit Analysis for fixation of Predetermined Rates (PDR) for the year 1999-2000 was carried out and approved by the Authority in its meeting held on 28.3.2000, vide Resolution No. 35/2000 dated 28.6.2000. A copy of the Resolution is enclosed Annexure-1 (P - 51 to 53).

10. The Predetermined Rates were submitted to the MOUDP for being notified vide our letter No. F.2(37)/AO(P)/DDA/132 dated 25.7.2000. The Ministry vide their letter No. K-2001/4/2000-DDHA dated 1.10.2000 stated that the predetermined rates may be reexamined in light of the orders of the Honorable Minister of U.D. & PA vide his notes dated 6.3.2000 and 15.3.2000, reiterated vide orders dated 13.6.2000, that the land be allotted to the Slum Department for resettlement @Rs.16 lacs per acre. A copy of the letter dated 1.10.2000 together with the orders of the Honourable Minister dated 13.6.2000 is annexed (Annexure 2: p-54-55). It has been decided in accordance with these orders of the Hon'ble Minister that the land may be transferred to the Slum Department at current on account rate of Rs.16 lacs per acre.

11. The revised C.B.A for fixation of the Predetermined Rates for 1999-2000 has been conducted taking into consideration the rate of Rs.16 lacs per acre for the land to be transferred to the Slum Department in accordance with the orders of the Hon'ble Minister. This rate has been considered for the balance land now available for transfer to Slum Department for Resettlement as per Land Use Plan. Since no further land is available, there is no change in the predetermined rates and category wise rates as indicated in the following table.

Category Wise Predetermined Rates

Sl. No.	Category of Land	PDR for the year 98-99	PDR for the year 99-2000 Approved by the Authority	Revised PDR for 99-2000 [Taking the rate of Rs.16 lacs per acre for transfer of land to Slum Department for Resettlement	Multiplier
(1)	(2)	(3)	(4)	(5)	(6)
	Break Even Rate (BER)	1888.03	2039.61	2039.61	
1	Rohini Plots				
	i) EWS 26 Sq. Mtrs	2071.00	2228.00	2228.00	0.75
	ii) LIG 32 Sq. Mtr.	2543.00	2738.00	2738.00	1.00
	iii) LIG 48 Sq. Mtr.	3015.00	3248.00	3248.00	1.25
	iv) MIG 60 Sq. Mtr.	3959.00	4268.00	4268.00	1.75
	v) MIG 90 Sq. Mtr.	4431.00	4778.00	4778.00	2.00
2	DDA Housing Schemes				
	i) LIG	1417.00	1530.00	1530.00	0.75
	ii) MIG	2361.00	2550.00	2550.00	1.25
	iii) SFS	2835.00	3060.00	3060.00	1.50
3	Alternative Plots	2543.00	2738.00	2738.00	1.00
4.	J.J. Squatters	945.00	1020.00	Rs. 16 lacs per acres	*Not applicable Please see note below

(* The multiplier taken into consideration in the original proposals approved by the Authority as indicated in column 4 of the above table is 0.50)

Notes :

1. The rates for plots in Sl. No. 1 and 3 are inclusive of cost of internal development @Rs.693.23 per sq. mtr. and use and occupation charges @4.80 per sq. mtr.
2. For D.D.A Housing (Sl. No. 2 above) internal development charges will be added at the time finalizing the disposal cost of the flats.

3. For J.J. Squatters (Sl. No. 4 above) are excluding rates of internal development which is to be carried out by the Slum Department of M.C.D.
4. As there is change in the CPWD Cost Index of PAR during the year 1999-2000 amount of internal development cost has been updated from 148 to 158 points. The cost of updated internal development comes to Rs.693.23 per sq. mtr.
5. The expenditure on Master Plan Roads has been loaded in the CBA as it has not been reimbursed to DDA from Plan.
6. All figures have been rounded off to the next rupee.

12. DECISIONS TO BE TAKEN:

1. The Authority may kindly approve the Revised Cost Benefit Analysis as given in the tables 1 (R) to 6 (R) annexed (p-42 to 50 ----)
2. The Authority may kindly approve the revised proposals for land premium rates as given in column 5 of para 11 above for notification by the Govt. of India.

R E S O L U T I O N

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

FILE NAME: C:\MSOFFICE\FRMINI\RDPP-00.WC1 DT: 20.02.2001 TABLE - 3rd YEARWISE BREAKUP OF DISPOSABLE AREA IN RHINI (PHASE - III)

