

VOLUME No. 238

Minutes of Meeting (DDA)
from 31-8-2001 to

**DELHI DEVELOPMENT AUTHORITY
(COMR. CUM. SECY'S OFFICE)**

List of the agenda items to be discussed
in the meeting of the Delhi Development Authority
fixed for 31st August, 2001 at 11.30 A.M. at Raj
Niwas, Delhi.

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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 31st August, 2001 at 11.30 A.M. at Raj Niwas, Delhi.

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DELHI DEVELOPMENT AUTHORITY
[COMMR-CUM-SECY'S OFFICE]

Draft minutes of the Meeting of the Delhi Development Authority held on August 31, 2001 at 11:30 AM at Raj Niwas.

Following were present:

CHAIRMAN

- 1 Shri Vijai Kapoor
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Shri P K Hota

MEMBERS

- 1 Shri Mahabal Mishra, MLA
- 2 Kanwar Karan Singh, MLA
- 3 Shri Puran Chand Yogi, MLA
- 4 Ms Devagya Bhargava
Councillor, MCD
- 5 Shri Prithvi Raj Chand
Councillor, MCD
- 6 Shri K T Gurumukhi
Additional Chief Planner, TCPO
- 7 Shri K P Lakshmana Rao
Finance Member, DDA

SECRETARY

Shri V M Bansal
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

- 1 Smt B Prasad
Secretary to LG
- 2 Shri R K Singh
Chief Vigilance Officer, DDA
- 3 Shri Sunil Sharma
Commissioner [Personnel], DDA
- 4 Shri Vijay Risbud
Commissioner [Planning], DDA

- 5 Shri Parimal Rai
Commissioner [LM]-I, DDA
- 6 Shri A M Sharan
Commissioner [LD], DDA
- 7 Shri 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 C L Aggarwal
Chief Architect, DDA
- 11 Shri S P Rustogi
Chief Engineer [HQ], DDA
- 12 Shri Alok Swaroop
OSD to LG
- 13 Shri Atul Rai
Director [LC], DDA
- 14 Shri S K Goyal
Financial Adviser [Housing], DDA
- 15 Shri Surjit Roy
Director [CL], DDA
- 16 Shri D P Dwivedi
Director [Housing]-II, DDA
- 17 Shri B C Dutta
Chief Regional Planner, TCPO

ITEM NO. 43/2001
 Sub: Confirmation of the Meeting of the Delhi Development Authority held on August 13th AM at Rai Niwas

ITEM NO. 44/2001
 Sub: Confirmation of the Draft minutes of the meeting of the Delhi Development Authority held on 21st May, 2001.

ITEM NO. 45/2001
 Sub: Confirmation of the Authority meeting held on 21.5.2001 were confirmed, as per the minutes of the Authority meeting held on 21.5.2001/MC/DDA.

ITEM NO. 45/2001
 Sub: Regarding extension of time to the Allottees of SFS flats in Motia Khan. F.5(52)98/HC/Legal.

ITEM NO. 46/2001
 Sub: Proposals contained in the agenda item were approved by the Authority.

ITEM NO. 46/2001
 Sub: Cost principle to be applied in cases of restoration. F.5(Misc.)95/Policy File/Motia Khan.

ITEM NO. 46/2001
 Sub: Proposals contained in the agenda item were approved by the Authority, subject to the following stipulations:

- (i) These decisions shall apply only to the future cases of restoration where DDA is at fault.
- (ii) Commissioner (Housing) shall be competent to approve restoration for delays in payment up to one year.
- (iii) No restoration shall be normally allowed where delays are beyond one year. However, the Vice Chairman shall be competent to approve restorations for delays up to three years, in deserving cases.
- (iv) Restorations beyond three years can be permitted only in extremely deserving cases by the Vice Chairman, with the prior approval of the Chairman.

ITEM NO. 47/2001
 Sub: Recovery of Demolition charges from the builder/owner.

ITEM NO. 47/2001
 Sub: F.5(52)2000/LM/NZ.
 Proposals contained in the agenda item were approved by the Authority.

2 Responding to the suggestion of Shri Mahabal Mishra, the Chairman pointed out that all unauthorised/illegal constructions should be treated uniformly and the suggestion that demolition charges may not be recovered in the development areas was not tenable.

ITEM NO. 48/2001

Sub: Shifting of Chemical Traders to Holambi Kalan.
F.100(166)2K/CL.

Commissioner [Planning] clarified that each module of 50 square meter shall have permissible built up space of 150 square meters.

The Vice-Chairman assured Shri Mahabal Mishra and Ms Devagya Bhargava that allotments would be made in a fully transparent manner after publicly notifying the allotment procedures. Authority also decided that additional land should be made available at the proposed rates "on demand" and efforts should be made to accommodate all requests for additional land.

ITEM NO. 49/2001

Sub: Annual Accounts of DDA for the year 2000-2001.
F.6(14)2001/DDA/A/Cs(M).

Annual accounts of the DDA for the year 2000-2001 were accepted by the Authority.

2 Ms Devagya Bhargava suggested that DDA should utilise its funds for land acquisition and developmental activities, rather than keeping them in fixed deposits.

ITEM NO. 50/2001

Sub: Penalty Relief Scheme – for defaulting Allottees.
F.22(244)97/HAC.

Proposals contained in the agenda item were approved by the Authority subject to the rate of penalty being fixed at 13% per annum on simple rate of interest, instead of 15% as proposed in para-5 of the agenda item.

2 The Chairman emphasised closer monitoring of the recovery mechanism and expressed his displeasure at the performance of the Assistant Collectors effecting recovery under the Punjab Land Revenue Act. The CHAIRMAN advised that there should be a separate column in the Annual Confidential Reports of the Assistant Collectors for recording their performance under this head.

ITEM NO. 56/2001

Sub: Narela Housing Scheme - 2001.
F.PS/JD(NP)/2001

Proposals contained in the agenda item were discussed in detail. The CHAIRMAN strongly felt that efforts should be made to popularise Narela as a future township rather than merely attempting to dispose of the old left out housing stock. There was consensus of opinion that the left out flats will be acceptable to the public only if sold at the old cost.

It was, therefore, decided that the DDA should study the possibility of floating a new housing scheme of about 10000 [new and old] flats, specifically for Narela, with the old units having differential costing norms.

[b] The Authority also agreed with the proposals of according first priority under the proposed Narela housing scheme to the existing registrants of pending housing schemes of DDA and second priority to the wait-listed registrants of Rohini Residential Scheme [Plotted], before making allotments to the registrants of the new housing scheme.

2 Chairman also advised that adequate number of residential plots of sizes up to 500 square meters should be carved out in Narela, for disposal through auction through a scheme so that the plotted development would act as a magnet for attracting investors activities to the area.

ITEM NO. 57/2001

Sub: Report on the follow-up action on the resolutions passed by the Authority in its meetings held on 26.12.2000, 19.2.2001 and 30.3.2001 and on the issues raised by the non-official members in the following meetings held on 26.12.2000, 19.2.2001 and 30.3.2001.
F.2.(2)2001/MC/DDA.

The Chairman expressed dissatisfaction at the manner in which follow-up action on the Authority resolutions was being reported. He advised the HODs to personally pursue the follow-up action on the Authority resolutions and on the issues raised by the members. He directed that, henceforth, each HOD would personally explain the action taken information on the points pertaining to his department in the Authority meetings and also make a brief presentation on important developments in his area.

ITEM NO. 58/2001 [Laid on the Table]

Sub: Housing Scheme for rehabilitation of Motia Khan jhuggi dwellers.
F.2[56]AO[P]2000

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

The VC cautioned that allotments should be made only after certification by the concerned Chief Engineer that the flats were ready for possession. The Chairman advised expediting the whole process and early holding of the draw of lots.

OTHER POINTS

1 Agreeing with the members, the VC assured that agenda items for the Authority meetings should be circulated at least 10 days in advance.

[ii] The VC also informed that he would be taking monthly meetings with the non-official members to discuss important issues.

[iii] The CHAIRMAN advised maintaining of good working relationship between the officers and the non-official members and reminded that all must work like one team.

2 Shri Puran Chand Yogi and Shri Prithvi Raj Chand drew the attention of the Chairman to penal action on pick and choose basis in individual cases. The Chairman advised uniform action in all cases, as far as possible. Shri Yogi and Shri Chand were requested to furnish details of specific cases cited by them in Rajinder Nagar and Dilshad Garden for appropriate action.

3 Shri Yogi drew the attention of the Authority to the appearance of vertical cracks in the DDA built flats in Vivekanand Apartments in Rohini. The VC assured Shri Yogi of early inspection and necessary action in the matter.

4 Shri Puran Chand Yogi sought Chairman's intervention in the irregularities in the purchase of equipment for the multi-gyms. He also alleged wrongful payments of huge electricity bills in the Sports Complexes by the DDA, whereas these were the responsibility of private contractors.

The Chairman directed the CVO to conduct a detailed inquiry into the allegations levelled by Shri Puran Chand Yogi at personal level and submit a report to him within 7 days.

5 Shri Puran Chand Yogi and Shri Mahabal Mishra alleged that investigations into the alleged medical scam should not be conducted by junior officials as they were not capable of making unbiased recommendations.

VC assured that a thorough and transparent inquiry was already in progress and each voucher was being scanned. VC informed that mischievous trend in the alleged medical and watch & ward scams had already been arrested.

6 Sri Mahabal Mishra suggested that timely completion of projects should be closely monitored to avoid possible time lags. He specifically quoted delays in the construction of shops in Rajinder Nagar and consequent cost escalation.

7 The Chairman informed Shri Mahabal Mishra that stamp duty on registration of documents had been revised through an Ordinance; the applicants registering their freehold documents would, therefore, have to pay the stamp duty at revised rates.

8 Shri Mahabal Mishra and Shri Puran Chand Yogi sought Chairman's kind intervention against issue of notices to the people renovating/ reconstructing their old houses in Village abadis/Development areas. They pointed out that in the absence of any machinery to sanction building plans in these areas, the residents should not be penalised for carrying out bonafide construction/renovation activities.

The Chairman expressed concern against issue of show cause notices in village abadis/lal-dora lands in the development areas. He pointed out that although no legal sanctity or protection is available to the residents of these areas, yet the DDA should follow the same policy in these areas as is followed by the MCD.

9 Shri Mahabal Mishra pointed out delays in denotifying the Development areas 171 and 172. Commissioner [Planning] informed that the matter was being pursued with the GNCTD.

The Chairman expressed serious concern over such delays and pointed out that it was the responsibility of the concerned department of the DDA to follow-up the matter with the other agencies so that the decisions taken by the Authority and the Chairman were implemented in a time bound manner. He pointed out that the delay of 18 months in the issue of the denotification order

was only helping the land speculators and the vested interests. He ordered that his displeasure and utter disappointment about the manner in which this case had been handled should be recorded in the minutes.

10 Shri Mahabal Mishra suggested that in view of the falling interest rates in the market, DDA should also lower down its rates of interest on its allottees.

The VC informed that a policy paper on the subject was under finalisation.

11 Shri Kanwar Karan Singh drew the attention to the unauthorised colonisation on DDA's institutional land at Laxmi Narain Bagh, CC Colony, Kalyan Vihar. Commissioner [LM]-I informed that this land had not been acquired and was under the jurisdiction of the MCD.

The LG asked the Commissioner [Planning] and Commissioner [LM]-I to verify the title of land and send a factual report to Kanwar Karan Singh. He also advised that MCD should be asked to take appropriate action in the matter, if the land in question was under their jurisdiction.

12 Commissioner [LD] was asked to examine the compassionate case cited by Shri Puran Chand Yogi where a heavy penalty had been levied for running an STD booth from a small residential premises.

13 The VC assured that the issue regarding conversion of residential plots from leasehold to freehold will be discussed with the Ministry and sorted out at an early date.

14 The LG agreed with Ms Devagya Bhargava that the Facility Centre at Rampura should be taken up for immediate allotment. He asked Commissioner [LD] to call a meeting of all concerned from the DDA and the GNCTD, including Delhi Police, Delhi Vidyut Board, Chief Fire Officer etc. to ensure functionalising the area in a time bound manner.

15 Ms Devagya Bhargave drew the attention to Plot No.C-33, "C" Block, Lawrence Road Industrial Area where a basement had recently been allowed to be constructed, even when the construction of basement had been specifically prohibited at the time of auction. She also reiterated her earlier request for an inquiry into the irregularities in the auction of this plot.

Ms Bhargava also requested for early allotment of the designated land for the DVB sub-station. The LG asked Commissioner [Planning] and Commissioner [LD] to take early action in the matter.

16 Ms Devagya Bhargava sought early allotment of the vacant plot near Maharaja Attar Sen Hospital and immediate auction of vacant industrial plots in the Lawrence Road Industrial Area to save them from encroachments. Commissioner [LD] and Commissioner [LM]-I were requested to take early action in the matter.

17 The VC informed Ms Devagya Bhargava that the pros and cons of dispensing away with the system of issue of C & D forms were being examined in detail.

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

Item No.
44/2001

Sub:

CONFIRMATION OF THE DRAFT MINUTES OF THE
MEETING OF THE DELHI DEVELOPMENT AUTHORITY
HELD ON 21ST May, 2001.

A-31-8-2001.

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

P R E C I S E

Minutes of the Delhi Development Authority meeting held on 21st May, 2001 are submitted for confirmation of the Authority (Appendix-'A' page 2 to 15). No amendments have been proposed to these minutes.

R E S O L U T I O N

Minutes of the Authority meeting held on 21.5.2001 were confirmed, as circulated.

DELHI DEVELOPMENT AUTHORITY
(OFFICE OF COMM-R-CUM-SECY)

Sub: Draft minutes of the Meeting of the Delhi Development Authority held on 21/05/2001 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 Miss Devagya Bhargava, Councillor, MCD
- 5 Shri A.K. Jha
Member Secretary,
NCR Planning Board
- 6 Shri P.K. Pradhan
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

SECRETARY

Sh V M Bansal
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

- 1 Smt. B Prasad
Secretary to LG

- 2 Shri R K Singh
Chief Vigilance Officer, DDA
- 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 C L Aggarwal
Chief Architect, DDA
- 11 Shri Alok Swaroop
DSD to L.G.
- 12 Shri B.L. Khurana
Chief Engineer (Elect.), DDA
- 13 Shri Ravindra
Chief Engineer (HQ), DDA
- 14 Shri Atul Rai
Director [LC], DDA
- 15 Shri B.K. Arora
Town & Country Planner, TCPO
- 16 Shri V K Bugga
Chief Planner, MCD
- 17 Shri H.R. Kapoor
Joint Director [MC/C], DDA

Draft minutes of the Meeting of the Delhi Development Authority held on 21/05/2001 at 11:30 a.m. at Raj Niwas.

ITEM NO.29/2001

Sub: Confirmation of the draft minutes of the meeting of the Delhi Development Authority held on 30th March, 2001.
F.2(2)2001/MC/DDA.

Minutes of the Authority meeting held on 30/3/2001 were confirmed. Para II [c] of the agenda item no. 23/2001 shall however read as under :

II.c] 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 on housing 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.

ITEM NO.30/2001

Sub: Change of land use of an area measuring 25 ha. (62.5 acre) from 'Rural use zone to Residential' near PVC Bazar Rohtak Road.
F.20(18)96-MP.

Apprehensions were expressed about the proposal of change of land use because a part of the land is already built up and basic facilities like water and electricity etc. are not available in the area.

However, after detailed discussions the Authority approved the proposals contained in para-6 of the agenda item.

ITEM NO.31/2001

Sub: Modification in Master Plan for Delhi 2001 with regard in revision in Development Control Norms for existing big Hospitals in Delhi.
F.13(1)96-MP.

The Joint Secretary, Ministry of Urban Development clarified that it was for the Deptt. of Health, GNCTD/Ministry of Health, Govt. of India to decide which hospitals fall in the category of "Super Speciality".

II. Non-official members made the following observations:

- i] The proposals should not be restricted to super speciality or big hospitals only. Increase in FAR etc. should be uniformly given to all the hospitals, specially the hospitals which are run by the MCD, NDMC and the GNCTD, because the per bed cost is very high in their case also. In the first instance, the benefits of the proposed relaxations should be given to the Govt. run/controlled hospitals.
- ii] Maximum permissible height should not be left open. There must be some optimum limit, as in the case of other institutional allotments.

iii] The Chief Architect pointed out that any increase in FAR of the hospitals will create unmanageable parking problems.

2. The LG advised that relaxations if any should be uniformly applicable to all the institutional allotments rather than restricting them to the hospitals, as all the institutions are run by charitable societies.

3. After detailed discussions, the Vice-Chairman assured that the proposals would be re-examined, keeping in view the above suggestions and fresh agenda item on the subject shall be brought before the Authority.

ITEM NO.32/2001

Sub: Regularisation of delay in payment of demanded amount for allotment of flat.
F.2(Circular)99/N&C(H)

This agenda item was withdrawn for further examination.

ITEM NO.33/2001

Sub: Amendment in RRs. for the post of Asstt. Director and Pvt. Secretary in DDA.
F.7(17)99/PB-1

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

ITEM NO.34/2001

Sub: Fixation of Pre-determined Rates (PDRs) in Rohini Phase-III for the year 2000-2001.
F.2(6B)AD(P)/BDA/2000

The Authority expressed concern on the continued allotment of land to the Slum Department at the fixed rate of Rs. 16 lac per acre, thus increasing the amount of subsidy every year, resulting in cost escalation of other project lands which have to bear the burden of cross-subsidy.

After detailed discussions the Authority approved the proposals contained in the agenda item, with the advice that land rates for the Slum Department be rationalised w.e.f. the year 2001-2002 and that cost benefit analysis in future be worked out accordingly.

ITEM NO.35/2001

Sub: Pre-determined Rates (PDRs) of Narela for the year 2000-2001.
F.2(67)2000/AD(P)/DDA/2000.

The Authority expressed concern on the continued allotment of land to the Slum Department at the fixed rate of Rs. 16 lac per acre, thus increasing the amount of subsidy every year, resulting in cost escalation of other project lands which have to bear the burden of cross-subsidy.

After detailed discussions the Authority approved the proposals contained in the agenda item with the advice that land rates for the Slum Department be rationalised w.e.f. the year 2001-2002 and that cost benefit analysis in future be worked out accordingly.

ITEM NO.36/2001

Sub: Pre-determined Rates (PDRs) of Dwarka for the year 2000-2001 through Cost Benefit Analysis (C.B.A.).
F.2(66)AD(P)/DDA/2000.

The Authority expressed concern on the continued allotment of land to the Slum Department at the fixed rate of Rs. 16 lac per acre, thus increasing the amount of subsidy every year, resulting in cost escalation of other project lands which have to bear the burden of cross-subsidy.

After detailed discussions the Authority approved the proposals contained in the agenda item with the advice that land rates for the Slum Department be rationalised w.e.f. the year 2001-2002 and that cost benefit analysis in future be worked out accordingly.

ITEM NO.37/2001

Sub: Departmental Proceedings against Sh. Niranjan Singh, Asstt. Dir. (Hort.) (Retd.) under Rule 9 of CCS (Pension) Rule 1972. F.22(54)83/Vig./DC.

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

ITEM NO.38/2001

Sub: Departmental Proceedings against Sh. L.N. Suri, EE (Retd.) under Rule-9 of CCS (Pension) Rule-1972 Imposition of Penalty. F.22(1)86/Vig./DC.

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

ITEM NO.39/2001

Sub: Departmental proceedings against Sh. R.P. Gupta, Dy. Dir. (Retd.) under Rule 9 of CCS (Pension) Rules-1972. F.27(122)91/Vig./DC.

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

ITEM NO.40/2001

Sub: Departmental Proceeding against Sh. S.K. Jain, EE (Retd.) under Rule 9 of CCS (Pension) Rule 1972 Imposition of Penalty. F.26(37)93/Vig./DC.

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

ITEM NO.41/2001

Sub: Departmental Proceedings against Sh. S.C. Kaushal,
SE (Retd.) under Rule 9 of CCS (Pension) Rules 1972 -
Imposition of penalty.
F.22(1)86/Vig./DC.

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

ITEM NO.42/2001

Sub: Departmental proceedings against Sh. G.K. Verma
(Retd.) under Rule 9 of CCS (Pension) Rule 1972 -
Imposition of penalty of recovery of Rs. 5,000/- from
gratuity.
F.27(160)2000/Vig./DC.

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

ITEM NO. 43/2001

Sub: Rate of premium for allotment of land for Community
Halls.
F.No.PA/D(L)/2000/24.

Proposals contained in the agenda item were approved
by the Authority and it was decided that the allotments
should continue to be made at the revised rates on
provisional basis, pending finalisation of rates by the
Ministry.

OTHER POINTS.

11 Shri Mahabal Mishra, Shri Puran Chand Yogi, Shri Kanwar Karan Singh and Miss Devagya Bhargava invited the attention of the Lt. Governor to the 30th June dead-line given by the DDA for completing construction on all vacant plots. They pointed out that a large number of residential plots, specially in Rohini, Narela and Dwarka are yet to be provided even the basic facilities and therefore no purpose will be served by compelling the allottees to construct in such areas by 30.6.2001. The members suggested that distinction should be made between the areas already transferred to the MCD and the areas which are still with the DDA and emphasised that reasonable time for construction must be given in all cases. They expressed strong concern that no distinction was being made between old and new allotments. The non-official members also questioned the legality of the public notices issued by the DDA because these were violative of the terms and conditions of lease deeds and the existing administrative instructions.

ii] The V.C. pointed out that the period of construction could not be kept open-ended. He also sought members' views on extension of time for construction on industrial plots.

bi] The LG enquired about the genesis of the public notice. He agreed with the members view that there should be no deadline and the public should have the right to construct on their residential plots as per their convenience, on payment of fee as may be prescribed by the competent authority from time to time. He agreed with the

suggestion that a public notice should be issued on these lines, simultaneously advising the allottees to complete construction expeditiously.

2] Shri Mahabal Mishra sought initiation of urgent measures to reduce unnecessary litigation. He suggested pursuing the policy of out of court settlement of cases, on their individual merit. Shri Puran Chand Yogi joined him and suggested that DDA should have a better panel of lawyers.

The VC informed that the entire matter was being examined and the action taken report would be put up to the Authority.

3] Shri Mahabal Mishra reiterated the urgency to complete land-records and land inventory. The Lt. Governor informed that financial accounting of the land had been satisfactorily completed with the efforts of a Consultant Shri Jagmohan, a retired, IAS officer and that the work pertaining to physical accounting of 3 villages was in progress.

The Vice-Chairman assured that he would put up a complete paper on the subject before the Authority.

4] Kanwar Karan Singh suggested that the Authority should be kept apprised of the developments on its important decisions, specially where the Authority's decisions were subject to concurrence from the Ministry.

5] Shri Puran Chand Yogi sought early action in the alleged Watch and Ward scam. The Vice-Chairman assured that he would put up his report in the next meeting of the Authority.

6] Shri Puran Chand Yogi drew the attention of the LG to a specific case where one flat owner out of 1512 flats had been identified for penal action due to unauthorised construction. The LG directed that action in such cases should not be initiated on pick and choose basis and sought a report in the matter.

7] Shri Puran Chand Yogi sought an urgent inquiry into specific cases pointed out by him where the Building Department had issued the C&D forms without even starting of construction at the site.

The Lt.Governor ordered a detailed inquiry into the matter. He also questioned the wisdom in continuing with the system of issue of C&D forms and directed that the necessity of obtaining C&D forms should be abolished as soon as possible.

8] To a query by Shri P.C. Yogi, the Lt. Governor informed that the lease of Kapoor Memorial Hospital had already been terminated. He asked the Commissioner (Lands Disposal) to effectively exercise DDA's right of re-entry on the property and submit a report in the matter.

9] Shri Mahabal Mishra and Miss Devagya Bhargava drew the attention of the LG to the acquisition of 60 acres of agricultural land by a Society in Isapur Village in Nangloi zone. They wanted to know how the Delhi Government and the Indra-Prastha University had issued 'No Objection' to the Society for running an engineering college on the agricultural land and how construction was being carried out on the agricultural land. They enquired whether DDA too had given NOC for the purpose. The members sought immediate action against all concerned agencies before the applicant could seek relief from the Court. The Lt. Governor asked the Commissioner (Planning) to submit an urgent report in the matter.

10] Miss Devagya Bhargava pointed out that the land which had been cleared of encroachments on road number 47 had not been put to any use and the same was being again encroached upon.

The Lt. Governor, asked the Commr.(LM)-I to visit the site and take a pragmatic view in the matter. He suggested

that the land-use of a part of the land could perhaps be changed so that the land could be put to effective utilisation.

11] Shri. Puran Chand Yogi drew the attention of the Authority to the coming up of fresh jhuggies on the lands earlier cleared in his constituency. Commr. (LM)-I was asked to take necessary action in the matter.

12] Shri Mahabal Mishra and other members sought LG's intervention for expediting the change of land use from residential to industrial in 15 pockets of industrial concentration, which had been approved by the Authority in October, 1999.

13] The LG pointed out that the agenda papers need to be crisp and short so that facts of the case are better appreciated. He advised that the Authority meetings should be used as a forum for more meaningful discussions rather than restricting the discussions to agenda papers.

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

Item No.
45/2001

Sub: Regarding extension of time to
the allottees of SFS flats in Motia Khan.
P.1 (Misc) 95/Policy File/MK.

A-31-8-2001

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FACTS

DDA announced a scheme of SFS flats in Motia Khan in October, 1982 and as a part of it 84 SFS Cat.III flats were to be constructed in Block 2 and 5, Motia Khan. 119 people applied for these flats and 84 were successful and 35 were left out. A draw was held on 20.1.83 and flats were allocated to eligible registrants. As per the demand letters instalments were to be deposited during 10.4.83 to 10.7.85 and the estimated cost of Cat.III flats was shown to be Rs.3,81,900/-. However, the construction got delayed and the second and subsequent instalments were deferred for indefinite period. The flats were completed in 1996 and all the 84 flats were allotted through a draw held in 1997. Out of the 84 allottees, 52 allottees challenged the cost of flats and applied for refund as per directions of the Supreme Court. Thus, extra 52 flats were available with DDA. Earlier 35 eligible registrants could not be accommodated at Motia Khan due to limited number of houses, however, once these 52 flats become available, we included these 35 left out allottees also for allotment. Out of left out 35 allottees, 3 were found ineligible and as such original 32 and left out 32 i.e. in all 64, allotments were made. The demand letters in respect of these allotments were made in May, 2001 and as per that the cost of the flats varies from Rs.31 lakhs to Rs.36 lakhs. Looking to such large increase in the cost out of 64, only 7 allottees have made the full payment so far while 2 have made part payments. Most of the other allottees are approaching DDA requesting for refund of money with interest and/or for giving extension of time without interest for payment of money.

As is apparent from record that allocations were made in 1983 at cost of less than Rs.4 lakhs. DDA has taken about 14 years to complete the construction and now we are demanding current cost which is more than 8 times of the original cost. As per rules, we have given them just one month time to deposit the balance amount which is a heavy sum. Allottees are finding it difficult to deposit the sum and most of the original allottees have already taken the refund. If extension of time is not given then most of the allottees are likely to seek refund and it will be difficult to dispose of these flats. Therefore, looking to the whole background of delay in construction and heavy escalation in the cost, it will be proper to consider an extension so as to give allottees a reasonable time to arrange necessary funds.

Therefore, as a special case, we may extend the last date of payment (without interest) upto 3 months from the date of issue of the fifth and final demand letter issued to the individual allottees to facilitate them in arrangement of money. No interest may be charged for this extended period. The matter is placed before the Authority for its consideration and approval.

RESOLUTION

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

सं. सं. सं.
45/2001

विषय:- मोतिया खान में एस्.एफ.एस्. प्लेटों के आर्बिटियों
को समय बढ़ाने हेतु ।

एफ. 16/70/98/एच.सी./लीगल

सार

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दि. वि. प्रा. ने अक्टूबर, 1982 में मोतिया खान में एस्.एफ.एस्. प्लेटों की एक योजना घोषित की और उसी के भाग के रूप में मोतियाखान के ब्लॉक 2 और 5 में 84 एस्.एफ.एस्. तृतीय श्रेणी प्लेटों के लिए 119 व्यक्तियों ने आवेदन किया, उनमें से 84 आर्बिटरी सफल हुए और 35 रह गये । दिनांक 20.1.83 को प्लेटों की लाटरी निकाली गयी । पंजीकृत पात्रों को प्लेट देने निर्धारित किये गये । मांग-पत्रों के अनुसार दिनांक 10.4.83 से 10.7.85 के बीच किस्तें जमा की जानी थी और श्रेणी-3 के प्लेटों की अनुमानित कीमत रु 3, 81, 900/= दर्शाई गयी । किसी तरह से निर्माण होने में देरी हो गयी और दूसरी रव बाढ़ की किस्तें अनिश्चित समय के लिए आस्थगित कर दी गयी । 1996 में प्लेटों का निर्माण हो गया और सभी 84 प्लेट, 1997 में लाटरी द्वारा निकालकर आर्बिट कर दिये गये । 84 आर्बिटियों में से 52 आर्बिटियों ने प्लेटों की कीमत के विषय में पुनर्निर्णय की और सर्वोच्च न्यायालय के निर्देशों के अनुसार वापसी के लिए आवेदन किया । इस प्रकार दि. वि. प्रा. के पास 52 अतिरिक्त प्लेट उपलब्ध थे । पहले 35 पंजीकृत आर्बिटरी, आवासीय की सीमित संख्या होने के कारण, मोतिया खान में समायोजित न हो सके, फिर भी एक बार ये 52 प्लेट उपलब्ध हुए । हमने इन छूटे हुए 35 आर्बिटियों को भी आर्बिटन में सम्मिलित करने के लिए निर्धारित किया । छूटे हुए निर्धारित 35 आर्बिटियों में से 3 उपयुक्त पात्र नहीं पाये गये और इस प्रकार 32 मूल और छूटे हुए 32, कुल 64 आर्बिटन किये गये, आर्बिटनों के संबंध में मांग-पत्र मई-2001 में दिये गये थे । इसके अनुसार प्लेटों की कीमत रुपये 31 लाख से 36 लाख तक हो गई । इस प्रकार कीमत में बड़ी वृद्धि को देखकर 64 में से केवल 7 आर्बिटियों ने अभी तक पूर्ण भुगतान किया है, जबकि दो ने भागों में भुगतान किया है । अधिकांश आर्बिटरी, दि. वि. प्रा. से ब्याज सहित धन वापसी की मांग कर रहे हैं और/या फिर बिना ब्याज के भुगतान करने के लिए समय बढ़ाने की बात कर रहे हैं ।

जैसा कि अभिलेख से स्पष्ट है कि 1983 में 4 लाख से कम कीमत पर निर्धारण हुआ था। दि.वि.प्रा. को इस निर्माण को पूर्ण करने में 14 वर्ष लगे और अब हम अद्यतन कीमत की मांग कर रहे हैं जो मूल कीमत से आठ गुणा अधिक है। नियमानुसार हम उन्हें, ठीक एक मास का समय बकाया राशि जमा कराने के लिए दे चुके हैं यह बकाया राशि भारी रकम है। इस अवधि में आर्बिट्रियों को राशि जमा करना कठिन हो रहा है और अधिकांश वास्तविक आर्बिट्री पहले ही वापसी ले चुके हैं। यदि समय नहीं बढ़ाया जाता है तो अधिकांश आर्बिट्री वापसी लेना चाहेंगे और इस स्थिति में इन प्लॉटों का निपटान मुश्किल हो जाएगा। इसलिए निर्माण में हुई देरी से संबंधित संपूर्ण पृष्ठभूमि और कीमत में भारी वृद्धि को देखते हुए, समय बढ़ाने पर विचार करना उचित होगा, जिससे आर्बिट्री, दिये गये उचित समय में आवश्यक धन की व्यवस्था कर सकें।

इसलिए विशेष मामले के रूप में हम आर्बिट्रियों को धन की व्यवस्था करने के लिए पाँचवाँ और अन्तिम मांग-पत्र जारी करने की तारीख से भुक्तान की अन्तिम तारीख बिना ब्याज 3 महीनों तक बढ़ा दें। इस बढ़ी हुई अवधि के लिए कोई ब्याज न लिया जाए। मामला प्राधिकरण के समक्ष विचारार्थ और अनुमोदन हेतु प्रस्तुत है।

सं क ल प

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Item No. Sub: Cost principle to be applied in
46/2001 cases of restoration.
31-8-2001 P.16(70)/98/HC/Legal. PRECIS

As per the present policy of DDA enunciated vide our office order dated 31/3/99, if the allocated/allotted flat in South Delhi is restored, the price of the flat would be "old cost plus interest or current cost, whichever is higher". This clause will be applicable in cases for which demanded amount is received after 22.8.96 and delay is regularised. In other cases of all categories of flats, the restoration shall be at old cost plus interest. Accordingly, once the cancelled allotment is restored, apart from restoration charges, we charge the cost of the flat on the above principle.

However, due to the above principle, we have found so many cases where even for delay of two days, the allottee has to pay the current cost for South Delhi Area and in certain other cases old cost plus interest sometimes exceeds the current cost by a substantial amount. We come across cases where the fault was of the DDA like abnormal delay in opening the mutation in cases of death of the original allottees, wrong addresses on the demand letters, double allotment etc., where a long time has been taken to finalise the matter and due to that the old cost plus interest has substantially exceeded the current cost. Once we ask for this higher price, the allottees agitate before the various authorities of the DDA and many of them have also gone to courts and invariably we have been forced to reduce the final cost.

Furthermore, also keeping in mind the opportunity cost of the flat, the above decision has to be reviewed. If the money due from the allottee is not deposited in time and cancellation takes place because of this reason, then if we allot the flat to some other person at best we can take the current cost of the flat. Thus, charging any cost beyond the current cost does not seem very justifiable.

We have restricted our restoration policy to one year except in those cases where delay is due to the fault of the DDA, such cases can only be regularised at the level of Vice-Chairman, DDA. Therefore, due to this restricted policy, it is unlikely that in many cases of restoration old cost plus interest will exceed the current cost in future. Once we allow restoration upto one year then DDA may confine to charge the restoration charges along with old cost plus penal interest. Since only those cases, where it is established that DDA was at fault, will be considered for restoration having a delay of more than one year, there is no justification asking from the allottee any amount more than the current cost. Looking to that it is proposed that now the principle for charging the cost in cases of restoration may be amended to "old cost plus interest or current cost, whichever is lower."

PROPOSAL

It is proposed that in cases of restoration of allotment, in supersession of previous orders, henceforth, the cost of the flat would be calculated on the basis of "old cost plus interest or current cost, whichever is lower." This would come into effect from the date of approval given by the Authority and no settled cases would be reopened.

R E S O L U T I O N

Proposals contained in the agenda item were approved by the Authority, subject to the following stipulations:

- (1) These decisions shall apply only to the future cases of restoration where DDA is at fault.**

Contd. . .

सूत्र सं. विषय:- बहाली के मामलों में लागू किया जाने वाला लागत सिद्धान्त।
46/2001

सं. 11/मि. 95/पौलती काइल/श्रीतिखायान

सारा

हमारे कार्यालय आदेश दिनांक 31.3.79 द्वारा प्रतिपादित, दिल्ली विकास प्राधिकरण की वर्तमान नीति के अनुसार, यदि दक्षिण दिल्ली में विनियमित/आर्बाइटेड फ्लैट बहाल किया जाता है तो "पुरानी लागत एवं उस पर बने ब्याज अथवा वर्तमान कीमत, जो भी अधिक हो", फ्लैट की कीमत होगी। यह वही उन मामलों में लागू होगी जिनमें मांगी गई राशि 22.12.96 के बंद प्राप्त होती है एवं देरी को विनियमित किया जाता है। अन्य मामलों में फ्लैट की सभी श्रेणियों की पुरानी कीमत एवं उस पर बने ब्याज पर बहाली होगी। तदनुसार, एक बार रद्द आर्बाइटेड बहाल होता है तो बहाली प्रश्नों के अलावा, हम उपर्युक्त सिद्धान्त पर फ्लैट की लागत कसूल करते हैं।

तथापि, उपर्युक्त सिद्धान्त के कारण, हमें कई मामले ऐसे भी मिले हैं जिनमें दो दिन की देरी के लिए, दक्षिण दिल्ली क्षेत्र हेतु आर्बाइटी ने वर्तमान कीमत का अनुमान किया है और कुछ अन्य मामलों में पुरानी लागत एवं उस पर बने ब्याज की वास्तविक राशि, कई बार विद्यमान कीमत से भी अधिक होती है। हमारी जानकारी है कि ऐसे मामले भी आए हैं, जहाँ ट्रिब्यूनल दिल्ली विकास प्राधिकरण की थी, जैसे:-मूल आर्बाइटीयों की मृत्यु के मामलों में नामांतरण करने में असाधारण देरी, मांग-पत्रों पर गलत पते, दोहरा आर्बाइटेड इत्यादि, जिनमें मामले को अन्तिम रूप देने में अधिक समय लगा और इसके कारण पुरानी लागत एवं उस पर बने ब्याज, विद्यमान लागत से वास्तविक रूप में अधिक हो गई। इस अधिक कीमत के लिए एक बार हमने पूछा, दि.वि.प्रा. के विभिन्न प्राधिकारियों के समक्ष आर्बाइटी उत्तेजित हुए और उनमें से कई न्यायालय भी जा चुके हैं और अन्तिम लागत निरपवाद रूप से कम करनी पड़ी।

इसके अतिरिक्त फ्लैट की अवसर लागत को ध्यान में रखते हुए भी उपर्युक्त निर्णय का पुनरीक्षण किया जाना है। यदि आर्बाइटी द्वारा देय राशि समय से जमा नहीं कराई जाती और इस कारण से रद्दकरण हो जाता है, तब यदि हम किसी अन्य व्यक्ति को फ्लैट आर्बाइटेड करते हैं तो अधिक-से-अधिक हम फ्लैट की वर्तमान लागत ले सकते हैं। इस प्रकार वर्तमान लागत से अधिक लागत लेना बहुत न्यायसंगत प्रतीत

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(ii) Commissioner (Housing) shall be competent to approve restoration for delays in payment up to one year.