USE CODE	USE	GROSS AREA	DISPOSABLE AREA	MULTIPLIER \$ RATE/ACRE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	SALEABLE (INDIVIDUAL) TOTAL AREA
1	2	3	4	5	6	7	8	9	10	11	12	13	
A1.1	LOTS/RHINI REGISTRANTS	99.160											
	** 1861 X 24 SQ.MTR. EMS		4.850	0.750	4.366	0.000	0.484	0.000	0.000	0.000	0.000	0.000	4.850
	** 2664 X 32 SQ.MTR. LTB		9.580	1.000	5.967	2.842	0.771	0.000	0.000	0.000	0.000	0.000	9.580
	** 1740 X 48 SQ.MTR. LTB		8.430	1.250	8.063	0.000	0.437	0.000	0.000	0.000	0.000	0.000	8.500
	** 2632 X 69 SQ.MTR. NIG		17.170	1.750	7.870	7.200	2.100	0.000	0.000	0.000	0.000	0.000	17.170
	** 1702 X 90 SQ.MTR. NIG		12.180	2.000	9.702	0.000	1.098	0.000	0.000	0.000	0.000	0.000	10.800
A1.2	UDA HOUSING	65.520											
	LTB		31.200	0.750	0.000	0.000	6.300	0.000	24.900	0.000	0.000	0.000	31.200
	NIG		11.700	1.250	0.000	0.000	3.196	0.000	8.504	0.000	0.000	0.000	11.700
	SFS		4.200	1.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	4.200	4.200
A1.3	INSTITUTIONAL HOUSING	6.970	6.970	1.500	0.000	0.000	0.000	0.000	6.970	0.000	0.000	0.000	6.970
A1.4	RESETTLEMENT SQUATTERS	32.000	32.000	0.000	0.000	0.000	26.690	0.000	5.310	0.000	0.000	0.000	32.000
A1.5	ALTERNATIVE PLOTS	34.620	28.870	1.000	0.000	7.668	5.935	0.000	0.000	0.000	1.601	15.250	30.471
A1.6	AKTION PLOTS	3.260	3.260	4.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3.260	3.348
A1.7	EXISTING VILLAGES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	NET RESIDENTIAL	224.530	170.410		35.969	17.707	47.031	0.000	45.684	0.000	1.689	22.710	170.789
A2	EDUCATIONAL FACILITIES	25.500	25.500	0.300	2.000	4.912	6.912	2.000	4.912	6.912	6.912	7.852	42.412
A3	OTHER COMM. FACILITIES	8.360	8.360	2000000.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	8.360	8.360
A4	LOCAL/CONVENIENT SHOPPING	6.410	6.410	2.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	6.410	6.410
A5	UTILITIES & KV ESS SITES	2.660	2.660	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.660	2.660
A6	PARKS & PLAYGROUNDS	67.680	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
A7	SECTOR ROADS	53.860	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	RES.SUPPORTING FACILITIES	170.470	52.950		2.000	4.912	6.912	2.000	4.912	6.912	6.912	25.282	59.842
	TOTAL RESIDENTIAL	395.000	223.360		37.969	22.619	53.943	2.000	50.596	6.912	8.601	47.992	230.631
B1.1	OPEN SPACES	1.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B1.2	COMMERCIAL SPACES	10.000	10.000	4.000	0.000	0.000	0.000	0.000	0.000	0.000	0.221	10.000	10.221
B1.3	COMM. LOW TURNOVER	1.300	1.300	2.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.300	1.300
B1.4	CULTURAL SPACES	1.300	1.300	4.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.300	1.300
B1.5	FACILITIES	1.450	1.450	2000000.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.450	1.450
B1.6	RESIDENTIAL	1.300	1.300	3.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.300	1.300
B1.7	UTILITIES	0.150	0.150	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	TOTAL DIST. CENTRE	19.000	19.500		0.000	0.000	0.000	0.000	0.000	0.000	0.221	19.350	19.571

summary attached by spec by (20/2/01)

B4.1	CORP. SPACES	9.200	9.200	4.000	0.000	1.050	1.050	0.000	1.050	0.000	0.000	6.450	9.600
B4.2	COMMERCIAL LOTTERY OVER	2.300	2.300	2.000	0.000	0.350	0.350	0.000	0.350	0.000	0.000	2.150	3.200
B4.3	FACILITIES PLUS CULTURAL	2.720	2.720	4.000	0.000	0.298	0.298	0.000	0.298	0.000	0.000	1.830	2.720
B4.4	UTILITIES	0.480	0.480	0.000	** 0.000	** 0.000	** 0.000	** 0.000	** 0.0	** 0.0	** 0.0	0.000	0.000
TOTAL COMMUNITY CENTRES		16.000	16.000		0.000	1.698	1.698	0.000	1.698	0.000	0.000	10.430	15.520
C1.1	CIRCULATION/PARKING	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.2	PUBLIC & SEMI PUBLIC	0.000	0.000	2000000.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.3	COMMERCIAL	0.000	0.000	2.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.4	UTILITIES	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
C1.5	REF. IND. PLOTS	0.000	0.000	1.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL INDUSTRIAL		0.000	0.000		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
D1.0	COLLEGES/HOSPITAL/OTHER	25.410	25.410	0.300	0.000	0.000	0.000	0.000	0.000	0.000	0.191	25.410	25.601
D2.0	INTEGRATED SCHOOL	10.820	10.820	0.300	0.000	0.000	0.000	0.000	0.000	0.000	0.000	10.820	10.820
D3.0	SOCIO-CULTURAL	6.030	3.020	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3.030	3.030
D4.0	CIRCULATION	1.170	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL PUBLIC/SEMI PUBLIC		43.430	39.250		0.000	0.000	0.000	0.000	0.000	0.000	0.191	39.260	39.451
E1.0	UTILITIES(S.T.P.)	0.000	0.000	0.000	0.000	0.000	** 0.000	0.000	0.000	** 0.000	** 0.000	** 0.000	0.000
F1.0	RECREATION	105.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
G1.0	TRANSPORTATION	19.540	19.540	1.000	0.000	0.000	8.000	0.000	0.000	8.000	8.000	3.540	27.540
H1.0	CIRCULATION	102.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
OTHERS		226.540	19.540		0.000	0.000	8.000	0.000	0.000	8.000	8.000	3.540	27.540
GRAND TOTAL		700.000	313.640		37.969	24.317	63.639	2.000	52.292	14.912	17.014	116.572	328.714

X ABE OF TOTAL PROJECT AREA : 46.959

† THE FIGURE IN THIS COLUMN INDICATES THE FACTOR WITH WHICH THE BREAK-EVEN PRICE TO BE MULTIPLIED FOR THE SPECIFIC LAND USE INDICATED IN COLUMN NO 2 (e.g. PRICE OF LAND FOR INSTITUTIONAL HOUSES WOULD BE THE BREAK-EVEN PRICE MULTIPLIED BY 1.5). WHEREVER PRICE PER ACRE ARE INDICATED IN COLUMN 5 IT INDICATES THE PROPOSED SALE PRICE AS HAS BEEN LAID DOWN BY GOVERNMENT.