(iii) No restoration shall be normally allowed where delays are beyond one year. However, the Vice Chairman shall be competent to approve restorations for delays up to three years, in deserving cases.

(iv) Restorations beyond three years can be permitted only in extremely deserving cases by the Vice Chairman, with the prior approval of the Chairman.

नहीं होता है ।

उन मामलों को छोड़ कर जिनमें दिल्ली विकास प्राधिकरण की गलती के कारण देरी हुई है, हमने अपनी बहाली नीति को एक वर्ष के लिए प्रतिबंधित कर दिया है, ऐसे मामलों को केवल उपाध्यक्ष, दि.वि.प्रा. के स्तर पर ही नियमित किया जा सकता है । अतः इस प्रतिबंधित नीति के कारण यह असंभाव्य है कि भविष्य में बहाली के कई मामलों में पुरानी लागत एवं उस पर बने व्यय वर्तमान लागत से अधिक होंगी । जब कभी हम एक वर्ष तक बहाली की अनुमति देते हैं, तभी दि.वि.प्रा. पुरानी लागत एवं उस पर बने दण्डात्मक व्यय सहित, बहाली प्रभारों को प्र-भारित करने को परिसीमित कर सकता है । क्योंकि केवल वे मामले जिनमें दि.वि.प्रा. का दोष मान लिया गया है, एक वर्ष से अधिक की देरी होने पर बहाली हेतु विचार किया जा सके तब वर्तमान लागत से अधिक किसी भी राशि हेतु आर्बाईटी से कहना न्याय संगत नहीं है । उसे देखते हुए यह प्रस्ताव है कि बहाली के मामलों में लागत व्युत्पन्न हेतु सिद्धान्त में संशोधन करके "पुरानी लागत एवं उस पर बने व्यय अथवा वर्तमान लागत, जो भी कम हो" किया जाए ।

प्रस्ताव:-

यह प्रस्ताव है कि आर्बाईटी के बहाली के मामलों में पूर्व आदेशों का अधिकरण करते हुए अब से "पुरानी लागत एवं उस पर बने व्यय अथवा वर्तमान लागत, जो भी कम हो" के आधार पर फ्लैट की लागत का आकलन किया जा सके । यह प्राधिकरण द्वारा दिये गए अनुमोदन की तिथि से प्रभावी होगा और निम्नलिखित मामलों को फिर से नहीं खोला जा सके ।

संकेत

Item No.
47/2001

SUB : RECOVERY OF DEMOLITION CHARGES FROM THE
BUILDER/OWNER.

A. 31-8-2001

F.5(52) 2000/LM(NZ)

P R E C I S

Section 30 of the Delhi Development Act, 1957 provides that where any development has been commenced/carried out/completed in contravention of the Master Plan or Zonal Development without permission in the area under the jurisdiction of DDA, action should be taken as per law for its removal. Any officer of the Authority may, in addition, to any prosecution that may be instituted under the DD Act, make an order directing that such development shall be removed by demolition by the owner or by the person at whose instance the development has been commenced, within such period, as may be specified in the order and on his failure to comply with the orders, the officer of the Authority or as the case may be, the competent authority may remove or caused to be removed the development and the expenses of such removal shall be recovered from the owner or the persons at whose instance the development was commenced/carried out/completed as arrears of land revenue if the owner has failed to remove unauthorized construction.

2. In view of the above provisions of the DD Act, it has been decided in consultation with Finance & Engineering Wings of DDA that henceforth all expenses of demolitions carried out by the Delhi Development Authority will be recovered by the officers of the DDA under whose jurisdiction/provision the demolition work is carried out. The expenses of demolition, however, will not be recovered where the demolition has been carried out for removal of encroachment from the Govt./DDA land like JJ clusters etc. as no notice under DD Act is issued for the removal of encroachment and it is also difficult to pin point the person (s)/institutions from which the said recovery is to be done.

3. For computation of the demolition charges, it has been decided that:-

a) The rate for machinery, equipment and transport to be hired from the contractor shall be applicable.

b) Charges for the bulldozers may be levied at the following rates:

[i] D-50 with traylor - 2 trips : Rs. 1760 + 1200

[ii]. D-80 with traylor - 2 trips : Rs. 2260 + 2100

[iii] D-155 with traylor- 2 trips : Rs. 3580 + 2900

मद सं०

47/2001

विषय:-

भवन निर्माता/स्वामी से अनाधिकृत निर्माण गिराने के प्रभारों की वसूली ।

एफ.5/52/2000/एल.एम./एन जेड

सार

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दिल्ली विकास अधिनियम, 1957 की धारा 30 में प्रावधान है कि जब भी दिल्ली विकास प्राधिकरण के क्षेत्राधिकारी के अन्तर्गत आने वाले क्षेत्र में, बिना किसी अनुमति के, मुख्य योजना अथवा क्षेत्रीय विकास योजना के उल्लंघन में कोई विकास प्रारम्भ किया गया है/किया है/ पूर्ण किया गया है तो उसको हटाने के लिए विधि के अनुसार कार्रवाई की जाए। प्राधिकरण का कोई भी अधिकारी, दिल्ली विकास अधिनियम के अन्तर्गत किए जाने वाले किसी भी अभियोजन को दिल्ली विकास अधिनियम के अन्तर्गत है, के अतिरिक्त यह निदेश देते हुए आदेश जारी कर सकता है कि इस प्रकार के विकास को हटाने के लिए उसके स्वामी अथवा उस व्यक्ति के द्वारा कार्रवाई की जाएगी जिसके कहने पर विकास किया गया। यह कार्रवाई आदेश में निर्दिष्ट अवधि में की जाएगी और आदेश का अनुपालन न किए जाने पर प्राधिकरण के अधिकारी अथवा जैसा भी मामला हो, सक्षम प्राधिकारी विकास को हटा सकता है अथवा हटाने की कार्रवाई कर सकता है और यदि स्वामी अनाधिकृत निर्माण को हटाता नहीं है तो इस प्रकार विकास को हटाए जाने पर किए गए व्यय को, भूमि राजस्व को बकाया राशि के रूप में उसके स्वामी अथवा उस व्यक्ति से वसूला जाएगा जिसके कहने पर निर्माण प्रारम्भ किया गया/किया गया पूर्ण किया गया।

2. दिल्ली विकास अधिनियम के उपर्युक्त प्रावधानों को ध्यान में रखते हुए, दिल्ली विकास प्राधिकरण के वित्त एवं इंजीनियरिंग विंग के परामर्श से यह निर्णय लिया गया है कि अब से दिल्ली विकास प्राधिकरण द्वारा निर्माण गिराने पर किए गए सभी व्यय को दि.वि.प्रा. के उस अधिकारी द्वारा वसूला जाएगा जिसके क्षेत्राधिकारी/प्रावधान के अन्तर्गत निर्माण गिराने का कार्य किया जाता है। तथापि, निर्माण गिराने के व्यय को वहाँ नहीं वसूला जाएगा जहाँ सरकारी/दि.वि.प्रा. की भूमि से अतिक्रमण को हटाने की कार्रवाई की गई है, जैसे हुग्गी-झोपड़ी समूहों इत्यादि, क्योंकि अतिक्रमण को हटाने के लिए दिल्ली विकास अधिनियम के अन्तर्गत कोई नोटिस जारी नहीं किया जाता है और किसी व्यक्ति/ओं/संस्थाओं की तरफ

- c] The cost of the departmental labour may charged at the rate of Rs. 200 per man per day.
 - d] For the departmental charges i.e. utilization of the Supervisory staff etc. the charges may be 11.25% of the sum of (a) machinery and equipment (b) labour and (c) incidental expenses.
 - e] The demolition expenses may be computed on day basis and not hourly. However in case the demolition is conducted on the same day, for more than one property, the demolition expenses may be suitably apportioned by the supervisory officer.
 - f] The demolition expenses will be assessed by the concerned Branch Officer in the Land Management Wing in computation sheet. The computation sheet will be checked by the Divisional Accountant in the Central Accounting Unit of the concerned Zone.
 - g] The demand will be issued by the Asstt. Director or Asstt. Engineer of the Land Management Zone with a copy to the Central Accounting Unit of the Zone asking the owner to make the payment of demolition expenses within a period of 15 days. In case if default, the demolition expenses will be recovered as arrears of land revenue after following the prescribed procedure. For this purposes, the recovery will be affected by the Recovery Officer of the concerned Zone.
 - h] The demolition expenses will be received by the Sr Accounts Officer [Central Accounting Unit] of the concerned Zone and the receipt will be issued by him.
4. Instructions for the recovery of the demolition expenses has been issued vide office order No. F.5(52)/2000/LM/NZ/DLM-1/59 dated 19.4.2001 by the Vice-Chairman, DDA. A public notice has also been got published in the leading Newspapers of Delhi in the 3rd week of April, 2001 where the general public has been informed not to indulge in unauthorized construction in contravention of the provisions of the DD Act or without approval of the Competent Authority. In case any such construction already exists, the same may be removed by the owner or the person concerned on his own otherwise DDA in exercise of powers conferred under the DD Act, 1957 will remove all the unauthorized construction and recover all the dues/expenses towards such a demolition in the areas under its jurisdiction. A photo copy of the Public Notice is annexed.

5. The matter is accordingly placed for information.

R E S O L U T I O N

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

e.ante. --

संकेत करना भी कठिन है कि उक्त वसूली किससे की जानी है ।

3- निर्माण गिराने के प्रभारों को परिष्कृत करने के लिए यह निर्णय लिया गया है कि :-

क) ठेकेदार से किराए पर ली जाने वाली मशीनरी, उपस्कर, और परिवहन की दरें लागू होंगी ।

ख) बुलडोजरों के लिए प्रभार निम्नलिखित दरों से लगाए जाएंगे :-

1) डी-50 ट्रेलर सहित -2 ट्रिप : 1760+1200/=₹0

2) डी-80 ट्रेलर सहित -2 ट्रिप : 2260+2100/=₹0

3) डी-155 ट्रेलर सहित -2 ट्रिप : 3580+2900/=₹0

ग) विभागीय श्रमिक की लागत 200%₹0 प्रति व्यक्ति प्रति दिन की दर वसूल की जाएगी ।

घ) क) मशीनरी और उपस्कर ख) श्रमिक और ग) विभागीय प्रभारों जैसे पर्यवेक्षण स्टाफ इत्यादि की उपयोगिता के लिए आकीस्मक व्यय की कुल राशि का 11.25% प्रभार होगा ।

ङ) निर्माण गिराने के व्यय का परिष्कृत दिन के आधार पर किया जाए न कि घंटों के आधार पर । तथापि, यदि एक से अधिक सम्पत्तियों के मामले में निर्माण गिराने का कार्य उसी दिन किया जाता है तो निर्माण गिराने के कार्य पर हुए व्यय का संविभाजन पर्यवेक्षण अधिकारी द्वारा उपयुक्त रूप से किया जाए ।

च) निर्माण गिराने के व्यय का मूल्यांकन भूमि प्रबन्ध विभाग में सम्बन्धित शाखाधिकारी द्वारा परिष्कृत-पत्र से किया जाएगा । परिष्कृत पत्र की जाँच सम्बन्धित जोन की केन्द्रीय लेखा इकाई में मण्डलीय लेखाकार द्वारा की जाएगी ।

छ) मण्डलीय भूमि प्रबन्ध जोन के सहायक निदेशक अथवा सहायक अभियन्ता द्वारा जारी की जाएगी, जिसकी एक प्रति जोन की केन्द्रीय लेखा इकाई को भेजी जाएगी और जिसमें स्वामी का निर्माण गिराने के प्रभारों का भुगतान 15 दिनों की अवधि के अन्दर करने को कहा जाएगा । यदि ऐसा नहीं किया जाता है तो निर्माण गिराने के

:: 19 A ::

2. Responding to the suggestion of Shri Mahabal Mishra, the Chairman pointed out that all unauthorised/illegal constructions should be treated uniformly and the suggestion that demolition charges may not be recovered in the development areas was not tenable.

व्ययों को निर्धारित प्रकृति के पश्चात् भूमि राजस्व की बकाया राशि के रूप में वसूल किया जाएगा। इस उद्देश्य के लिए, संबंधित जोन के वसूली अधिकारी द्वारा वसूली की जाएगी।

§ निर्माण गिराने के प्रभार सम्बन्धित जोन के बरिष्ठ लेखाधिकारी [केन्द्रीय लेखा इकाई] द्वारा प्राप्त किए जाएंगे और उसके द्वारा रसीद जारी की जाएगी।

4. निर्माण गिराने के व्ययों की वसूली के आदेश उपाध्यक्ष, दि. वि. प्रा. द्वारा कार्यालय आदेश सं. स्फ. 5/52/2000/सल. सम. /सं. जेड/ डी. सल. सम. - 1/59 दिनांक 19.4.2001 के माध्यम से जारी किए गए हैं। इस संबंध में अप्रैल, 2001 के तीसरे सप्ताह में दिल्ली के प्रमुख समाचार-पत्रों में एक सार्वजनिक सूचना भी जारी की गयी है, जिसमें आम जनता को सूचित किया गया है कि वह दिल्ली विकास अधिनियम के प्रावधानों के उल्लंघन में सक्षम प्राधिकारी के बिना अनुमोदन के या किसी भी प्रकार के अनाधिकृत निर्माण में शामिल न हों। यदि इस प्रकार का कोई निर्माण पहले से ही मौजूद है तो उसे स्वामी अथवा संबंधित व्यक्ति द्वारा स्वयं ही हटाया जाए अन्यथा दिल्ली विकास प्राधिकरण, दिल्ली विकास अधिनियम, 1957 के अन्तर्गत प्रदत्त शक्तियों का प्रयोग करते हुए सभी अनाधिकृत निर्माणों को हटाएगा और अपने क्षेत्राधिकारी के अन्तर्गत आने वाले क्षेत्रों में इस प्रकार के निर्माण गिराने के संबंध में सभी बकाया राशि/व्ययों को वसूलेगा। सार्वजनिक सूचना की की फोटो प्रति संलग्न है।

5. तदनुसार, मामला सूचनार्थ प्रस्तुत है।

संलग्न

Item No.
48/2001

Sub: Shifting of Chemical Traders to Holambi Kalan.
F.100(166)2K/CL

A - 31-8-2001

PRECIS

1. Chemical trade and warehousing has been carrying on from a location called Lal Kuan in the walled city. The hazardous nature of the trade in a heavily populated area has led to several mishaps intermittently. This has been taken cognizance of by the Courts as well and it has been decided to shift the trade from its present location to an outlying area where with proper planning, the chances of calamitous occurrences are minimized. A Committee headed by Commissioner, MCD has identified the traders to be shifted at 883.
2. Based on this requirement, Planning Department has developed 760 plots of 50 sq.mtr. at Holambi Kalan for such traders with FAR of 150 in the first phase. More such plots are being developed in the subsequent phases.
3. These plots are to be allotted to the chemical traders to be shifted from the walled city area on PDR basis.
4. In this regard as per DDA (Disposal of Developed Nazul Land) Rules, 1981, there are three modes of disposal of Nazul Land. These are by public auction, tender and by allotment at predetermined rates. The allotment at predetermined rates are considered among others in cases of acquisition of land, slum clearance, low and middle income groups and the like. In case of industries and warehouses, Nazul rule 6(v) provides for allotment at predetermined rate to those who are required to shift their industries and warehouses from non conforming to conforming areas under the Master Plan or whose land is acquired or proposed to be acquired under the D.D. Act provided that the size of such industrial plots shall be determined with reference to the requirement of the industry or warehouses set up or to be set up in accordance with the plans and such industrialists and owners of warehouses have the capacity to establish and run such industries or warehouses and on the condition that the land allotted at predetermined rates shall not, in any case, exceed the size of the land which has been, if any acquired from such industrialists or owners and occupiers of warehouses and which from part of Nazul land.
5. It may be seen that in terms of Nazul Rules, the content of which has been reproduced above so far as is relevant to the case, the land in the possession of the chemical traders at Lal Kuan is not to be acquired. The land in their possession at Lal Kuan is also not Nazul land. Strictly speaking, therefore, they are not eligible for allotment at predetermined rates in Holambi Kalan.