** LAND FOR THE UTILITIES IS NON-SALEABLE AND IS ALLOTTED ON LICENCE FEES OF Rs. 1/ACRE.

†† FOR ALTERNATIVE PLOTS THE MULTIPLIER IN COLUMN 5 IS ONLY 1.000. THE COST OF INTERNAL DEVELOPMENT AND USE & OCCUPATION CHARGES SHALL BE ADDED SEPARATELY FOR WORKING OUT THE PRE-DETERMINED RATES.

*** THE RATE HAS BEEN TAKEN @ 16.00 LAKH PER ACRE FROM 1999-2000 IN VIEW OF THE ORDERS OF UDAFAM.

Handwritten notes:
 P
 2.000 (top)
 2.000 (middle)
 2.000 (bottom)
 2.000 (right)

TABLE - 4: YEARWISE BREAKUP OF EXPECTED REVENUE FROM SALEABLE AREA IN ROHINI (PHASE - III)

USE CODE	USE	1992-93 0.513	1993-94 0.564	1994-95 0.621	1995-96 0.683	1996-97 0.751	1997-98 0.826	1998-99 0.909	1999-2000 1.000 (NOTIONAL)	TOTAL
		3	4	5	6	7	8	9	10	
AI.1	PLOTS:ROHINI REGISTRANTS 1861 X 26 SQ.MTR. ENG 2664 X 32 SQ.MTR. LTG 1740 X 48 SQ.MTR. LTG 2862 X 60 SQ.MTR. NIG 1202 X 90 SQ.MTR. NIG									0.00 0.00 0.00 0.00 0.00
	THE REVENUE FROM THESE PLOTS DIRECTLY COMES FROM TABLE B TO TABLE 2 COLUMN B									
AI.2	DDA HOUSING									4772.69
	LTE	0.00	0.00	963.72	0.00	3808.97	0.00	0.00	0.00	3780.66
	NIG	0.00	0.00	814.82	0.00	2168.11	797.73	0.00	0.00	2082.68
	SFS	0.00	0.00	0.00	0.00	0.00	797.73	0.00	1284.95	2082.68
AI.3	INSTITUTIONAL HOUSING	0.00	0.00	0.00	0.00	2132.41	0.00	0.00	0.00	2132.41
AI.4	RESETTLEMENT SQUATTERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AI.5	ALTERNATIVE PLOTS	0.00	1563.36	1214.59	0.00	0.00	483.08	275.45	3110.41	6646.89
AI.6	AUCTION PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	60.77	2659.63	2720.42
AI.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	0.00	1563.36	2993.13	0.00	8109.49	2078.54	336.22	7055.01	22133.75
A2	EDUCATIONAL FACILITIES	122.38	300.56	422.93	122.38	300.56	422.93	0.00	480.45	2172.18
A3	OTHER COMM. FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	412.98	412.98
A4	LOCAL/CONVENIENT SHOPPING	0.00	0.00	0.00	0.00	0.00	32.76	0.00	2614.78	2647.54
A5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A6	PARKS & PLAYGROUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RES. SUPPORTING FACILITIES	122.38	300.56	422.93	122.38	300.56	455.69	0.00	3508.21	5232.71
	TOTAL RESIDENTIAL	122.38	1863.92	3416.06	122.38	8410.05	2534.23	336.22	10563.23	27368.46
B1.1	OPEN SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	152.05	8158.44	8310.49
B1.3	COMM. LOW TURNOVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	530.30	530.30
B1.4	CULTURAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1060.60	1060.60
B1.5	FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.63	71.63
B1.6	RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	795.45	795.45
B1.7	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
	TOTAL DIST. CENTRE	0.00	0.00	0.00	0.00	0.00	0.00	152.05	10616.41	10768.47

Handwritten notes:
 By Mr. Anil (Prop) Mr. Chaitanya

B4.1	COMM. SPACES	0.00	856.64	856.64	0.00	856.64	0.00	0.00	5262.19	7832.10
B4.2	COMMERCIAL LOWTURN OVER	0.00	142.77	142.77	0.00	142.77	0.00	0.00	877.03	1305.35
B4.3	FACILITIES PLUS CULTURAL	0.00	243.12	241.49	0.00	241.49	0.00	0.00	1492.99	2219.10
B4.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
	TOTAL COMMUNITY CENTRES	0.00	1242.53	1240.90	0.00	1240.90	0.00	0.00	7632.22	11356.55
C1.1	CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.2	PUBLIC & SEMI-PUBLIC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.3	COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
C1.5	NET INCL. PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D1.0	COLLEGES/HOSPITAL/OTHER	0.00	0.00	0.00	0.00	0.00	57.00	9.88	1554.79	1621.68
D2.0	INTEGRATED SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	662.06	662.06
D3.0	SOCIO-CULTURAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	309.00	309.00
D4.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL PUBLIC&SEMI PUBLIC	0.00	0.00	0.00	0.00	0.00	57.00	9.88	2525.85	2592.73
E1.0	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
F1.0	RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
G1.0	TRANSPORTATION	0.00	0.00	1631.69	0.00	0.00	1631.69	0.00	722.02	3985.40
H1.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	OTHERS	0.00	0.00	1631.69	0.00	0.00	1631.69	0.00	722.02	3985.40
	GRAND TOTAL	122.38	3106.45	6288.65	122.38	9650.95	4222.92	498.16	32059.73	56071.61

NOTE 1: ALL FIGURES ARE IN LAKHS.

Handwritten signatures and initials:
 A.K. (top) M
 sr. A.K. (top) Dr. (top) (top)

TABLE 5: YEARWISE BREAKUP OF DISCOUNTED REVENUE FROM SALEABLE AREA IN ROHINI (PHASE - III)

USE CODE	USE	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	TOTAL
1	2	3	4	5	7	8	9	10	11	
AI.1	PLOTS-ROHINI REGISTRANTS 1861 X 26 SQ.MTR. EWS () 2664 X 32 SQ.MTR. LIG () 1740 X 48 SQ.MTR. LIG () 2862 X 60 SQ.MTR. MIG () 1202 X 90 SQ.MTR. MIG ()									0.00 0.00 0.00 0.00 0.00
										THE REVENUE FROM THESE PLOTS DIRECTLY COMES FROM TABLE 8 TO TABLE 2 AND IS SHOWN AFTER DISCOUNTING IN COLUMN 9 OF TABLE 2
AI.2	DDA HOUSING									
	LIG	0.00	0.00	1552.07	0.00	5069.74	0.00	0.00	0.00	6621.82
	MIG	0.00	0.00	1312.28	0.00	2885.75	965.25	0.00	0.00	5163.28
	SFS	0.00	0.00	0.00	0.00	0.00	965.25	0.00	1284.95	2250.21
AI.3	INSTITUTIONAL HOUSING	0.00	0.00	0.00	0.00	2838.24	0.00	0.00	0.00	2838.24
AI.4	RESETTLEMENT SQUATTERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AI.5	ALTERNATIVE PLOTS	0.00	2769.59	1956.11	0.00	0.00	584.53	303.00	3110.41	8723.63
AI.6	AUCTION PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	66.85	2639.65	2726.50
AI.7	EXISTING VILLAGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	NET RESIDENTIAL	0.00	2769.59	4820.46	0.00	10793.73	2515.03	369.85	7055.01	28323.67
A2	EDUCATIONAL FACILITIES	238.48	532.45	681.14	179.17	400.04	511.75	0.00	480.45	3023.48
A3	OTHER COMM. FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	412.98	412.98
A4	LOCAL/CONVENIENT SHOPPING	0.00	0.00	0.00	0.00	0.00	39.64	0.00	2614.78	2654.42
A5	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A6	PARKS & PLAYGROUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A7	SECTOR ROADS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	RES. SUPPORTING FACILITIES	238.48	532.45	681.14	179.17	400.04	551.39	0.00	3508.21	6090.89
	TOTAL RESIDENTIAL	238.48	3302.04	5501.60	179.17	11193.77	3066.42	369.85	10563.23	34414.56
B1.1	OPEN SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B1.2	COMMERCIAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	167.26	8158.44	8325.70
B1.3	COMM. LOW TURNOVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	530.30	530.30
B1.4	CULTURAL SPACES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1060.60	1060.60
B1.5	FACILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.63	71.63
B1.6	RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	795.45	795.45
B1.7	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DIST. CENTRE	0.00	0.00	0.00	0.00	0.00	0.00	167.26	10616.41	10783.67

Handwritten signatures and initials:
 [Signature] [Signature] [Signature]
 [Signature] [Signature]

D4.1	COMM. SPACES	0.00	1517.58	1379.62	0.00	1140.18	0.00	0.00	5262.19	9299.58
D4.2	COMMERCIAL LOTURM OVER	0.00	252.93	229.94	0.00	190.03	0.00	0.00	877.03	1549.93
D4.3	FACILITIES PLUS CULTURAL	0.00	430.70	388.92	0.00	321.42	0.00	0.00	1492.99	2634.04
D4.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
TOTAL COMMUNITY CENTRES		0.00	2201.22	1998.48	0.00	1651.64	0.00	0.00	7632.22	13483.56
E1.1	CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E1.2	PUBLIC & SEMI PUBLIC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E1.3	COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E1.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
E1.5	NET INDL. PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INDUSTRIAL		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D1.0	COLLEGES/HOSPITAL/OTHER	0.00	0.00	0.00	0.00	0.00	0.00	68.97	10.87	1354.77
D2.0	INTEGRATED SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	662.06
D3.0	SECTO-CULTURAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	309.00
D4.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PUBLIC/SEMI PUBLIC		0.00	0.00	0.00	0.00	0.00	0.00	68.97	10.87	2225.85
E1.0	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F1.0	RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
G1.0	TRANSPORTATION	0.00	0.00	2627.85	0.00	0.00	1974.34	0.00	722.02	5324.21
H1.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OTHERS		0.00	0.00	2627.85	0.00	0.00	1974.34	0.00	722.02	5324.21
GRAND TOTAL		238.48	5303.26	10127.93	179.17	12845.41	5109.74	547.98	32059.73	66611.70

NOTE 1: ALL FIGURES ARE IN LAHS.
 NOTE 2: THE ESCALATION FOR FUTURE YEARS HAS BEEN CALCULATED @ 10% PA (COMPOUNDED) OVER THE B.E. RATE OF THE RESPECTIVE YEARS.