सं. सं०:-
48/2001

विषय:- होलम्बी क्लॉ में रसायन (केमिकल) व्यापारियों
को स्थानांतरित करना ।
रफ. 100/166/2के/ती. एल

तार
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1. रसायन (केमिकल) व्यापार और भाण्डागार चारदीवारी शहर में लाल कुआँ नामक स्थान में चलाया जा रहा है । घनी आबादी वाले क्षेत्र में खतरनाक प्रकृति की वस्तुओं के व्यापार के कारण कई दुर्घटनाएँ समय-समय पर होती रही हैं । न्यायालय ने भी इस मामले की सुनवाई की है और यह निर्णय लिखा गया है कि रसायन के व्यापारियों को अपने वर्तमान स्थान से समुचित योजना के साथ बाहरी क्षेत्र में स्थानांतरित किया जाए ताकि अनर्थकारी दुर्घटनाएँ होने की सम्भावनाएँ कम से कम हों । आयुक्त, दिल्ली नगर निगम की अध्यक्षता में गठित समिति ने 883 व्यापारियों को स्थानांतरित करना निर्धारित किया है ।
2. इस आवश्यकता के आधार पर ऐसे व्यापारियों के लिए होलम्बी क्लॉ में प्रथम चरण में 150 वर्ग मीटर अनुपात के साथ 50 वर्ग मीटर के 760 भूखण्डों का विकास किया है । बाद के चरणों में ऐसे और भूखण्डों का विकास किया जाएगा ।
3. ये भूखण्ड चारदीवारी शहर से स्थानांतरित किए गए रसायन व्यापारियों को पी.डी.आर. आधार पर आवंटित किए जाएंगे ।
4. इस संदर्भ में, दिल्ली विकास प्राधिकरण (डि.डी.ए.) द्वारा नए नए भूमि का निष्पत्तन नियम, 1981 के अनुसार नए भूमि के निष्पत्तन की तीन पद्धतियाँ हैं । ये हैं - नीलामी, निविदा और पूर्व-निर्धारित दरों पर आवंटन द्वारा/पूर्व-निर्धारित दरों पर आवंटन भूमि अधिग्रहण, स्लम क्लीयरेंस, निम्न एवं मध्यम आय वर्ग समूह और इस जैसी अन्य योजनाओं के लिए किया जाता है । उद्योगों एवं भाण्डागारों के मामलों में, नए नियम 6/5 में ऐसे उद्योगों एवं भाण्डागारों को पूर्व-निर्धारित दर पर आवंटन करने की व्यवस्था है जिनके द्वारा अपने उद्योगों एवं भाण्डागारों को मुख्य योजना के अनुसार असंगत क्षेत्रों से संगत क्षेत्रों में स्थानांतरित किया जाना अपेक्षित है अथवा जिनकी भूमि दिल्ली विकास अधिनियम के अंतर्गत अधिग्रहीत की गयी है अथवा अधिग्रहीत की जानी प्रस्तावित है, बशर्ते कि

6. Even so it has been decided to shift the trade from Lal Kuan to Holambi Kalan area due to the hazardous nature of the trade. It will be impractical to offer them land through either auction or tender. The objective is to relocate the entire trade and it can be done only by making an offer to them at predetermined rate.

7. There is a precedent. In case of Marble dealers who were required to be shifted from South Delhi Ridge to Keshopur in Dwarka following an order of the Supreme Court, it was decided that the land may be allotted at predetermined rates.

8. In case of Holambi Kalan, the break even rate has been worked out by the Finance Department at Rs.5400/- per sq.mtr. for 100 FAR. It is proposed that the break even rate be applied for the 50 sq.mtr. plot etched out for alternate allotment to the chemical traders. Since the FAR for these plots is 300, allottees would have to pay a premium of Rs.8,10,000/- for these plots (Rs.5400X3(300 FAR) X 50 sq.mtr. = Rs.8,10,000/-) plus use and occupation charges @ 4.80/- per sq.mtr. In addition, there are a few traders who are asking for additional 50 sq.mtr. capsule over and above the 50 sq.mtr. being developed for each one of them. It is proposed that while this additional space may be given to them subject to availability, the rates charged for these additional capsules be fixed at one and a half times the predetermined land rates i.e. Rs.24,300/- per sq.mtr.

9. The above proposal has been approved by the Finance Department of the DDA and is placed before the Authority for approval. After obtaining approval, the same would be referred to the Ministry of Urban Development.

RESOLUTION

Commissioner (Planning) clarified that each module of 50 square meter shall have permissible built up space of 150 square meters.

The Vice-Chairman assured Shri Mahabal Mishra and Ms Devagya Bhargava that allotments would be made in a fully transparent manner after publicly notifying the allotment procedures. Authority also decided that additional land should be made available at the proposed rates " on demand " and efforts should be made to accommodate all requests for additional land.

ऐसे औद्योगिक भूखण्डों का आकार योजना के अनुसार स्थापित किए गए उद्योग अथवा भाण्डागार की जरूरत के अनुसार निर्धारित किया जाएगा। इसके साथ ही यह भी शर्त है कि ऐसे उद्योगपतियों और भाण्डागार के स्वामियों के पास उद्योग स्थापित करने एवं ऐसे उद्योग अथवा भाण्डागार को चलाने की क्षमता हो और पूर्व निर्धारित दरों पर यह आर्बटन इस शर्त पर भी किया जाएगा कि किसी भी मामले में भूखण्ड का आकार ऐसे उद्योगपतियों अथवा भाण्डागार के स्वामियों और दखलदार से अधिष्ठीत, यदि किया गया हो तो, भूखण्ड से अधिक न हो और यह नजूल भूमि का भाग हो।

5. यह दृष्टव्य है कि नजूल नियमों के निर्बंधन, जिसका सारांश ऊपर दोहराया गया है, की इस मामले में प्रासंगिकता का संबंध है, यह स्पष्ट किया जाता है कि लाल कुआं में रसायन व्यापारियों के कब्जे में पड़ी भूमि अधिष्ठीत नहीं की जानी है। लाल कुआं में उनके कब्जे की भूमि नजूल भूमि भी नहीं है। अतः स्पष्ट तौर पर वे होलम्बी कला में पूर्व-निर्धारित दरों पर आर्बटन के लिए पात्र नहीं हैं।

6. चूंकि व्यापार की खतरनाक प्रकृति के कारण व्यापार को लाल कुआं से होलम्बी कला में स्थानांतरित करने का निर्णय लिया गया है, इसलिए इन व्यापारियों को नीलामी अथवा निविदा द्वारा भूखण्ड देना अस्वाभाविक होगा। स्थानांतरण का उद्देश्य पूरे व्यापार को पुनः स्थापित करना है और ऐसा केवल व्यापारियों को पूर्व-निर्धारित दरों पर प्रस्ताव करके किया जा सकता है।

7. ऐसा पहले भी किया गया है। मार्बल डीलरों के मामले में, जिन्हें उच्चतम न्यायालय के आदेशों के अनुसार साउथ दिल्ली रिज से केशीपुर, द्वारका में स्थानांतरित किया जाना था, पूर्व-निर्धारित दरों पर भूमि आर्बिट्र करने का निर्णय लिया गया था।

8. होलम्बी कला के मामले में वित्त विभाग ने 100 फर्सी तल अनुपात [स्फ.स.आर.] के लिए 5400/- रु० प्रति वर्ग मीटर की दर से संतुलन स्तर दर [ब्लेक इवन रेट] निकाली है। प्रस्ताव है कि रसायन व्यापारियों को वैकल्पिक आर्बटन के लिए निर्धारित 50 वर्ग मीटर के भूखण्डों के लिए संतुलन स्तर दर लागू की जाए। चूंकि इन भूखण्डों के लिए फर्सी तल अनुपात 300 है, इसलिए आर्बिट्रियों को इन भूखण्डों के लिए 8,10,000/- रु० का प्राश्निक [5400 रु० × 3 [300 स्फ.स.आर.] × 50 वर्ग मीटर = 8,10,000/- रु०] और 4.80/- रु० प्रति वर्ग मीटर की दर से

उपयोग एवं अधिभोग प्रभार अदा करना होगा । इसके अतिरिक्त कुछ व्यापारी ऐसे हैं जो 50 वर्ग मीटर अतिरिक्त कैप्सूल मांग रहे हैं जो उनके प्रत्येक के लिए विकसित किए जा रहे 50 वर्ग मीटर से अलग होगा । यह प्रस्ताव है कि स्थल की उपलब्धता की शर्त पर अतिरिक्त स्थल प्रदान करते समय इन अतिरिक्त कैप्सूलों के लिए पूर्व-निर्धारित दरों की छेद गुणा राशि अर्थात् 24, 300/- रु प्रति वर्ग मीटर की दर से वसूल किया जाय ।

१२ उपर्युक्त प्रस्ताव को दिल्ली विकास प्राधिकरण के वित्त विभाग ने अनुमोदित कर दिया है और प्राधिकरण के समक्ष अनुमोदनार्थ प्रस्तुत है । अनुमोदन प्राप्त करने के बाद इसको शहरी विकास मंत्रालय के पक्षत पृष्ठोक्ति के लिए भेजा जायगा ।

सं क ल प - -
- - - - - ६ - -

Item No. Subj: Annual Accounts of DDA for the
 49/2001 Year 2000-2001.
 A-31-8-2001 E.6(14)2001/DDA/A/Cs(M)

P R E C I S E

In accordance with the provisions contained in DDA Budget & Accounts Rules, the Annual Accounts of the Authority for 2000-2001 comprising Receipts & Payment Account in respect of Nazul Account No. I, II & B.G.D.A. and Income and Expenditure & Balance Sheet in respect of Nazul A/C-I & B.G.D.A. have been compiled.

The Annual Accounts of 2000-2001 as and when audited by the A.G. (Audit) Delhi will be put-up to the Authority alongwith the Action Taken Note. on the special Audit Report.

The Annual Accounts alongwith the Annexures listed below are submitted for kind approval of the Authority:-

- i) Receipt & Payment Account of Nazul A/C-I. (Appendix 'A' Page 23 to 24)
- ii) Income & Expenditure Accounts and Balance Sheet of Nazul A/C-I alongwith supporting Schedules. (L to R) (Appendix 'B' Page 25 to 33)
- iii) Receipt & Payment Account of Nazul A/C-II. (Appendix 'C' Page -34 to 35)
- iv) Receipt & Payment Account of B.G.D.A. (Appendix 'D' Page -36 to 41)
- v) Income & Expenditure Account & Balance Sheet of B, General Development Account alongwith supporting Schedules. (Appendix 'E' Page -42 to 61)
- vi) Notes on Accounts. (Appendix 'F' Page -62)
- vii) Proforma Accounts of completed Housing Schemes. (Appendix 'G' Page - 63)

R E S O L U T I O N

Annual accounts of the DDA for the year 2000-2001 were accepted by the Authority.

2. Ms Devagya Bhargava suggested that DDA should utilise its funds for land acquisition and developmental activities, rather than keeping them in fixed deposits.

कार्य सूची मद सं०
५१/२००१

सं० ६१४/२०००/दि० वि० प्रा० लेखा सं०

विषय:- वर्ष २०००-२००१ के लिए दि० वि० प्रा० का वार्षिक लेखा ।

दिल्ली विकास प्राधिकरण के बजट एवं लेखा नियमां में दी गई व्यवस्था के अनुसार वर्ष २०००-२००१ के प्राधिकरण के वार्षिक लेखों जिसमें नजूल खाता-१, २ एवं बी०जी०डी०ए० के संबंध में प्राप्ति एवं भुगतान खाते समाविष्ट हैं तथा नजूल खाता-१ और बी०जी०डी०ए० के विषय में आय-व्यय एवं तुलन-पत्र संकलित किये गये हैं ।

सन् २०००-२००१ के वार्षिक लेखे का जब कभी महालेखा परीक्षक आडिट दिल्ली द्वारा लेखा परीक्षण किया गया तभी विशेष लेखा परीक्षण पर की गई कार्रवाई के साथ, टिप्पणी प्राधिकरण को प्रस्तुत की जाएगी ।

- १॥ नजूल खाता-१ की प्राप्ति एवं भुगतान लेखा परिशिष्ट "ए" पृष्ठ २३ से २४)
- २॥ सहायक अनुसूची सं० से आर० सं० के साथ नजूल लेखा-१ का आय-व्यय खाता और तुलन-सारणी ।
(परिशिष्ट "बी" पृष्ठ २५ से ३३)
- ३॥ नजूल खाता-२ की प्राप्ति एवं भुगतान लेखा परिशिष्ट "सी" पृष्ठ ३४ से ३५)
- ४॥ बी०जी०डी०ए० की प्राप्ति एवं भुगतान लेखा परिशिष्ट "डी" पृष्ठ ३६ से ४१
- ५॥ सहायक सूची के साथ बी०जी०डी०ए० का आय-व्यय लेखा एवं तुलन सारणी ।
(परिशिष्ट "ई" पृष्ठ ४२ से ६१) ए० से के०)
- ६॥ लेखे पर टिप्पणी
(परिशिष्ट "एफ०" पृष्ठ ६२
- ७॥ पूर्ण आवासीय योजनाओं के प्रोफार्मा खाते ।
(परिशिष्ट "जी" पृष्ठ-६३)

सं क ल प

NAZUL ACCOUNT - I
ANNUAL ACCOUNTS FOR THE YEAR 2000-01
RECEIPT & PAYMENT ACCOUNT FOR THE YEAR 2000-2001

RECEIPT				PAYMENTS					
S.N.	Head of Account	Actual Receipts 1999-2000	R.E. 2000-2001 (Figures in Crs.)	Actual Receipts 2000-01	Sl.No.	Head of Account	Actual Expenditure 1999-2000	R.E. 2000-2001 (Figures in Crs.)	Actual Expenditure
I	Revenue from Works and Dev. Schemes								
	a) Premia	499817	3.00	1487572	1	Share cost of Admn. Less: Estt. Charges Received from Works	56008347	7.90	48466511
	b) Ground Rent	4299175	0.34	6446202			(-)13614394	(-)1.30	(-)12794544
	c) Other Receipts	6115585	0.35	2377407					
II	Damages	7081950	0.72	8068390	2	Total	42394453	6.60	35671967
III	Other Nazul Revenue				3	Expndr. On works and Dev. Schemes	119387761	10.58	113750952
	a) Revenue from agriculture land, other land								
	b) Other Revenue					Misc. expndr.			
IV	Delhi Master Plan Misc. Receipts i.e. Com. Fee	351408	0.01		4	Payment of Nazul Revenue	417639	0.01	139213
V	New Master Plan for Delhi	3907086	0.51	(-)2143774					
VI	Land transferred from L&DO Gram Sabha				5	Interest on loan			
VII	Interest from Investment				6	Delhi Master Plan	2401008	0.02	2582900
VIII	Dev. & Con:tn. Of Lakes around Delhi				7	New Master Plan for Delhi			
					8	Land transferred from L&DO		0.28	
	Total	22255021	4.93	16235797		Total	164600861	17.49	182111952

IX	Debt Receipts							
X	Deposits & Advances				10	Debt Repayment		
(i)	Suspense Account				11	Repayment of loan		
a)	Investment Cash Balance				(i)	Deposits and Advances		
b)	Investment Accounts				a)	Suspense Account		
(ii)	Other Suspense Items				b)	Investment Cash Balance		
(iii)	Deposits				(ii)	Investment Accounts		
(iv)	Advances (HBA)				(iii)	Other Suspense Items		
(v)	P.L.A.				(iv)	Deposits		
	Amount Received from other				(v)	Advances		
	Accounts (BGDA)					P.L.A.		
	Total X Deposits					Amount paid to other A/c		
	Total Receipts	22255021	4.93	16235797		(BGDA)		
	Opening Balance	440486655	29.81	298140815		Total X Deposits		
	Grand Total	462741676	34.74	314376612		Total Payments	164600861	17.49
						Closing Balance	298140815	17.25
						Grand Total	462741676	34.74
								152114932
								162261680
								314376612

31/12/21
 Sr. Accounts Officer (A/cs)

Jr. CAO (HQ)

Chief Accounts Officer

**NAZUL ACCOUNT-I
ANNUAL ACCOUNTS FOR THE YEAR 2000-2001
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR 2000-2001**

Expenditure

Income

Expenditure 1999-2000	Head of A/c	2000-2001	1999-2000	Head of Account	2000-2001
175514791.00	1. Opening Value of Land & Works as on 01.04.2000	175514791.00	499817.00	1. Receipts from disposal of Land Premia	1487572.00
-	2. Expenditure on Land and Works during 2000-2001.	-	--	2. Land transferred from L & DO	--
499817.00	3. Excess of Income over Expndr.	1487572.00	--	3. Interest on investments	--
			175514791.00	4. Closing value of Land & Works as on 31.3.2001	175514791.00
176014608.00	Total	177002363.00	176014608.00	Total	177002363.00
11149414.00	4. Cost of Administration			5. Revenue from	
24061791.00	i) Officers 7163396.00		8140439.00	a) Ground Rent	8049960.00
13175950.00	ii) Estt. 25983479.00		6573885.00	b) Other Receipts	2804308.00
48387155.00	iii) Other Charges 9103587.00		8433637.00	c) Damages	14761433.00
-13614394.00	Less Estt. Charges = 12794544.00		3907086.00	d) Misc. Receipts.	(-) 2143774.00
34772761.00	Recovered from work	29455918.00		6. Other Nazul Revenue	--
	5. Payment of Nazul Revenue to Govt.	139213.00	286773.00	7. Excess of Expenditure over income	123636213.00
3371633.00	6. Depreciation	3762057.00	130329548.00		
	7. Provision for Bad & Doubtful Debts	--			
	8. Demand Dropped	--			
119526974.00	9. Misc. Expndr. incurred on maintenance of staff quarters.	113750952.00			
157671368.00	Total	147108140.00	157671368.00	Total	147108140.00

Signature
Sr. ACCOUNTS OFFICER (A/c)

Signature
Jr. CHIEF ACCOUNT OFFICER

Signature
CHIEF ACCOUNTS OFFICER

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NAZUL ACCOUNT-I
ANNUAL ACCOUNTS FOR THE YEAR 2000-2001
Balance sheet as on 31.03.2001

Liabilities

Assets

1999-2000	Head of Account	2000-2001	1999-2001	Head of Account	2000-2001
473655606.00	1. Accumulated surplus funds payable to Govt. under clause 9 of Nazul Agreement 1937 (Schedule M)	337776470.00	298140815.00	1. Cash and Bank Balance (As per Schedule B)	162261680.00 ✓
22519.00	2. Deposits			2. Investment	----
11863214.00	d) Securities 22519.00				
11850.00	e) Other Receipts 11863214.00				
11897583.00	f) Dev. charges 11850.00	11897583.00			
-----	3. Amount received from other account	-----	175514791.00	3. Closing Values of Land & Works	175514791.00
1693000.00	4. Sundry Creditors (Schedule L)	2133500.00	-----	4. Deposits	-----
205207845.00	5. Excess of Assets over Liabilities as per last balance sheet		-----	5. Advances	-----
	Less: Liabilities as per last Balance sheet 214511406.00		-----	e) Advances to other A/c. BGDA	-----
<u>131141088.00</u>		84181858.00	26730.00	f) Other Advances (Schedule N)	26730.00 ✓
<u>74066757.00</u>				g) Amount transferred to other A/c.	---
				h) P.L.A.	---
499817.00	6. Excess of Income over Expenditure during the year	1487572.00	74701330.00	6. Sundry Debtors (Schedule 'O').	83425032.00 ✓
	Part-I		(-)1252795.00	Less: Provision for & Bad Doubtful Debt (Schedule 'P')	(-) 1252795.00 ✓
	Part-II			7. Property (Schedule 'Q')	27191668.00 ✓
139944832.00	Amount transferred to Accumulated Receipts under Nazul Agreement	133326336.00	24297176.00	8. Excess of Expenditure over Income during the year.	123636213.00 ✓
			130329548.00	9. Excess of Expenditure over income as per last Balance Sheet.	-----
			-----	Total	570803319.00
701757595.00	Total	570803319.00	701757595.00		

[Signature]
Sr. Accounts Officer (A/cs)

[Signature]
Jt. Chief Accounts Officer (Hq.)

[Signature]
Chief Accounts Officer

NAZUL ACCOUNT I

Schedule - L

STATEMENT OF SUNDRY CREDITS AS ON 31.3.2001

Sl. No.	Particulars	Amount
1.	Administration Pay & Other Charges Schedule A of GDA including audit fee etc.	2133500.00
	TOTAL	2133500.00

21/3/2001
Sr. Accounts Officer (A/cs)

Dr
Jr CAO

pe
Chief Accounts Officer

NAZUL ACCOUNT - I

STATEMENT OF FUNDS PAYABLE/PAID TO GOVERNMENT UNDER NAZUL AGREEMENT = 1937 (2000-2001)

Transfer of Funds upto 31.3.2000	548579299
Less amount transferred during the year under Nazul Agreement.	<u>133326336</u> <u>415252963</u> ✓
LESS:	
A. Total Expenditure incurred on Old Delhi Master Plan/Zonal Plan upto 31.3.2000.	49903536
Add Expenditure during 2000-2001.	<u>2552800</u> <u>52456336</u> ✓
Less Receipt on account of sale proceeds during the year 2000-01.	-----
Net expenditure on Delhi Master Plan/Zonal Plan.	<u>52456336</u> ✓
B. Total Expenditure incurred on New Master Plan/Zonal Plan upto 31.3.2000.	25020157
Add Expenditure during 2000-01.	-----
Less Receipts on a/c. of Sale Proceeds during the year	-----
Net expenditure on New Master Plan/Zonal Plan	<u>25020157</u>
Total Expenditure A + B	77476493 ✓
Balance carried forwarded to Balance Sheet (Closing balance + closing value of Land & works + investment)	<u>337776470</u> ✓

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Sr.A.O.(A/cs.)

Handwritten signature
Jr.CAO(Hq.)

Handwritten signature
C.A.O.

NAZUL ACCOUNT I

SCHEDULE N

STATEMENT OF ADVANCE PAID TO OTHER DEPARTMENT DURING 2000-2001

Sl. No.	Particulars	Amount
1	Advance to NDMC for provision of Car Parking at Nigam Bodh Ghat	Rs. 26730.00

[Signature]
Sr. Accounts Officer(A/c)

[Signature]
J. C. A. O.

[Signature]
Chief Accounts Officer

NAZUL A/C I
STATEMENT OF SUNDRY DEBTORS AS ON 31.3.2001

SCHEDULE - 0

Sl. No.	Particulars	Amount
1.	Premia (for lease of land payable by the lessees)	10281006
2.	Ground Rent (Payable by the lessees of lease lands)	17151952
3.	Other Receipts (Staff Qtrs.)	7931780
4.	Damages levied for unauthorized occupation of Nazul land/properties	44498743
5.	Other Nazul Receipts	3554600
6.	Land transferred to L&D/Gaon Sabha	6951
7.	Misc. Receipts	-
	TOTAL	83425032 /

সিনিয়র অফিসার (আ/স)
Sr. Accounts Officer(A/cs)

HCAO

Chief Accounts Officer

NAZUL ACCOUNT I

SCHEDULE - P

STATEMENT SHOWING PROVISION FOR BAD DEBITS 2000-2001

Sl. No.	Head of Account	Opening balance as on 1.4.2000	Addition during 2000-2001	Total	Cancelled during 2000-2001	Balance as on 31.3.2001
1	Ground Rent	101056.00	-	101056.00	-	101056.00
2	Other Receipts	16792.00	-	16792.00	-	16792.00
3	Damages	462818.00	-	462818.00	-	462818.00
4	Other Revenue	672129.00	-	672129.00	-	672129.00
TOTAL		1252795.00	-	1252795.00	-	1252795.00

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 Sr. Accounts Officer(A/cs)

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 Jr. C.A.O

peno
 Chief Accounts Officer

R. L. L. L.

NAZUL A/C - I

SCHEDULE - Q

STATEMENT OF PROPEPRTY AS ON 31.3.2001

S. N.	Particulars of Property	Opening Balance	Additions during the year	Disposal	Total	Depreciation	Closing Balance as on 31.3.2001
1	Motor Vehicle	1,18,91,801.00	39,80,526.00	-	15872327.00	2859731.00	1,30,12,596.00
2	Office Furniture	30,56,156.00	9,10,603.00	-	3966759.00	350299.00	36,16,460.00
3	Other Off. Equip.	31,38,586.00	17,65,420.00	-	4904006.00	396357.00	45,07,649.00
4	Survey & Drawings	5,377.00	-	-	5377.00	538.00	4,839.00
5	Staff Qtrs.	59,02,108.00	-	-	5902108.00	147553.00	57,54,555.00
6	D/o 128 acres of land for Tem. Junk Mkt at Jhandewalan	1,28,587.00	-	-	128587.00	3215.00	1,25,372.00
7	Janta Market Rani Jhansi Road	65,026.00	-	-	65026.00	1626.00	63,400.00
8	Providing parking arrangement at Ajmeri Gate	1,09,535.00	-	-	109535.00	2738.00	1,06,797.00
	TOTAL	2,42,97,176.00	66,56,549.00	-	30953725.00	3762057.00	2,71,91,668.00

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 Sr. Accounts Officer(A/c)
 DDA

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 H. CAO (HQ)
 DDA

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 Chief Accounts Officer
 DDA

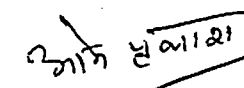
NAZUL ACCOUNT I


SCHEDULE - R

STATEMENT SHOWING INVESTMENT MADE UNDER SECTION 23(3) OF
DD A ACT AS ON 31.3.2001

Sl. No.	Particulars of investment made	Amount
---------	--------------------------------	--------

- NIL -


Sr. Accounts Officer(A/c's)


JCAO, Chief Accounts Officer

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 2000-2001 IN RESPECT OF NAZUL ACCOUNT-II
RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR 2000-2001

RECEIPT					PAYMENT				
S.N.	Head of Account	Actual Receipts 1999-2000-	R.E. 2000-2001 (figures in crores)	Actual Receipts 2000-01	S.No	Head of Account	Actual Expenditure 1999-2000	R.E. 2000-2001 (figures in crores of Rs.)	Actual Expenditure 2000-2001
IC	Receipts from disposal of developed land Premia	1737990595	132.30	1164195055	1C	Payment to Delhi Admn (L&B Deptt.) for acquisition of Land	1840772738	100.00	529876029
IC	Receipts from disposal of undeveloped land Premia	816149950	144.41	1759611253	2C	Expenditure on D/O Land	2763986542	362.97	3049128923
IIIC	Ground Rent & other receipts	213197254	21.49	241393813		2707342567			
IVC	Misc. Receipts					Sports Complexes 56643975			67034826
i)	Composition Fee	104420774	17.00	276918054		Musical Gardens			
ii)	Interest from investment					Total Expenditure on D/O			
iii)	Other Misc. Receipt/Sports Complex	103481193	10.71	58068034					
	Total Misc. Receipts	207901967	27.71	334986088					
VC	Ad hoc increase ad hoc cut made by Delhi Admn.				3C	Expenditure on C/o Roads other than those i/c in schemes			
					4C	Expenditure on Building other than those included in the development schemes			
					5C	Share cost of Admn Charges	1314529143	130.00	1146322599
						Deduct Estt. Charges	(-)260957311		(-)287837581
						Net Share Cost	1053571832		858486018
					6C	Interest on loan (ways & means advances)			
					7C	Less ad hoc cut made by Delhi Admn.			
					8C	Debt Repayment			
					(i)	Repayment of loan to Central Govt. (ways & means advances)			
	Total	2975239766	325.91	3500186209		Total	568331112	92.97	1501814796

VIC Debt Receipts				9C Deposits & Advances			
(i)	Loans from Central Govt. (ways & means advances)			(i)	Suspense Account		
(ii)	Amount received from other account			a)	Investment Cash Balance		
VIC Deposits & Advances				Investment Account			
(i)	Suspense Account			b)	Other Suspense items	90050000	8.50
a)	Investment Cash Balance			(ii)	Deposits	6713083	6.00
b)	Investment account	46597340	7.40	(iii)	Amount paid to Rev. Fund	43096951	7.45
	Other Suspense account	4368066	0.10	(iv)	Advances paid back to other accounts (GDA)	3817558374	325.91
(ii)	Deposits	2588045	0.52	(v)	Urban Heritage Award Fund	(-)703168	0.05
(iii)	Amount received from Rev. Fund	3817558374	592.97	(vii)	Personal Ledger Account	207805851	25.00
(iv)	Advances amount received from other A/c	2700000000	150.00				
	Personal Ledger Account	212335364	23.00				
	Urban Heritage Award	309697	0.05				
	Grant-in-Aid: D/O Musical Garden						
	Total Deposits & Advances	6783756886	774.04		Total Deposits & Advances	4164521091	373.91
	Total Receipts	9758996652	1099.95		Total Payments	9822852203	966.83
	Opening Balance	70711217	0.69		Closing Balance	6855666	133.76
	Grand Total	9829707869	1100.64		Grand Total	9829707869	1100.64

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Sr. Accounts Officer (A/cs)

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Jt. CAO (HQ)

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Chief Accounts Officer

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B. GENERAL DEVELOPMENT ACCOUNT
ANNUAL ACCOUNTS FOR THE YEAR 2000-01
RECEIPT & PAYMENT ACCOUNT FOR THE YEAR 2000-01

APPENDIX 'D' TO ITEM NO. 49/2001.

RECEIPTS

PAYMENTS

RECEIPTS				PAYMENTS			
Head of Account	Actual Receipts 1999-2000	R.E. 2000-01 (Fig. In crores)	Actual Receipts 2000-01	Head of Account	Actual Expenditure 1999-2000	R.E. 2000-01 (Fig. In crores)	Actual Expenditure 2000-01
1.	2.	3.	4.	5.	6.	7.	8.
IX Revenue from work And Dev. Schemes				8. Administration	2118462967	181.67	1867794598
a) Premia		75.00	383145250	Deduct Amt. recovered from works	(-)22306536	136.88	(-)20319589
b) Ground Rent	144245564	9.40	106492973	Total	2096156431	44.79	1847475089
c) Other Receipts	151923926	16.65	175094726	Share cost transferred to NAZUL ACCOUNT-I	(-)56008847		(-)48466511
d) Deduct Refunds				Nazuli A/c - II	(-)1314529143		-1146322599
e) MOR Lands	6926022		8451752	Delhi Master Plan	(-)2401008		(-)2552800
X Damages				Balance under GDA	723217433		650133099
XI Other Revenues	1916898	0.15	937903	9. Expdr. On works Dev. Scheme	283499257	40.62	297972407
XII Receipts from disposal of house, shops under hire purchase housing scheme	1554767467	74.50	1339800054	10. C/o houses under hire purchase Scheme and Cost. Of Shops	2791823834	229.00	2377410598
XIII Delhi Master Plan	2633056518	284.00	2488308071	11. Delhi Master Plan		0.01	
XIV Grants-in-aid				12. Misc. Expenditure		21.80	
XV Interest				13. Interest			
a) Interest from investment				(i) Interest on loan	16500000	1.65	16500000
(i) GPF Investment	1397442180	152.00	1407167612	(ii) Interest on deposits	49636435	1.92	26313025
(ii) Pension Investment	108551235	16.00	190973187				
b) Int. From hire purchase instalments	54280010	11.00	205974415				
c) Int. On SFS	4874985	0.70	497405				
XVI LIC Premium of group housing Schemes							
Total	94493	0.05	77910				
XVII Debt Receipts	6058079298	639.45	6306941258	14. Total	3864676979	339.79	3368329129
1. Loan from Central Govt.				LIC Premium on Group Housing			
2. Loan from LIC/GIC/UTI				Payment of Premium to LIC/GIC	1500000	0.10	
3. Amt. Recd. From other A/cs. Temp. Advance				15. Interest on GPF	139511353	13.00	169780966
4. Issue of Debenture				16. Debt Payment			
5. Loans from Delhi Admn.				(i) Loan to Central Govt.			
6. Loan from HUDCO				(ii) SBI Home Finance Ltd.			
7. Loan from NHB & other financing institutions				(iii) GIC HUDCO (BONDS)			
Total	6058079298	639.45	6306941258	(iv) Financing Inst.			
				(v) Amount paid to Delhi Admn.			
				Total	4005688132	352.89	3538110095

XVIII G.P. Fund				17. (i) GP Fund of the employees other than Class - IV			
(i) Other than Class IV	533220072	68.50	582122110		198174308	37.00	220747191
(ii) Class - IV	198717561		251373003		124841914		139382103
Total	731937633		833495113				
XIX C.P. Fund				Total			
Sports Complex					323016222		360129294
(i) Receipt from Govt.							
(ii) Advances from other A/cs							
(iii) Deposit & Advances							
(iv) Donation & Others							
Total	731937633	68.50	833495113				
Total	6790016931	707.95	7140436371		323016222	37.00	360129294
XX LIC Premium in respect of Group Housing Insurance Scheme of DDA Employees				18. LIC Group Insurance for DDA Employees			
PAIP	3067200		2660528				
Total	3738437		2457991				
Total (A)	6796822568	707.95	7145554890		1990020	0.85	5680386
XXI Deposits & Advances (A)				19. Deposits & Advances (A)			
Suspense Account							
(a) Investment Cash Balance Investment Account	13171661000	1700.00	17158079500		11800849500	2000.00	19371951130
(b) Pension Fund Investment	90000000	35.00	100000000				
(c) Urban Development Fund Investment (Encash)	1053786026	22.00	4701179702		513389483	5.00	80000000
(d) GPF Investment	95000000		78700000				
(e) Inter-transfer of funds from one account to another a/c	2460425243	380.00	2764100812				
(f) Transferred from Nazul A/c							
(g) Interest on Urban Development Fund							
(B)	147176288	15.00	261520497				
(i) Other suspense Account							
(ii) Deposits	1216678977	110.81	1147847548				
(iii) Advances	900964584	43.85	557517629				
(iv) Reserve Fund - Pension	28225465	2.21	23415486				
(v) Urban Development Fund Conversion Charges	117695563	12.22	124938220				
(vi) Amount Received from Urban Development Fund a/c for c/o Flyover	1348791797	400.00	177886649				
(vii) Interest on Flyover Accounts (main)	8976239	1.50	16327515				
(viii) Sinking Fund Reserve	345000000		210000000				
(ix) Personal Ledger A/c							
Total	7646763668	870.00	8971103972				
Total (B)	28631144850	3592.59	36295676167				
				Total (B)			
				31452347553			
				3631.26			
				39481009829			

				Total Deposits & Advances (B&C)	31990882530	3670.39	39878017585
Total Deposits & Advances (B&C)	28704015162	3631.72	36295676167	Total Payments (A+B+C)	36325961013	4061.14	43785067231
Total Receipts (A+B+C)	35500837730	4339.67	43441231057	Closing Balance	974157648	375.94	630321474
Opening Balance	1799280931	97.41	974157648	Grand Total	37300118661	4437.08	44415388705
Grand Total	37300118661	4437.08	44415388705				

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 Sr. ACCOUNTS OFFICER

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 JL. CHIEF ACCOUNT OFFICER(A/c)

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 CHIEF ACCOUNTS OFFICER

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GENERAL DEVELOPMENT ACCOUNT
ANNUAL ACCOUNTS FOR THE YEAR 2000-2001
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR 2000-2001

EXPENDITURE				INCOME			
	Expenditure 1999-2000	Head of Account	Expenditure 2000-2001		Income 1999-2000	Head of Account	Income 2000-2001
1	243463833	Opening value of land as on 1-4-2000	243780618	1		Revenue from work & Dev. Scheme	
	531405	1. Land in Ajmeri Gate Scheme	531405			Sale of land (Premia)	
	308070	2. Other acquired lands	308070			Ground Rent	383145250
	7039671	3. Land in Kalkaji District Centre	7356456		174015850	Less : payable to Delhi Administration	118178718
	950559	4. Land in R.K. Puram District Centre	950559			Other Receipts	
					152853200	Damages	175322538
	3703200	5. Wazirpur District Centre	3703200		254501	M.O.R. Land	790747
	1448350	6. Laxmi Nagar District Centre	1448350	2	7029367	Closing value of land and works as on 31.3.2001	8304646
	1645305	7. Janakpuri District Centre	1645305		243780618	1. Land at Ajmeri Gate Scheme	244111659
	2337600	8. Land at Saket (Malvia Nagar)	2337600			2. Other acquired land	
	225499673	9. Land of Ministry of Rehabilitation	225499673			3. Land at Kalkaji District Centre	
2	--	Purchase of land	--			4. Land in R.K. Puram District Centre	
3	445258	Expenditure on Dev. of land and works	14817213			5. Land at Wazirpur District Centre	
4	334024415	Gross excess of income over expenditure on dev. of land and works	671255727			6. Land in Laxmi Nagar District Centre	
	577933536	Total 1 to 4	929853558			7. Land in Saket District Centre	
5	425222100	Opening value of Housing Scheme	4614077380			8. Land in Janak Puri District Centre	
	2813639685	(a) Expenditure of Housing Scheme	1736428886			9. Land of Ministry of Rehabilitation	
	(-) 934074454	(b) Gross excess of income over expenditure	(-)1713074281	3	577933536	Total 1 to 2	929853558
	6124787332	Total 5				Receipt from Housing Scheme	
6	852201720	Opening value of Shops	4637431985		1510615459	1. Sale proceeds	168991505
	73684470	(i) Expenditure on Shops	1148396580		94493	2. Other receipts LIC. Premia from Group Housing Scheme	77910
	55281339	(ii) Gross excess of income over expenditure	60514456		4614077380	3. Closing value of housing scheme as on 31.3.2001	4468362570
	1458696550	Total 6	364421524		6124787332	Total 3	4637431985
			1573332560				