Handwritten signatures and initials:
 A.B. (M) S. (M) D. (M)

D4.1	COMM. SPACES	0.00	1517.58	1377.62	0.00	1140.18	0.00	0.00	5262.19	9299.58
D4.2	COMMERCIAL LOT/TURN OVER	0.00	252.93	229.94	0.00	190.03	0.00	0.00	877.03	1549.93
D4.3	FACILITIES PLUS CULTURAL	0.00	430.70	368.72	0.00	321.42	0.00	0.00	1492.99	2634.04
D4.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
	TOTAL COMMUNITY CENTRES	0.00	2201.22	1998.48	0.00	1651.64	0.00	0.00	7632.22	13483.56
C1.1	CIRCULATION/PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.2	PUBLIC & SEMI PUBLIC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.3	COMMERCIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C1.4	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**
C1.5	NET INDL. PLOTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL INDUSTRIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D1.0	COLLEGES/HOSPITAL/OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	266.97	1634.63
D2.0	INTEGRATED SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	662.06
D3.0	SCIO-CULTURAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	309.00
D4.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL PUBLIC&SEMI PUBLIC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	266.97	2605.69
E1.0	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F1.0	RECREATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
G1.0	TRANSPORTATION	0.00	0.00	2627.85	0.00	0.00	1974.34	0.00	722.02	5324.21
H1.0	CIRCULATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	OTHERS	0.00	0.00	2627.85	0.00	0.00	1974.34	0.00	722.02	5324.21
	GRAND TOTAL	238.48	5503.26	10127.93	179.17	12845.41	5109.74	597.98	32059.73	66611.70

NOTE 1: ALL FIGURES ARE IN LAHS.
 NOTE 2: THE ESCALATION FOR FUTURE YEARS HAS BEEN CALCULATED @ 10% PA (COMPOUNDED) OVER THE B.E. RATE OF THE RESPECTIVE YEARS.

Handwritten signatures and initials:
 A.P. (M) S. (M) D. (M) C. (M)

TABLE: 7 ALLOTMENT OF PLOTS IN ROHINI AND STATUS OF REVENUE EXPECTED

CATEGORY	NO. OF PLOTS ALLOTTED IN 1989-90	RATE/SQ. MTR REVENUE IN 1989-90 (IN RS.)	REVENUE EXPECT. IN 1990-91	NO. OF PLOTS ALLOTTED IN 1990-91	NO. OF DEMAND LETTERS ISSUED IN 1990-91	RATE/SQ. MTR IN 1990-91 (IN RS.)
EWS-2650.MTR	900	248.00	58.032	966	966	498.00
LIG-3250.MTR		330.00	0.000	2664	1776	662.00
LIG-4850.MTR	1740	330.00	275.616	32	32	662.00
MIG-6050.MTR	862	496.00	256.531	2002	802	996.00
MIG-9050.MTR	1202	496.00	536.573	2	2	996.00
TOTAL	4704		1126.752	5666	3578	

ATED

NO. OF DEMAND LETTERS STAYED EXPECTED ISSUE 1992-93	PRE-DETERMINED RATE 1993-94 (IN RS.)	REVENUE EXPECT. IN 1991-92	REVENUE EXPECT. IN 1992-93	REVENUE EXPECT. IN 1993-94	NO. OF PLOTS EXPECTED IN 1994-95	REVENUE EXPECT. IN 1994-95	NO. OF PLOTS EXPECTED IN 1995-96	REVENUE EXPECT. IN 1995-96 (NOTIONAL)
	789.86	93.808	31.269		80	26.797	106	56.212
888 **	1049.97	282.171	94.057	298.36		0.000	241	157.295
	1049.97	7.626	2.542			0.000	91	89.090
1200 **	1579.71	359.456	119.819	1137.39	334	258.175	16	19.580
	1579.71	1.345	0.448		3	3.478	106	194.579
2088		744.406	248.135	1435.754	417	288.450	560	516.756

** THE REVENUE EXPECTED FROM THESE PLOTS IN 1992-93 AND 1993-94 HAS BEEN CALCULATED AT THE RATES APPLICABLE IN 1992-93 AND FOR 1993-94 ESCALATED COMPOUNDED @16.62%.

THIS REVENUE IS BASED ON THE COST OF PERIPHERAL DEVELOPMENT. THE COST OF INTERNAL SERVICES/DEVELOPMENT WILL BE ADDITIONAL.

Dr. (Project) Sr. Architect Dr. (Arch)

Item No. 35/2000
A-28/06/2000

Subject :- Fixation of pro-determined rates (PDRS) in Rohini Phase III for the year 1999-2000 through Cost Benefit Analysis

File E.2(37)AO(P)/DDA/99

P R E C I S

1. Name of the Project: Rohini Phase-III
2. Project Area: 700.00 Hect
3. Saleable Area: 290.89 Hect.
4. Project Cost: 778.89 crores
5. The project has been planned on 700.00 Hectares of land located on the Western side of the existing Rohini Phase I & II and aimed to generate 31600 Dwelling units to accommodate 1,58,000 population.
6. The Cost Benefit Analysis is appended : (Appendix 'A' P- 97 to 105').