7		Cost of Administration(Proportionate)					
	96091249	(a) Pay & Allowances of Officers	110845386	4		Receipts from Shops	
	228468956	(b) Pay & Allowances of Estt.	268451689		340300000	1. Sale proceeds	706850000
	327664010	(c) Other charges and Misc. (Contingencies)	264383924		1148396580	2. Closing value of shops as on 31.3.2001	866482560
8	16500000	Interest on loans and debentures	16500000	5	1488696580	Total 4	1573332560
9	139511353	Interest on GPF CPF				Gross excess of income over expenditure brought down as on	
10	1500000	LIC Premium	169780966		334024415	D/o land and works	671255727
10A		Interest on Deposits			(-)	On Housing Scheme	(-) 1713074281
	--	(a) Interest on deposits & Regn. Money	6393		964074454	On Shops	364421524
	149810	(b) From intending purchaser of Flats - General	257967	6	1555708874	Ordinary revenue (Plan) Fee, Sale of Forms etc.	1340840572
	2083198	(c) Expandable Housing Scheme	52603	6	--	Staff Quarter	--
	21179176	(d) Self Finance Scheme	12523	7		Interest	
	1306584	(e) HUDCO Regn. Scheme	60383		1733912511	(i) Interest on Investment	1843430797
	--	(f) Retired/Retiring Scheme	486950			(ii) Interest on conversion of lease	----
	10815536	(g) Janta	1701217		4874985	(iii) Interest on H.P. instalments	497405
	9476793	(h) Ambedkar Awas Yojna					
	--	(i) Interest on Conversion of lease	--				
	5670	(j) Retention money	1193				
11		Misc. expenditure A/c					
	248577794	Maintenance of Staff Quarters	273165719				
12	17155035	Depreciation as per schedule F	24069861				
13	--	Demand dropped	--				
14	2096771557	Net excess of income over expenditure C/o to balance sheet.	1377594970				
	3217256721	Total	2507371744		3217256721	Total	2507371744

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Sr. Accounts Officer (A/cs)

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Jt. Chief Accounts Officer (H.Q)

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Chief Accounts Officer

**GENERAL DEVELOPMENT ACCOUNT
ANNUAL ACCOUNTS FOR THE YEAR 2000-2001
BALANCE SHEET FOR THE YEAR ENDING 31.3.2001**

LIABILITIES

ASSETS

Sr. No.	Funds and Liabilities	1999-2000 Amount (Rs.)	2000-2001 Amount (Rs.)	Sr. No.	Property and Assets	1999-2000 Amount (Rs.)	2000-2001 Amount (Rs.)
1.	a) Loans from Central Govt./LIC. Balance as per last Balance Sheet Add: Receipts Less: Repayments			1	Cash & Bank Balance		
	b) Debentures			2	Investments as per schedule-B attached	974157648	630321474
2.	Employees Provident Fund	150000000	150000000				
3.	G.P.F.				(i) Short term/ long term Deposits with Banks	11176981459	13390853089
	a) G.P.F. other than Class-IV	1700024075	2061398994	3.	Urban Development Fund Deposits	2713351293	2540058240
	b) G.P.F. Class-IV			4.	GPF Investment	1652186583	1653486583
	c) W.C.P. Fund	314471864	426462764	5.	Pension Fund Investment	770085845	670085845
	d) GIS of DDA Employees	--	--	6.	Sinking Fund Investment	113384206	129416770
	e) PAIP	5671753	2651895	7.	Advances		
4	i) Deposits	1191936	520056		(a) Permanent Advances		
	a) Securities	--	--		(b) Temporary Advances		
	b) Staff	19498	19498		i) Conveyance Advances	3597571	1017908
	b) Others	405987	405987		ii) House Building Advance	21587862	25780453
	ii) Deposits Works	12801820	12801820		iii) Other Advance	2399090	2084972
	iii) Other Deposits	2235984066	1756825022		c) Advances to other A/cs	5250000000	6250000000
					i) Advances to Nazul A/c II	13156799	13156799
					ii) Advance to ISBT	13907018	13907018
					iii) Advance to JJ	41130340	41130340
					iv) Advances to Slum		
					d) Other Suspense		
					(i) CSS A/c	2741484703	2997661885
					(ii) Other Suspense		
	Total	4420570999	4411086036		Total	25487410417	28358961376

	iv) Public Works Deposits	698770290	695757132				
	v) Earnest money Housing/Shops.	2420790190	2456381168	8.	Sundry Debtors	6647201865	5067398578
	vi) Regn. Money HUDCO Scheme	70912753	54562414		Government department & other bodies		
	vii) Janta Regn. Scheme	130401014	130401014		Others		
	viii) Regn Depo. EM for Spl. H.	1496099	1496099		Amount outstanding on account of MPWA		
	ix) Deposit from War Widows	1205198	1010823		Amount due on A/c of Housing Instalments		
	x) Regn. Deposit from intending purchasers of flats.	3070048	3094747		Amount due on A/c of disposal of Shops		
	xi) Deposits from SFS/RPS	3871880520	3761303548		Amount due on A/c of disposal of Shops under Defence Colony Flyover		
	xii) Dep. from Ambedkar Awas Yojna	175456449	169497571		Amount recoverable from Sports Authority of India		
	xiii) Deposits from SC/ST Shops	20880904	56956316		Interest accrued on pension Fund Investment.		
	xiv) NCR Deposit	349331	349331		Interest on accrued on A/c of short term investment		
	xv) ACC Shopping Centre	15047000	15047000		Interest accrued on GPF Investment		
	xvi) Expendable Houses	4584788	3531277		Conversion of lease		
	xvii) CSS A/c. & other Suspense	-	-		Benevolent Fund	239566	968810
5	Reserve Funds			9	Property (Schedule F)	759142673	757134587
	(i) Reserve for house fire risk.	7122544	7122544	10	Construction of Houses		
	(ii) Pension Fund Reserve	55234565	101060610		1) Built up flats/Houses	2092400000	2513300000
	(iii) DDA Resettlement Colony	363100	363100		2) Houses under construction	2521677380	1955062570
	(iv) Distt. Centre	98605416	98605416	11	Construction of Shops		
	(v) Amount payable to JJR	1323800	1323800		1) Built up Shops	1077650000	777540000
	(vi) Benevolent Fund	-	-		2) Shops under Construction	70746580	88942560
	(vii) Reserve for Deptt. Charges Janta Housing Scheme	39300000	39300000	12	Book value of land & works in hand	243780618	244111659
6	Sundry Creditors A/c. (As per schedule attached)	2049490199	1454769546	13	Stock	(-) 180192891	(-)289604677
7	Amount transferred from other A/c Nazul A/c.	-	-				
8	i) Excess of Income over expenditure as per last balance sheet.	22536429444	24633201001				
	ii) Excess of Income over expenditure during the year	2096771557	1377594970				
	Total	38720056208	39473815463		Total	38720056208	39473815463

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Sr. Accounts Officer (A/cs)

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Jt. Chief Accounts Officer (A/cs)

Deer
Chief Accounts Officer

B-GENERAL DEVELOPMENT ACCOUNTS
STATEMENT SHOWING SUNDRY CREDITORS AS ON 31.3.2001
(SCHEDULE -A)

SL. NO.	PARTICULARS	AMOUNT
1.	i) Liability on A/c of Pay & Allowances ii) Liability on A/c of Ex-gratia Audit Fee audit etc.	1,82,12,200.00
2.	House tax/ Property tax	1,75,79,400.00
3.	Pending liability on a/c of flats	2,42,80,000.00
4.	Pending liability on a/c of shops	26,05,52,000.00
5.	Amount due to Delhi Admn. On a/c of land in Kalkaji Distt. Centre	89,21,000.00
6.	i) Interest accrued on loans ii) Interest accrued on Debentures	33,300.00
7.	INTEREST ON DEPOSIT a) General Housing b) SFS c) NPRS(HUDCO) d) RPS e) Ambedkar Awas Yajana f) Janta 1996 g) EHS h) Retention money	65,54,795.00 1,98,57,122.00 3,03,73,532.00 11,49,81,565.00 63,28,936.00 7,56,63,859.00 2,67,75,235.00 1,10,49,570.00 3459949.00
8.	Community center at Karanpura	97,440.00
9.	Ground Rent payable to Delhi Admn.	4,92,62,431.00
10.	Cost of land payable to Ministry of Rehabilitation	13,50,00,000.00
11.	Cost of land of Distt. Center payable to Delhi Admn.	93,93,600.00
12.	Cost of land in r/o Hotel at Sardar Patel Rd. (Damages & G. Rent)	6,98,00,000.00
13.	Amount payable to Delhi Admn. On a/c of cost of land used for flats	45,17,30,787.00
14.	Interest payable to Govt. on investment of FDRs on conversion of lease	7,93,05,900.00
15.	Amount due to be paid to Sinking Fund	25,74,000.00
16.	Amount of interest payable to sinking fund account	3,29,82,925.00
	TOTAL	1,154,76,954.00

31/3/2001
OM PARKASH
 Sr. Accounts Officer

M
J.C. ROCHA

P
C.A.O.

SCHEDULE - B

B.G.D.A.

STATEMENT SHOWING CLOSING BALANCE AS ON 31.3.2001.

Sl. No.	Department	Cash in hand as on 31.3.2001	Amount of uncashed cheques as on 31.3.2001	Amount of cheques collected by Authority and accounted for but not taken into account by Bank.	Amount collected on behalf of Authority but not taken into account by the Authority.	Balance as per cash book as on 31.3.2001.	Balance with Bank as on 31.3. 2001.
1.	CAU/E.Z.	77013.65	23486662.63	7329722.66	-----	21746768.44	37903708.41
2.	CAU/DWK	47119.35	67796594.70	2429955.00	0.10	16161549.92	81528189.72
3.	CAU/N.Z.	22064.88	65876515.63	14482690.00	193.10	25996485.26	77390503.99
4.	CAU/SEZ	117912.20	37472596.37	40760.00	-----	19974530.19	57406366.56
5.	CAU/SWZ	281943.00	17820111.22	290785.00	-----	23935237.81	41464564.03
6.	CAU/Rohini	13646.35	16041011.44	1810747.00	-----	12194224.52	26424488.96
7.	CAU/Flyover	16219.35	51992197.50	19915946.00	76684.00	14251404.69	46404340.19
8.	Store Dvn.I	837.69	9340025.30	-----	-----	20139917.17	29479942.47
9.	Store Dvn.II	256.40	31437747.52	-----	-----	9408179.07	40845926.59
10.	PAO Engg.	184985.55	1433539.55	-----	37889.00	12572791.13	14044219.68
11.	DDAOffr. Club	-----	-----	61465.00	-----	298130.00	236665.00
12.	AO(Sports)	1716021.97	8206382.00	5284555.50	62211.01	20669134.27	23653171.78
13.	Cash(Main)	220390.00	158170674.22	29820974.91	6352889.19	90632341.95	225334930.45
14.	Cash(Housing)	-----	1539682.87	150144.62	107943.95	543134470.53	544631952.73
	TOTAL;	2698410.39	490613740.95	81617745.69	6637810.35	831115164.95	1246748970.56

Total of Col. 2+6 = 2698410.39 /

831115164.95 /

833813575.34 /

NA-I - 162261680.17

NA-II - 41230421.28

BGDA- 630321473.89

833813575.34 /

Sr.A.O.(A/cs.)

Jt.CAO(Hq.)

C.A.O.

STATEMENT SHOWING THE G.P. FUND INVESTMENT AS ON 31/03/2001

SCHEDULE-C

S.NO.	DATE OF DEPOSIT	NATURE OF INVESTMENTS i.e. GOVT. PAPERS FIXED DEPOSIT	BOOK VALUE i.e. AMOUNT INCLUDING BROKERAGES AND OTHER CHARGES	FACE/MARKET VALUE
1	9/92	S.B.I.(Spl. Deposit)	195,000,300.00	195,000,300.00
2	01/02/96	I.C.I.C.I Ltd	20,000,000.00	20,000,000.00
3	01/04/96	S.A.I.L	20,000,000.00	20,000,000.00
4	29/4/96	S.S.N.N.L	20,000,000.00	20,000,000.00
5	15/5/96	I.C.I.C.I Ltd	20,000,000.00	20,000,000.00
6	18/7/96	S.A.I.L	20,000,000.00	20,000,000.00
7	21/12/87	R.B.I. (PDC)	5,000,000.00	5,000,000.00
8	08/09/97	I.C.I.C.I Ltd	20,000,000.00	20,000,000.00
9	27/10/97	T.F.C.I Ltd	20,000,000.00	20,000,000.00
10	10/11/97	H.S.E.B.	30,000,000.00	30,000,000.00
11	31/12/97	Banglore City Govt. Mahanagar Police	30,000,000.00	30,000,000.00
12	10/03/98	APSEB	40,000,000.00	40,000,000.00
13	10/03/98	Grid Corporation of Orissa Ltd.	30,000,000.00	30,000,000.00
14	10/03/98	P.S.E.B.	30,000,000.00	30,000,000.00
15	10/03/98	K.B.J.N.L.	40,000,000.00	40,000,000.00
16	10/03/98	M.S.E.B.	30,000,000.00	30,000,000.00
17	18/6/98	R.B.I.	50,000,000.00	50,000,000.00
18	09/12/98	PNB Gilts	103,270,556.00	103,270,556.00
19	27/1/99	S.B.I. Gilts	104,947,916.67	104,947,916.67
20	29/1/99	Bank of Inida (Mumbai/Delhi)	56,586,666.67	56,586,666.67
21	01/03/99	A.P.S.E.B.	40,000,000.00	40,000,000.00
22	01/03/99	S.A.I.L	40,000,000.00	40,000,000.00
23	30/3/99	PNB Gilts Ltd.	10,291,661.00	10,291,661.00
24	31/3/99	S.S.N.N.L	70,000,000.00	70,000,000.00
25	31/3/99	N.C.R.P.B.	30,000,000.00	30,000,000.00
26	28/5/99	I.F.I.C.I Ltd	80,000,000.00	80,000,000.00
27	11/06/99	Punjab & Sind. Bank (Bond)	15,000,000.00	15,000,000.00
28	30/7/99	M.S.R.D. Corp. Ltd.	30,000,000.00	30,000,000.00
29	29/9/99	S.S.N.N.L	60,000,000.00	60,000,000.00
30	30/9/99	G.M.I.D.C.	20,000,000.00	20,000,000.00
31	30/9/99	APTRANSCO	20,000,000.00	20,000,000.00
32	10/12/99	RIICO Bonds	20,000,000.00	20,000,000.00
33	3/2/2000	G.S.R.T.C.	20,000,000.00	20,000,000.00
34	29/2/2000	I.F.C.I Ltd	20,000,000.00	20,000,000.00
35	29/2/2000	APTRANSCO	20,000,000.00	20,000,000.00
36	23/3/2000	I.F.C.I Ltd	20,000,000.00	20,000,000.00
37	24/3/2000	S.B.I. Gilts Ltd.	66,890,000.00	66,890,000.00
38	29/3/2000	PNB Gilts	66,499,483.33	66,499,483.33
39	29/3/2000	KBJNL	40,000,000.00	40,000,000.00
40	01/03/01	I.F.C.I	30,000,000.00	30,000,000.00
41	01/03/01	S.S.N.N.L	50,000,000.00	50,000,000.00
			<u>1,653,486,583.67</u>	<u>1,653,486,583.67</u>

[Signature]
Sr. Accounts Officer

[Signature]
Jt. Chief Accounts Officer

[Signature]
Chief Accounts Officer

BGDA
STATEMENT OF SENDRY DEBTORS LAS ON 31.3.2001
SCHEDULE-D

Sl.No.	Particulars	Amount
1.	Premia	24326827.00
2.	Ground Rent	332066314.00
3.	Other receipts	26116791.00
4.	Damages	7970998.00
5.	MOR land	9207714.00
6.	other revenue (staff Qtrs)	436251.00
7.	Amount due on a/c of Disposal of houses	3367673402.00
8.	Amount due on a/c of Disposal of Shops	228271567.00
9.	Decretal amount B/F	664.00
10.	Amount due on a/c of Disposal of shops under Defence Colony Flyover	9949.00
11.	Amount receivable from the agency for construction of SFS at Trilok Puri	17772650.00
12.	Amount receivable from Sports Authority of India	3653000.00
13.	Amount receivable from the agency for constn. of 56 houses at Jahangir puri	2421050.00
14.	Interest accrued	
	a) General investment	968165501.00
	b) UDF investment	79305900.00
		5067398578.00

3/17/01
 Sr. Accounts officer(A/cs)
43

6/24
 Jt-CAO

[Signature]
 Chief Accounts officer

: : 48 : : BGDA
ANNUAL ACCOUNTS FOR THE YEAR 2000-2001

SCHEDULE-E

STATEMENT SHOWING THE DETAILS OF TEMPORARY ADVANCES & OTHER ADVANCES
AS ON 31.3.2001

OPENING BALANCE AS ON 1.4.2000

Rs.27584523.00

ADD PAYMENTS DURING THE YEAR

CONVEYANCE ADVANCE	2835537.00
(-) 12805271.00	
HBA	9336296.00
OTHER MISC. ADVANCE	12542463.00
	<u>12805271.00</u>
	24714296.00

Rs.24714296.00

TOTAL ADVANCE

Rs.52298819.00

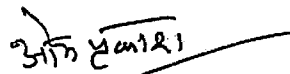
LESS RECEIPTS DURING THE YEAR

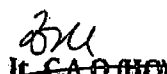
CONVEYANCE ADVANCE	5046964.00
(-) 12795078.00	
H B A	5143705.00
OTHER MISC. ADVANCE	13224817.00
	<u>12795078.00</u>
	23415486.00

Rs.23415486.00

**CLOSING BALANCE AS ON
31.3.2001**

Rs.28883333.00


Sr. ACCOUNTS OFFICER(A/Cs)


J.C.A.O. (HQ)


CHIEF ACCOUNTS OFFICER

B GENERAL DEVELOPMENT ACCOUNT

Schedule F

STATEMENT OF PROPERTY AS ON 31-03-2001

S. No.	Particulars of Property	Opening Balance as on 31.3.2000	Additions during 2000-01	Depreciation 2000-01	Closing Balance as on 31.3.2001
1.	Motor Vehicles	15601668.00	7423956.00	3931707.00	19093917.00
2.	Office Furniture & Fittings	2967510.00	527120.00	330103.00	3164527.00
3.	Other Office Equipments	4387212.00	858544.00	481719.00	4764037.00
4.	Survey & Drawing Instruments	540663.00	Nil	54066.0	486597.00
5.	Printing Press	1706218.00	690672.00	206476.00	2190414.00
6.	Computers	4269778.00	2572008.00	554330.00	6287456.00
7.	Tools & Plants	266343.00	Nil	26634.00	239709.00
8.	Staff Quarters	19533155.00	Nil	488329.00	19044826.00
9.	Community Centre, Rajinder Palace	35807.00	-	895.00	34912.00
10.	Four Storey Building, Near Kamal Theater	712742.00	-	17819.00	694923.0
11.	Central Cement Store at Rewari Line	2892086.00	-	72302.00	2819784.00
12.	Five Star Hotel at Sardar Patel Marg	134115545.00	-	3352889.0	130762656.0
13.	23 Storeyed Building, Vikas Minar	18191584.00	-	454790.00	17736794.00
14.	Temporary Office Building at various places	2075477.00	-	51887.00	2023590.00
15.	Community Centre at Yusuf Sarai	684660.00	-	17117.00	667543.00
16.	Central Store at GTK Road	27935318.00	-	698383.00	27236935.00
17.	Construction of Sarat Ghar	75660.00	-	1892.00	73768.00
18.	Office Building at Dilshad Garden	472108.00	-	11803.00	460305.00
19.	Tourist Complex at Tughalkabad	129890.00	-	3247.00	126643.00
20.	Community Centre at Vivek Vihar	7922.00	-	198.00	7724.00
21.	Community Centre at Janak Puri	49083602.00	-	1227090.00	47856512.00
22.	Commercial Complex Siddhartha Enclave	2110.00	-	53.00	2057.00

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S. No.	Particulars of Property	Opening Balance as on 31.3.2000	Additions during 2000-01	Depreciation 2000-01	Closing Balance as on 31.3.2001
23.	Shopping Complex at Mayapuri	3347574.00	-	-	-

S. No.	Particulars of Property	Opening Balance as on 31.3.2000	Additions during 2000-01	Depreciation 2000-01	Closing Balance as on 31.3.2001
23.	Shopping Complex at Mayapuri	3347574.00	-	83689.00	3263885.00
24.	Community Centre at Vikas Puri	29841.00	-	746.00	29095.00
25.	Office Complex in front of M.C. Hospital R. Rd.	99119.00	-	2478.0	96641.00
26.	Office Complex at Paschimpuri	56939.00	-	1423.00	55516.00
27.	Office Building at East of Loni Road	63958.00	-	1599.00	62359.00
28.	Staff Quarter at AGVC,	7191907.00	-	179798.00	7012109.00
29.	Office Building at Lawrence Road	250527.00	-	6283.00	244264.00
30.	Shopping Centre at Janak Puri	137762526.00	47776.00	3445258.00	134365044.00
31.	DDA Building at INA Market	120376381.00	862771.00	3030979.00	118208173.00
32.	Plotted Factories at Okhla	135087.00	-	3377.00	131710.00
33.	Shopping Centre at Nehru Place	29153837.00	-	728846.00	28424991.00
34.	Office Bldg at Bhikaji Cama Place	54365970.00	-	1359149.00	53006821.00
35.	Office Building at Distt. Centre Laxmi Nagar	41493855.00	2609893.00	1102594.00	43001154.00
36.	Distt. Centre at Saket	46807064.00	183512.00	1174764.00	45815812.00
37.	Shopping/ Office Complex at Kirti Nagar	2918237.00	-	72956.00	2845281.00
38.	Office Building at Santa Vihar	3056918.00	-	76423.00	2980495.00
39.	Distt. Centre at Shastri Park	917534.00	-	22938.00	894596.00
40.	Distt. Centre at G-8, Area Hari Nagar	3323190.00	-	83080.00	3240110.00
41.	Temporary Office Building at Trans Yamuna Area	3354946.00	-	83874.00	3271072.00
42.	Distt. Centre at Chilla	1050657.00	-	26271.00	1024386.0
43.	DDA Staff Club	17699548.00	6285523.00	599527.00	23385444.00
	Total	759142673.00	22081775.00	24089861.00	757134587.00

[Signature]
Sr. Accounts Officer

[Signature]
Jt. Chief Accounts Officer

[Signature]
Chief Accounts Officer

STATEMENTS OF DEBENTURES OUTSTANDING AS ON 31.3.2001

Schedule (F)

S.No.	No. and date of sanction	Original Amount	Rate of Interest	Balance as on 1.4.2001	Addition during 2000-01	Total	Repayment upto end of 31.3.2001	Payment during 2000-2001	Total Repayment up to the end of 2000-01	Balance as on 31.3.2001
1.	DDA Debentures	150000000	11%	150000000	-	150000000	-	-	-	150000000

31/3/2001
 Sr. Accounts Officer (A/cs)

BM
 Jt. CAO (HQ)

Be
 Chief Accounts Officer

SCHEDULE - H

STATEMENT SHOWING INVESTMENT UNDER GENERAL FUND AS ON 31-03-2001

S.No.	Name of Bank	Amount	Face/ Market Value	Date of Investment
1	Central Bank of India Vikas Sadan	700,000.00	700,000.00	09/11/98
2	Corporation Bank, Connaught Circus	420,000,000.00	420,000,000.00	06/04/00
3	Oriental Bank of Commerce, South Extn.	150,000,000.00	150,000,000.00	13/04/00
4	SBI, Vikas Sadan	51,959.00	51,959.00	19/10/00
5	Corporation Bank, Connaught Circus	1,650,000.00	1,650,000.00	06/12/00
6	Andhra Bank, Asaf Ali Road	600,000,000.00	600,000,000.00	26/04/00
7	Andhra Bank, Asaf Ali Road	200,000,000.00	200,000,000.00	10/05/00
8	Andhra Bank, Asaf Ali Road	750,000,000.00	750,000,000.00	17/05/00
9	Andhra Bank, Asaf Ali Road	950,000,000.00	950,000,000.00	24/05/00
10	Oriental Bank of Commerce, Prashant Vihar	150,000,000.00	150,000,000.00	07/06/00
11	Oriental Bank of Commerce, East of Kailash	150,000,000.00	150,000,000.00	07/06/00
12	Oriental Bank of Commerce, Rajender Nagar	150,000,000.00	150,000,000.00	07/06/00
13	Andhra Bank, Asaf Ali Road	1,150,000,000.00	1,150,000,000.00	14/06/00
14	Oriental Bank of Commerce, Basant Lok	200,000,000.00	200,000,000.00	24/08/00

15	Canara Bank, Gole Market	400,000,000.00	400,000,000.00	13/09/00
16	Canara Bank, Lajpat Nagar	200,000,000.00	200,000,000.00	27/09/00
17	Vijaya Bank, Vijayan Vihar	300,000,000.00	300,000,000.00	08/11/00
18	Vijaya Bank, New Krishna Park	300,000,000.00	300,000,000.00	08/11/00
19	Canara Bank, Lajpat Nagar	150,000,000.00	150,000,000.00	16/11/00
20	Andhra Bank, Asaf Ali Road	1,050,000,000.00	1,050,000,000.00	29/11/00
21	Corporation Bank, Connaught Circus	700,000,000.00	700,000,000.00	06/12/00
22	Corporation Bank, Lodhi Complex	300,000,000.00	300,000,000.00	06/12/00
23	Oriental Bank of Commerce, Vasundhra Enclave	300,000,000.00	300,000,000.00	13/12/00
24	Oriental Bank of Commerce, Surajmal Vihar	150,000,000.00	150,000,000.00	13/12/00
25	Canara Bank, Lajpat Nagar	300,000,000.00	300,000,000.00	27/12/00
26	Canara Bank, Gole Market	200,000,000.00	200,000,000.00	27/12/00
27	Vijaya Bank, Chandni Bank	200,000,000.00	200,000,000.00	03/01/01
28	Andhra Bank, Asaf Ali Road	370,000,000.00	370,000,000.00	10/01/01
29	Punjab National Bank, Defence Colony	100,000,000.00	100,000,000.00	17/01/01
30	Oriental Bank of Commerce, New Sarak	200,000,000.00	200,000,000.00	24/01/01
31	Bank of Maharashtra, U.P.S.C. Branch	600,000,000.00	600,000,000.00	07/02/01
32	Bank of Maharashtra, Greater Kailash	200,000,000.00	200,000,000.00	07/02/01
33	Corporation Bank, Lodhi Complex	250,000,000.00	250,000,000.00	07/02/01

34	Oriental Bank of Commerce, Subzi Mandi	150,000,000.00	150,000,000.00	14/02/01
35	Vijaya Bank, Barakhamba Road	350,000,000.00	350,000,000.00	14/02/01
36	Oriental Bank of Commerce, Sadar Bazar	150,000,000.00	150,000,000.00	14/02/01
37	Vijaya Bank, Barakhamba Road	1,150,000,000.00	1,150,000,000.00	22/02/01
38	Vijaya Bank, R.K. Puram	300,000,000.00	300,000,000.00	22/02/01
39	Andhra Bank, Asaf Ali Road	140,000,000.00	140,000,000.00	28/03/01
40	Central Bank of India, Janak Puri	866,870.00	866,870.00	08/01/01
41	Central Bank of India, Janak Puri	2,943,760.00	2,943,760.00	08/01/01
42	Central Bank of India, Janak Puri	703,990.00	703,990.00	10/01/01
43	Central Bank of India, Kalkaji	186,110.00	186,110.00	08/01/01
44	Central Bank of India, Vikas Sadan	264,790.00	264,790.00	08/01/01
45	Central Bank of India, Lawrence Road	25,930.00	25,930.00	12/01/01
46	Central Bank of India, Subzi Mandi	535,760.00	535,760.00	11/01/01
47	Central Bank of India, Vikas Sadan	914,900.00	914,900.00	11/01/01
48	Central Bank of India, Vikas Sadan	2,009,020.00	2,009,020.00	13/01/01
				15/01/01
				23/01/01
				23/01/01
		<u>13,390,853,089.00</u>	<u>13,390,853,089.00</u>	

27/11/21
 Sr. Accounts Officer
 DDA

Jt. Chief Accounts Officer
 DDA

Chief Accounts Officer
 DDA

STATEMENT SHOWING INVESTMENT UNDER URBAN DEVELOPMENT FUND AS ON 31/03/2001

S.No.	Name of Bank	Date of Deposit	FDR No.	Amount
1	Andhra Bank	13/04/00	110025	150,000,000.00
2	Central Bank of India	03/10/00	13/424 F	123,850.00
3	Central Bank of India	03/10/00	13/426 F	94,167.00
4	Central Bank of India	03/10/00	13/428	286,198.00
5	Central Bank of India	06/10/00	13/427 F	148,528.00
6	Central Bank of India Vikas Sadan	03/10/00	13/1	7,775.00
7	Central Bank of India Vikas Sadan	03/10/00	13/3	7,046.00
8	Central Bank of India Vikas Sadan	06/10/00	13/2	192,375.00
9	Central Bank of India Vikas Sadan	10/10/00	13/5	119,939.00
10	Central Bank of India Vikas Sadan	16/10/00	13/4	626,701.00
11	Central Bank of India	10/10/00	13/3	77,472.00
12	Central Bank of India	16/10/00	13/7	37,459.00
13	Central Bank of India	16/10/00	13/14 F	208,135.00
14	Central Bank of India	16/10/00	13/15 F	22,834.00
15	Central Bank of India	17/10/00	13/11	20,770.00
16	Central Bank of India	24/10/00	13/6	126,356.00
17	Central Bank of India	24/10/00	13/9	105,026.00
18	Central Bank of India	24/10/00	13/10	1,930.00
19	Central Bank of India	24/10/00	13/12 F	28,343.00
20	Central Bank of India	28/10/00	13/8	88,745.00
21	Central Bank of India	25/10/00	13/17 F	43,999.00
22	Central Bank of India Vikas Sadan	01/11/00	13/20	287,064.00
23	Central Bank of India Vikas Sadan	06/11/00	13/18	620,430.00
24	Central Bank of India Vikas Sadan	06/11/00	13/19	45,883.00
25	Central Bank of India Vikas Sadan	07/11/00	13/22	12,725.00
26	Central Bank of India Vikas Sadan	08/11/00	13/23	103,447.00
27	Canara Bank, Gole Market	16/11/00	<u>0867893</u>	600,000,000.00
			KDR/NC/2/2000	
28	Central Bank of India Vikas Sadan	06/11/00	13/21 F	12,016.00
29	Central Bank of India Vikas Sadan	08/11/00	13/24 F	160,290.00

30	Central Bank of India Vikas Sadan	10/11/00	13/26	53,719.00
31	Central Bank of India Vikas Sadan	10/11/00	13/27	5,100.00
32	Central Bank of India Vikas Sadan	10/11/00	13/28 F	61,461.00
33	Central Bank of India Vikas Sadan	14/11/00	13/28	80,816.00
34	Central Bank of India Vikas Sadan	17/11/00	13/30	36,501.00
35	Central Bank of India Vikas Sadan	17/11/00	13/32	13,106.00
36	Central Bank of India Vikas Sadan	17/11/00	13/35 F	41,000.00
37	Central Bank of India Vikas Sadan	17/11/00	13/36 F	5,800.00
38	Central Bank of India Vikas Sadan	21/11/00	13/33	256,388.00
39	Central Bank of India Vikas Sadan	23/11/00	13/41 F	52,969.00
40	Central Bank of India Vikas Sadan	24/11/00	13/37	140,919.00
41	Central Bank of India Vikas Sadan	24/11/00	13/38	15,959.00
42	Central Bank of India Vikas Sadan	28/11/00	13/42 F	45,170.00
43	Central Bank of India Vikas Sadan	29/11/00	13/39	55,709.00
44	Central Bank of India Vikas Sadan	29/11/00	13/40 F	43,990.00
45	Corporation Bank, Lodhi Complex	06/12/00	003702	400,000,000.00
46	Corporation Bank, Vasant Kunj	06/12/00	326975	100,000,000.00
47	Central Bank of India Vikas Sadan	01/12/00	13/44	458.00
48	Central Bank of India Vikas Sadan	01/12/00	13/45	27,319.00
49	Central Bank of India Vikas Sadan	06/12/00	13/43	95,743.00
50	Central Bank of India Vikas Sadan	07/12/00	13/46	430,007.00
51	Central Bank of India Vikas Sadan	12/12/00	13/47	32,856.00
52	Central Bank of India Vikas Sadan	05/12/00	13/48 F	41,789.00
53	Central Bank of India Vikas Sadan	07/12/00	13/49 F	22,000.00
54	Central Bank of India Vikas Sadan	07/12/00	13/50 F	4,610.00
55	Central Bank of India Vikas Sadan	13/12/00	13/51 F	117,981.00
56	Central Bank of India	14/12/00	13/56	1,778,010.00
57	Central Bank of India	15/12/00	13/52 F	73,803.00
58	Central Bank of India	20/12/00	13/57	796,655.00
59	Central Bank of India	22/12/00	13/58	967,873.45
60	Central Bank of India	23/12/00	13/53 F	220,697.00
61	Central Bank of India	23/12/00	13/59	962,653.00
62	Central Bank of India	23/12/00	13/60	80,264.00
63	Central Bank of India	27/12/00	13/54 F	110,215.00
64	Central Bank of India	27/12/00	13/55 F	22,880.00
65	Central Bank of India	27/12/00	13/61	2,699,171.35
66	Central Bank of India	28/12/00	13/62	902,275.00
67	Central Bank of India	30/12/00	13/63	970,858.11

68	Central Bank of India	30/12/00	13/64	60,000.00
69	Bank of Baroda	09/01/01	593468	5,667.00
70	Central Bank of India, South Extn.,	18/12/00	176076 F	18,165.00
71	Central Bank of India Vikas Sadan	02/01/01	13/67 F	9,030.00
72	Central Bank of India Vikas Sadan	02/01/01	13/68 F	463,552.55
73	Central Bank of India Vikas Sadan	06/01/01	13/66 F	246,591.80
74	Central Bank of India Vikas Sadan	16/01/01	13/69 F	355,775.00
75	P.N.B./MCC (Defence Colony)	17/01/01	501553	200,000,000.00
76	Central Bank of India	03/01/01	13/70	2,644,187.00
77	Central Bank of India Vikas Sadan	06/01/01	13/71	771,753.00
78	Central Bank of India Vikas Sadan	09/01/01	13/72	200.00
79	Central Bank of India Vikas Sadan	11/01/01	13/75	9,786.00
80	Central Bank of India Vikas Sadan	12/01/01	13/73	64,842.00
81	Central Bank of India Vikas Sadan	16/01/01	13/74	1,429,930.00
82	Central Bank of India Vikas Sadan	17/01/01	13/76 F	31,465.00
83	Central Bank of India Vikas Sadan	19/01/01	13/77 F	265,347.00
84	Central Bank of India Vikas Sadan	20/01/01	13/78 F	18,011.00
85	Central Bank of India Vikas Sadan	20/01/01	13/79 F	13,866.00
86	Central Bank of India Vikas Sadan	23/01/01	13/80 F	95,029.00
87	Central Bank of India Vikas Sadan	25/01/01	13/81 F	43,120.00
88	Vijaya Bank, Chandini Chowk	07/02/01	0165053	200,000,000.00
89	Vijaya Bank, Karol Bagh	07/02/01	0076892	200,000,000.00
90	Corporation Bank, Connaught Circus	07/02/01	152259	250,000,000.00
91	Oriental Bank of Commerce, Chandini Chowk	07/02/01	0301690	200,000,000.00
92	Oriental Bank of Commerce, Darya Ganj	07/02/01	0123536	200,000,000.00
93	Central Bank of India Vikas Sadan	18/01/01	13/8	1,532,123.00
94	Central Bank of India Vikas Sadan	18/01/01	797610	1,123,950.00
95	Central Bank of India	20/01/01	13/5	147,203.00
96	Central Bank of India	20/01/01	797607	26,158.00
97	Central Bank of India	20/01/01	13/7	332,096.00
98	Central Bank of India	23/01/01	797609	361,537.00
99	Central Bank of India	27/01/01	13/6	2,640.00
		30/01/01	797608	
			13/9	
			797611	
			13/10	
			797612	
			13/11	