Table 1	---	Land acquisition and its cost
Table 2	---	Break-even-analysis with 5% provisions for physical and price contingencies
Table 3	---	Year-wise break up of disposal area and the multiplier for various uses
Table 4	---	Year-wise break-up of revenue
Table 5	---	Year-wise break-up of compounded revenue
Table 6	---	Saleable land use and revenue distribution

7. METHODOLOGY

For working out optimum cost of developed land certain assumptions are necessary as this kind of an exercise requires interpolation and extrapolation of expenditure incurred in past and to be incurred in future. Therefore, on the lines of the last year in the analysis for this year too the expenditure incurred so far has been compounded to arrive at its value in 1999-2000. It has also been assumed that the balance of the project cost would be incurred during the current year itself. Similarly it is assumed that all the project revenue would also be realised during the current year i.e. 1999-2000

7.1 The discounted cash flow method has been used in this exercise. All expenditure and income are discounted to the present using this method.

7.2. The exercise takes into account the expenditure for peripheral development. The cost of internal development whenever applicable will be chargeable in addition to the rates in this exercise.

7.3. The cost of money, whenever funds need to be raised on account of a negative cash flow has been taken @ 17%. When the cumulative net inflow is positive, interest income is calculated @ 10% being the average deposit rates.

7.4. The provision for enhanced compensation of land has been made @ 175/- per sq. mtr. in the exercise. This is due to enhancement of indicative price of land with effect from 1.4.97.

8. LAND USE CHANGE

There is no change in project area, saleable area and in land use break-up of the project.

9. BREAK EVEN RATE (BER)

9.1 The break-even rate (BER) with 5% provision for physical and price contingencies works out as follows.

	1998-99	1999-2000
i) Per sq. mtr.	Rs.1888.03	Rs. 2039.61
ii) Per acre	Rs.76.41 lacs	Rs. 82.54 lacs
iii) Per Hectare	Rs.188.83 lacs	Rs.203.96 lacs

There is 8.03% increase in the break-even rate over that of last year.

9.2 CATEGORY-WISE RATES

S.No.	Category of land	PDR for 1998-99 per Sq. Mtr.	PDR for 1999-2000 per Sq. Mtr.	Multiplier
i)	Rohini Plots			
	EWS 26 sq. Mtrs	2071.00	2228.00	0.75
	LIG 32 Sq. Mtrs	2543.00	2738.00	1.00
	LIG-48 Sq. Mtrs	3015.00	3248.00	1.25
	MIG 60 Sq. Mtrs.	3959.00	4268.00	1.75
	MIG 90 Sq. Mtr..	4431.00	4778.00	2.00
ii)	DDA Housing Schemes			
	LIG	1417.00	1530.00	0.75
	MLG	2361.00	2550.00	1.25
	S.F.S	2833.00	3060.00	1.50
iii)	Alternative Plots	2543.00	2738.00	1.00
iv)	J.J. Squatters	945.00	1020.00	0.50

Notes :

1. The rates for plots in Sl. No. i) and iii) are inclusive of cost of internal development @ Rs.693.23 per sq. mtr and Rs.4.80 p.s.m. on account of use and occupation charges which have been added to the break-even rate.
2. All figures have been rounded off to next rupee.
3. As there is change in the CPWD Cost Index of P.A.R. during the current year as such amount of internal development cost has been updated from 148 to 158 points. The cost of internal development updated accordingly, works out to Rs693.23 per sq. mtr.
4. For DDA Housing internal development charges will be added at the time of finalising disposal cost of the flats
5. Rates for JJ Squatters (Sl. No. iv above) are excluding internal development which is to be carried out by the Slum Deptt of MCD.
6. The expenditure on Master Plan Roads has been loaded in the C.B.A. as it has not been reimbursed to D.D.A from Plan funds or from any other source. It has not been claimed from G.N.C.T.D., Delhi.

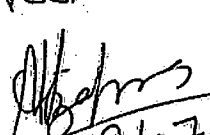
10. DECISION TO BE TAKEN

1. The Authority may kindly approve the cost benefit analysis as given in the tables annexed as App. 'A' (P-37/105).
2. The Authority may approve the land premium rates as mentioned in the para 9.1. and 9.2. above for the year 1999-2000 for notification by the Govt. of India.

R E S O L U T I O N

The proposals contained in the agenda item were approved by the Authority.

Checked
Compared
Compared
19/07/2000

Attested

 H. K. ABBER
 Assistant Secretary
 Delhi Development Authority

(Most Immediate)

No.K-20014/3/2000-DDIA
Government of India
Ministry of Urban Development & Poverty Alleviation
(Delhi Division)

Nirman Bhawan, New Delhi-110 011.
Dated the 1st October, 2000.

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
I.N.A. Colony,
New Delhi-110023.

Attention: Shri Atul Kumar Rai, Director I.C.I.

Subject: 'Cost Benefit Analysis' of Dwarka and determination of Pre-determined rates' of land premium for various Lands Divisions in Dwarka Project for the year 1999-2000.

2421 8420/MLL
3/11/2000
2/11/2000

Sir,
I am directed to refer to your letter No. F.2(36)99/AO(P)/DDM/133 dated the 25th July, 2000, on the subject noted above, and to state that Urban Development & Poverty Alleviation Minister vide his notes dated 6.3.2000 and 15.3.2000 had passed the orders about the rates at which land was to be made available to the Slum Department of the MCD by the DDA for Resettlement Schemes. These orders were further reiterated by the UDPAM vide Orders dated 13.6.2000 (copy enclosed for ready reference). It is, therefore, requested that the pre-determined rates to be notified for Dwarka Project may be re-examined in the light of the orders of UDPAM and a revised proposal may be sent to this Ministry.

Yours faithfully,

(Satish Kumar)

Under Secretary to the Govt. of India
Telefax. 3017478.

Encl: As above

Please link the file and put up.

Du/led
9/11/2000
OSD, Govt.

By CA-0 (K)

A-0 (Prop-5)

9/11/2000

Encl. 1/1/2000 DDA/11/11/2000-63

MINISTER OF URBAN DEVELOPMENT

The issue of cost to be charged for lands, made available by the DDA to the Slum Department for Re-settlement Schemes, has again been referred to me, although I had previously passed orders on the subject vide my notes dated 06.03.2000 and 15.03.2000. These costs should be charged @ Rs. 10 lakhs per acre as was done in earlier cases and if there is any escalation in the cost of acquisition it should be loaded over to other lands acquired under the Large Scale Acquisition of Lands Schemes and which have to be used for commercial, industrial, institutional, residential (high and middle income group), etc. Since the clearance in the project of Minto Road, All India Institute of Medical Sciences and other areas is being delayed, the possession of the lands should be handed over by the DDA to the Slum Department forthwith. These rates will be applicable for all lands transfers/allotments by DDA to Slum & JJ Wing, MCD, for slums re-location till further orders by me.

Jagmohan
(JAGMOHAN)
13.06.2000

Dy. No. 28 - UDM/NOTES/2000 -
15/06/2000

YC, DDA
Additional Commissioner (Slum & JJ)

(yb)
13/6/00
[Signature]
[Signature]
19/6/00

u II - B

ITEM NO.

27/2001

A-30-03-2001

L A I D O N T H E T A B L E

Sub: Regularisation of allotment of land under Gadgil Assurance to the residents of Ashok Nagar, Faiz Road, Karol Bagh, New Delhi (S/2(53)/72/OSB/Pt.)

P R E C I S

The matter regarding regularization of land under Gadgil Assurance to the residents of Ashok Nagar, Faiz Road, Karol Bagh was placed before the Authority in its meeting held on 18.8.2000 vide item No. 56/2000 (Appendix 'A' page-5 to 8) and the Authority was pleased to resolve as under:

The proposals contained in the Agenda item were approved by the Authority. Agreeing with the suggestions of Shri Puran Chand Yogi, the LG. desired that the scheme should be implemented expeditiously.

2. The proposal as placed before the Authority vide para 9 was as follows:

i) 80 persons living in Ashok Nagar, Faiz Road and covered under Gadgil Assurance be allowed regularization of area under their occupation upto maximum of 200 sq.yds at pre-determined rate instead of 72 sq.yds as decided by the authority vide Resolution No. 153 of 1983 and area, if any, beyond 200 sq.yds shall be charged at current market rate.

(ii) The regularization cases decided earlier on the basis of actual site conditions in other areas, shall not be re-opened.

(iii) The holistic plan prepared by Planning Deptt shall be implemented by removing unauthorized squatters and rehabilitating them at some other place by offering them land as per norms, at the earliest.

3. In accordance with the decision of the Authority, the matter was referred to the Finance Deptt for deciding the pre-determined rates to be charged from these occupants. The Finance Department has worked out the current pre-determined rate of Rs.16,436/- per sq.mtr as against the then prescribed rate of Rs.12.63 per sq.yds fixed by the Govt. of India for the persons covered under the Gadgil Assurance.

4. The President of the Ashok Nagar Displaced Persons Association has been representing that since it was not possible to implement the plan approved by the Authority vide Resolution No. 153 of 1983 (~~App- 'B'~~ P-9-10) and as the Authority has already approved regularization of land upto 200 sq.yds on "no profit no loss basis" in Subhash Nagar, the residents of Ashok Nagar may also be allowed to retain the same quantum of land for which they have been paying damages.

5. With this background, the matter was placed before the Authority and the Authority was pleased to consider the request of these occupants for regularization upto 200 sq.yds on pre-determined rates as against the original decision of regularization of area upto 72 sq.yds.

6. The proposal which was placed and approved by the Authority in its meeting held on 18.08.2000 was to regularize the area upto 200 sq.yds instead of 72 sq.yds. This proposal was moved because of the fact that (i) it was not possible to implement the plan prepared in 1983 and (ii) the occupants were entitled to regularization of area upto 200 sq.yds., as in Subhash Nagar.

7. Initially the area upto 72 sq.yds was regularized in favour of occupants of Faiz Road on payment of cost @ Rs. 12.63 per sq.yds while the occupants of Subhash Nagar, which is the closest colony across the Faiz Road were allotted area upto 200 sq.yds on the rate of Rs. 12.63 per sq.yds which is 'no profit no loss rate'.

Now the Finance Department has worked out the PDR of Rs. 16,436/- per sq.mtr. for regularization of additional area beyond 72 sq.yds and upto 200 sq.yds in term of the decision of the Authority which had approved the recovery of cost of land on PDR. There was no mention in the resolution whether it will be old PDR or current PDR. However, Finance Department decided that it should be current PDR. But this approach appears to be unjustified as these are not new allotments. The land has been under their occupation for the last more than 50 years and what has happened is that 72 sq.yds is now being substituted by 200 sq.yds and hence the rate charged should be the same as for 72 sq.yds i.e. Rs.12.63 per sq.yd. But Finance Department appears

to be pre-occupied with the regularization "as on date" and hence application of current PDR. But the delay in regularization is on the part of the DDA and hence the occupants should not be penalized for that. However, just to resolve the issue and strike a balance, it is proposed to update the rate of 1985 i.e. Rs. 12.63 per sq.yd by interest @ 18% p.a.

8. The matter is, therefore, placed before the Authority to regularize the allotment of land upto 200 sq.yds on payment of the 'no profit no loss' rate i.e. Rs. 12.63 per sq.yd up-dated by usual interest @ 18% per annum.

R E S O L U T I O N

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

ITEM NO:
56/2000
A - 18-08-2000

Subject: Allotment of land at Pre-determined rates under "Gadgil Assurance" to the residents of Ashok Nagar, Faiz Road, Karol Bagh, New Delhi.

P R E C I S

File No. S2(53)72/OSB.

The Authority vide Resolution No. 266 dated 16.10.70 (App. 'A' at P-45 to 53. Pages) had taken a number of decisions for rehabilitation of displaced persons who were covered under the "Gadgil Assurance" which are indicated below:-

- i) The benefit under the Gadgil Assurance be in the form of land or built up houses on out of turn basis according to the income groups of the displaced persons. Allotment be made on the basis of the area under occupation. In no case, land more than 200 sq. yds. be allotted to any party.
- ii) One plot be allotted to one person, paying damages to the Authority. In case more than one family resides at the same place and they were also displaced squatters or descendants of the original squatters, each of the latter be considered eligible for allotment of a site or built up house depending on income group and at the market rate, as might be fixed by DDA.
- ii) As far as possible steps be taken to rehabilitate the persons in the same area where they were squatting. The cost of the land which would be charged from such squatters may be worked out by the Finance Member.

2. There were about 80 families/displaced persons in Ashok Nagar occupying the Govt. Land. The Authority vide Resolution No. 153 dated 23.9.83 (App.B at P-54-55. Pages) prepared a layout plan for the rehabilitation of these families and taking into consideration this, it was decided that an area of about 3 acres may be developed for rehabilitation and plots of 72 sq. yds may be carved out as per the layout plan approved. This scheme approved by the Authority could not be implemented due to existence of 455 structures including those of the families covered under Gadgil Assurance.

3. It was also found that a number of eligible persons of Gadgil Assurance Scheme had already occupied the area which is proposed for the widening of the Faiz Road thereby reducing the right of way. This matter was examined in the Planning Department and it was decided that right of way should not be reduced since the LRT is proposed through this road.

4. The residents moved the High Court of Delhi and the Hon'ble Court directed that in case a part of the structure is required to be demolished because it falls in the excess land which the petitioners are required to surrender, the respondents will ensure that the petitioners will be compensated for the repairs to be carried out by the petitioners and the demolition is carried out in such a manner that the petitioners are able to occupy part of the same building and as far as possible avoid demolishing the whole of it.

5. Shri C.B. Dhingra, President, Self Rehabilitated (Displaced Persons) Association, Ashok Nagar, Faiz Road, Karol Bagh, New Delhi and others

represented to the Lt. Governor, Delhi and the matter was discussed with him. The Planning Dept. observed that the plan approved by the Authority vide Resolution No. 153/1983 was not feasible to be implemented. The Technical Committee approved the plan wherein the existing road right of way has been retained and also the area covered by the families eligible under Gadgil Assurance are regularised to the maximum possible extent.

6. The Association has been representing that since it is not possible to implement the plan approved by the Authority vide Resolution No. 153 dated 23.9.83 and as the Authority has already approved to regularise the land to the extent of 200 sq. yds on 'No less, No Profit' basis, the residents of Ashok Nagar may also be allowed to retain the land for which they have been paying damages, on 'No Profit, No Loss' basis. The matter has been examined by the Finance Dept. as well as by the Planning Dept. and they are of the view that any deviation to be effected in the case of Ashok Nagar Squatters, the Authority's Resolution No.153 dated 23.9.83 needs revision/review by the Authority to the extent as to whether the area up to 72 sq. yds. or up to 200 sq. yds for which damages were being paid be charged at PDR and the area beyond that be charged at current market rate.

7. The issue was discussed with L.G. on 20.6.2006 who had directed that a committee consisting of Commr.(LD), Commr.(Pig.), Commr.(LM-I) concerned CE and a representative of F. M. should work out a holistic plan for the redevelopment of whole Faiz Road area and may also look into the issue of rates of land beyond 72 Sq. Yds.

8. The meeting of Committee was held on 27.6.2000 under the chairmanship of VC. After detailed discussion it was observed that the regularisation up to 200 sq. yd. at pre determined rate will not affect development plan prepared by the Planning Department. There are in all 455 persons living there, out of which 80 are covered under the Gadgil Assurance Scheme and 375 are unauthorised encroachers. As per present proposal, 80 persons covered under Gadgil Assurance will get land under their possession at pre-determined rate subject to a maximum of 200 sq. yd.

9. Authority may, therefore, kindly approve the following:

- i. 80 Persons living in Ashok Nagar, Faiz Road and covered under Gadgil Assurance be allowed regularisation of area under their occupation up to a maximum of 200 sq. yd at pre determined rate in stead of 72 sq yd as decided by Authority Resolution No. 153 of 1983 and area, if any, beyond 200 Sq. Yds, shall be charged at current market rate.
- ii. The regularisation cases decided earlier on the basis of actual site conditions in other areas shall not be re-opened.
- iii. The holistic plan prepared by Planning Dept shall be implemented by removing unauthorised squatters and rehabilitating them at some other place by offering them land as per norms, at the earliest.

R E S O L U T I O N

The proposals contained in the agenda item were approved by the Authority. Agreeing with the suggestion of Shri Puran Chand Yogi, the LG desired that the scheme should be implemented expeditiously.