100	Central Bank of India	31/01/01	797613 <u>13/12</u>	1,043,288.00
101	State Bank of India	14/02/01	797614 646024	271,767.00
102	State Bank of India	14/02/01	646023	31,340.00
103	Central Bank of India	03/02/01	<u>13/13</u> 797615	706,510.00
104	Central Bank of India	03/02/01	<u>13/14</u> 797616	39,792.00
105	Central Bank of India	08/02/01	<u>13/15</u> 797617	1,543,013.00
106	Central Bank of India	08/02/01	<u>13/17</u> 797619	500.00
107	Central Bank of India	12/02/01	<u>13/16</u> 797618	925,353.00
108	Central Bank of India	13/02/01	<u>13/24</u> 797629	297,187.00
109	Central Bank of India	14/02/01	<u>13/25</u> 797628	15,173.00
110	Central Bank of India	17/02/01	<u>13/26</u> 797630	482,014.00
111	Central Bank of India	01/02/01	<u>13/18</u> 797622	16,445.00
112	Central Bank of India	03/02/01	<u>13/19</u> 797623	57,078.00
113	Central Bank of India	03/02/01	<u>13/20</u> 797624	14,739.00
114	Central Bank of India	08/02/01	<u>13/21</u> 797625	85,112.00
115	Central Bank of India	12/02/01	<u>13/22</u> 797626	168,437.00
116	Central Bank of India	19/02/01	<u>13/23</u> 797627	167,095.00
117	Central Bank of India	20/02/01	<u>13/31</u> 797637	16,807.00
118	Central Bank of India	23/02/01	<u>13/27</u> 797633	4,269,957.00
119	Central Bank of India	24/02/01	<u>13/30</u>	73,095.00

120 Central Bank of India	28/02/01	797636	
		<u>13/28</u>	11,341.00
121 Central Bank of India	01/03/01	797634	
		<u>13/29</u>	859,347.00
122 Central Bank of India	05/03/01	797635	
		<u>13/33</u>	517,754.00
123 Central Bank of India	05/03/01	797642	
		<u>13/35</u>	100,879.00
124 Central Bank of India	13/03/01	797645	
		<u>13/32</u>	771,938.00
125 Central Bank of India	13/03/01	797643	
		<u>13/34</u>	262,393.00
126 Canara Bank	26/03/01	797644	
127 Canara Bank	26/03/01	FD/0121/2001	93,670.00
128 Central Bank of India	17/03/01	FD/0122/2001	982,552.00
		<u>13/38</u>	18,325.00
129 Central Bank of India	17/03/01	797654	
		<u>13/40</u>	13,866.00
130 Central Bank of India	20/03/01	797656	
		<u>13/36</u>	400.00
131 Central Bank of India	20/03/01	797652	
		<u>13/37</u>	468,912.00
132 Central Bank of India	20/03/01	797653	
		<u>13/35</u>	113,729.00
133 Central Bank of India	26/03/01	797655	
		<u>14/5</u>	168,286.00
134 Central Bank of India	26/03/01	783338	
		<u>14/2</u>	501,894.00
		783335	
			<u>2,540,058,240.26</u>

Sim yantai
 Sr. Accounts Officer
 DDA

[Signature]
 Jt. Chief Accounts Officer
 DDA

[Signature]
 Chief Accounts Officer
 DDA

STATEMENT SHOWING THE PENSION FUND INVESTMENT AS ON 31-03-2001

S.No.	Date of Deposit/ Investment	Nature of Investment i.e. Govt., Paper Fixed Deposit	Bank Value i.e. Amount i/c brokerage and other charges	Face/ Market Value
1	31/05/96	I.C.I.C.I. Ltd	20,000,000.00	20,000,000.00
2	24/06/96	R.B.I.	20,000,000.00	20,000,000.00
3	07/08/96	I.F.C.I. Ltd.	20,000,000.00	20,000,000.00
4	07/08/96	I.C.I.C.I. Ltd.	20,000,000.00	20,000,000.00
5	20/03/97	I.R.B.I.	50,000,000.00	50,000,000.00
6	06/05/97	S.A.I.L	30,000,000.00	30,000,000.00
7	08/09/97	I.F.C.I. Ltd	10,000,000.00	10,000,000.00
8	27/03/98	K.B.J.N.L.	60,000,000.00	60,000,000.00
9	27/03/98	K.B.J.N.L.	60,000,000.00	60,000,000.00
10	01/12/98	K.B.J.N.L.	50,000,000.00	50,000,000.00
11	01/12/98	I.D.B.I.	50,000,000.00	50,000,000.00
12	30/03/99	P.N.B. Gilt	41,166,645.00	41,166,645.00
13	10/12/99	I.D.B.I.	20,000,000.00	20,000,000.00
14	03/02/00	G.S.R.T.S	30,000,000.00	30,000,000.00
15	24/03/00	S.B.I. Gilt Ltd.	22,296,666.67	22,296,666.67
16	29/03/00	P.N.B. Gilt	66,622,533.33	66,622,533.33
17	29/03/00	S.B.I. Gilt Ltd.	100,000,000.00	100,000,000.00
			<u>670,085,845.00</u>	<u>670,085,845.00</u>

Sr. Accounts Officer

Jt. Chief Accounts Officer

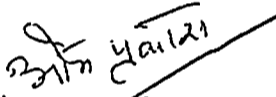
Chief Accounts Officer

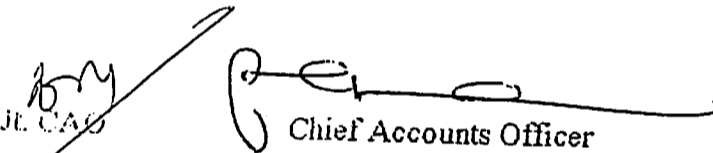
B GENERAL DEVELOPMENT ACCOUNT 2000-2001

SCHEDULE 'K'

Statement showing the investment under
Sinking Fund with SBI/CBI Vikas Sadan
for redemption of Debentures 2001 as on 31.3.2001

Sl. No	Period	Nature of Investment	Book value	Market value
1.	Up to 31.3.2000	FDRs & RDs With CBI/SBI including interest	113384206/-	113384206/-
2.	4/2000 to 3/2001	Deposited/To be deposited with CBI/SBI	59,40,000/-	59,40,000/-
3.	4/2000 to 3/2001	Interest accrued	<u>1,00,92,564/-</u> <u>129,41,6770/-</u>	<u>1,00,92,564/-</u> <u>129,41,6770/-</u>

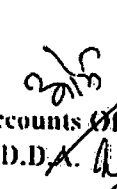

Sr. Accounts Officer (A/cs)

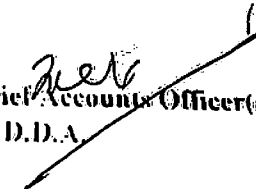

Chief Accounts Officer

APPENDIX 'F' TO ITEM NO. 49/2001.

Note attached to and forming part of the
Accounts of the Delhi Development Authority
for the year 2000-2001

1. The Accounts of the Authority have been prepared as per the forms of Accounts prescribed in the Budget and Accounts Rules 1982 approved and certified by Central Govt. of India, in consultation with the CAG of India, under section 56(2) DD Act 1957(61 of 1957).
2. Bank balance adopted in Accounts as per the cash book has been reconciled with balances in the Bank as certified by the Bankers and there exist no unreconciled difference.
3. No consolidated asset register of immovable and movable assets are maintained at H. The assets shown in the Accounts are physically available and in the possession of Authority.
4. Sundry debtors as depicted in the Balance sheet are good and recoverable
5. Sundry creditors as depicted in the balance sheet of General Development Account (GDA) are as per the balances of outstanding liabilities reflected in the books of Authority.
6. Stock as depicted in the balance sheet of GDA physically exists. Physical verification of stock is done on yearly basis and shortage/excesses are reconciled and accounted


Sr. Accounts Officer (Acs)
D.D.A.


Jt. Chief Accounts Officer (HQ)
D.D.A.


Chief Accounts Officer
D.D.A.

Proforma A/cs 2000-2001 in r/o Completed Scheme

Sl.No	Name of Scheme	Sanction AA&ES No. & date	Date of actual completion	Expdn up to date	Anticipated amount	In lacs of (Rs.)				
						Over head charges	Gross Total expdr.	Total cost of flats except land	Deficit	Surplus
1	C/o 808/728 LIG houses at Pkt.13 in Palam Village opp.Dwarka Project 21(1512)96/HAC	EM 6(23)95/Estt.15613-28 dt. 24.10.96 Rs 1333.32 lacs	30.4.2000	1572.66	-	173.00	1745.66	2145.08	-	399.42
2	C/o 748 Janta houses at Shivaji Enclave(Extn.) F21(1526)HAC	EM6(9)Estt 18009-21 dt. 31.12.96 & Rs.950.16	30.6.2000	918.20	-	101.00	1019.20	1198.07	-	178.87
3	C/o MIG & LIG incremental (i) 61 MIG-104 LIG Sec 13 Pkt Ph I Dwarka (ii) 57 MIG & 119 LIG at Dwarka 21(1455)HAC	EM 6(43)93 Estt./4495-4511 dt. 6.4.94 Rs 806.31 lacs	18.11.97	511.46	-	56.26	567.72	795.49	-	227.77
		EM 6(43)93/Estt 4342-77 dt. 31.3.94 Rs 866.32 lacs	25.1.98							
4	C/o 208 Janta houses plot No. 10 Pkt. 6 Nasirpur Dwarka 21(1547)97/HAC	EM 6(8)97/Estt 1319-21 dt. 28.9.97 Rs 245.41	31.5.2000	256.30	-	28.19	284.49	334.67	-	50.18
5	C/o 256 Janta houses Gr. I Sec B-4 Narella 21(1528)96/HAC -do- Gr II -do- Gr III	EM 6(17)96/Estt./12014-26 dt. 1.8.96 Rs. 826.09	20.5.2000	675.84	-	74.34	750.18	928.54	-	178.36
6	C/o 272/280 Janta houses in Pkt 9 Sec B-4 Narella F21(1533)96	EM 6(37)96/Estt./11998-12010 dt. 1.8.96 Rs.332.94	31.10.2000	395.54	-	47.51	439.05	469.77	-	30.72

[Signature]
Sr. Accounts Officer (A/c)

[Signature]
Jt. CAO (A/c)

[Signature]
Chief Accounts Officer

Sd/-
Sr. AO (HAC)

ITEM No.
50/2001

SUB: PENALTY RELIEF SCHEME - FOR DEFAULTING
ALLOTTEES

A-31-8-2001

No.F.22(244)97/HAC

PRECIS

About 66,000 flats have been allotted under General Housing Scheme, out of which about 50,000 flats are on Hire-purchase basis. Further about 1.72 lakhs allotments have been made to the registrants of N.P.R.S.-79, Ambedkar Avas Yojna and Janta Housing Registration Scheme-96, out of which about 1.20 lacs flats have been allotted on Hire purchase basis.

2. In respect of flats allotted on hire-purchase basis, the allottees are required to deposit the initial amount, which consists of full land premium and 30% cost of construction. The balance 70% cost of construction is recovered over a period of 10, 12 & 15 years from the allottees of MIG, LIG and Janta flats respectively.
3. Under the original terms and conditions of allotment of a built up flat allotted on hire-purchase basis by DDA, an allottee is liable to pay penalty @12% p.a. or Rs.2/- for the first month, 24% p.a. or Rs.5/- for the second month, 48% p.a. or Rs.10/- for third and subsequent month(s), whichever is more. Thus, an allottee is required to pay penalty @48% p.a. for third and subsequent month(s) delay as per allotment terms. The allottees are required to make payment of monthly installments on their own by 10th of every month. Penalty under semi-

मद सं० 50/2001 विषय:- जुमना राहत योजना-चूककर्ता आर्बिट्रियर्स के लिए ।
सं० स्प. 22/244/97/एच.ए.सी.

सार

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सामान्य आवास योजना के अन्तर्गत लगभग 66,000 प्लैट आर्बिट्रियर्स किए गए हैं जिसमें से लगभग 50,000 प्लैट किराया खरीद आधार पर आर्बिट्रियर्स किए गए हैं । लगभग 1.72 लाख आर्बिटन एन.पी.आर.ए-79, अम्बेडकर आवास योजना और जनता आवास पंजीकरण योजना-96 के पंजीकृत व्यक्तियों को किए गए, जिसमें से लगभग 1.20 लाख प्लैट किराया खरीद आधार पर आर्बिट्रियर्स किए गए हैं ।

2. किराया-खरीद आधार पर आर्बिट्रियर्स के संबंध में, आर्बिट्रियर्स को प्रारम्भिक राशि जमा करवानी होती है, जिसमें पूरा भूमि-प्राशुल्क और निर्माण की 30% लागत शामिल होती है । निर्माण-लागत की शेष 70% लागत एम.आई.जी., एल.आई.जी. और जनता प्लैटों के आर्बिट्रियर्स से क्रमशः 10, 12, और 15 वर्षों की अवधि में वसूल की जाती है ।

3. दिल्ली विकास प्राधिकरण द्वारा, किराया खरीद आधार पर आर्बिट्रियर्स किए गए निर्मित प्लैट के आर्बिटन के मूल निबन्धनों एवं शर्तों के अन्तर्गत, आर्बिट्रियर्स को पहले माह के लिए 12% प्रतिवर्ष अथवा 2/-=रु०, दूसरे माह के लिए 24% प्रतिवर्ष अथवा 5/-=रु०, तीसरे और उसके बाद के माह के लिए 48% प्रतिवर्ष अथवा 10/-=रु०, जो भी ज्यादा हो, का जुमना देना होता है । इस प्रकार, आर्बिटन की शर्तों के अनुसार आर्बिट्रियर्स को तीसरे और उसके बाद के महीने/नों के लिए, देरी होने पर 48% प्रतिवर्ष की दर के अनुसार जुमना देना होता है आर्बिट्रियर्स को प्रत्येक माह की 10 तारीख तक स्वयं ही मासिक किस्तों का भुगतान करना होता है । अर्ध-नकद खरीद आधार योजना के मामले में चूककर्ता को पहले माह के लिए 12% और उसके बाद के माह के लिए 18% जुमना देना होता है ।

4. चूंकि चूककर्ता आर्बिट्रियर्स की संख्या अधिक थी, इसलिए दि.वि.प्रा. ने निम्नलिखित जुमना राहत योजनाएं शुरू की :-

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cash down schemes in case of default is 12% for the first month and 18% for the subsequent months.

4. As the number of defaulting allottees was large, DDA introduced following penalty relief schemes:

S.No. Announced Scheme	Penalty Charged p.a	Relief in penalty
1. Penalty Relief Scheme-95 w.e.f. 1.8.95 to 31.1.96	18%	63%
2. Penalty Relief Scheme-96 w.e.f. 1.2.96 to 31.12.96	24%	50%
3. Penalty Relief Scheme-97 w.e.f. 1.3.97 to 30.9.97	27%	43%
4. Penalty Relief Scheme-97 w.e.f. 1.10.97 to 30.6.98	30%	37%
5. Amnesty Scheme -98 w.e.f. 1.10.98 to 31.8.99	12%	75%

5. The issue was discussed in meeting held in the chamber of VC on 12.6.2001 and it was decided to introduce another penalty relief scheme lowering the rate of penalty to 15% per annum on simple rate of interest.

6. It is estimated that there are about 74,000 defaulters and approx. Rs.200 crores are recoverable on account of arrears of monthly installments and Rs.590 crores as penalty. As the number of defaulting allottees is large and the amount to be realized is high, we may consider proposal of the New Penalty Relief Scheme.

क्र.सं.	घोषित योजना	प्रभावित जुमना प्रतिवर्ष	जुमनि में राहत
1.	जुमना राहत योजना-95 1.8.95 से 31.12.96 तक	18%	63%
2.	जुमना राहत योजना-96 1.2.96 से 31.12.96	24%	50%
3.	जुमना राहत योजना-97 1.3.97 से 30.9.97	27%	43%
4.	जुमना राहत योजना-97 1.10.97 से 30.6.98	30%	37%
5.	राहत योजना-98 1.10.98 से 31.8.99	12%	75%

5. मामले पर दिनांक 12.6.2001 को उपाध्यक्ष महोदय के कक्ष में की गई बैठक पर विचार विमर्श किया गया और निर्णय लिया गया कि एक और जुमना राहत योजना शुरू की जाए जिसमें जुमनि की दर को साधारण ब्याज की दर पर 15% प्रतिवर्ष तक कम किया जाए।

6. अनुमान है कि लगभग 74,000 चूक कर्ता हैं और मासिक किस्तों को बढ़ाया राशि के रूप में लगभग 200 करोड़ रु और जुमनि के रूप में 590 करोड़ रु वसूल किए जाने हैं। क्योंकि चूककर्ता आर्बिट्रियरी की संख्या अधिक है और वसूल की जाने वाली राशि अधिक है, इसलिए नई जुमना राहत योजना के प्रस्ताव पर विचार किया जा सकता है।

7. निम्नलिखित प्रस्ताव प्राधिकरण के समक्ष विचारार्थ और अनुमोदनार्थ प्रस्तुत हैं :-

{क} जुमना राहत योजना 1.10.2001 से 31.3.2002 तक जारी रहेगी।

7. The following proposals are submitted for consideration and approval before the Authority:

a) Penalty Relief Scheme shall be operative from 1.10.2001 to 31.3.2002.

b) The scheme will be applicable to:

- General Housing Schemes
- New Pattern Residential Scheme-1979 (also known as HUDCO scheme)
- Retiring Personnel Scheme
- Ambedker Awas Yojna Scheme
- Janta-1996 Scheme
- Expandable Housing Schemes of 1995 & 1996
- Semi-cash down

c) The defaulting allottees who clear upto date installments on the date of application may be charged simple interest @15% p.a.

d) The amount of interest should be cleared upto 90% along with amount of defaulted installments and in the case of EHS & Semi-cash down schemes allottee will have to pay balance cost of the flat also i.e. cash down value of balance installments to avail the benefit under this scheme. But allottee will have to deposit the balance amount of demand together with interest @15%.

e) Those allottees who have already paid all due installments but penalty under the original terms and conditions of allotment still remains unpaid on account of belated payment of installments in the past can also avail the benefit under this scheme.

§ख§ योजना निम्नलिखित पर लागू होगी :-

- ० सामान्य आवास योजना
- ० एन.पी.आर.एस. 1979 ऋहको योजना के रूप में भी जाना जाता है।
- ० सेवा-निवृत्तमान व्यक्तियों की योजना
- ० अम्बेडकर आवास योजना
- ० 1995 एवं 1996 की विस्तारणीय आवास योजना
- ० अर्ध-नकद खरीद आधार

§ग§ जो चुककर्ता आर्बिट्रि आवेदन करने की तिथि तक अद्यतनीकृतों का भुगतान कर देंगे, उनसे 15% प्रतिवर्ष की दर से साधारण ब्याज लिया जाएगा ।

§घ§ इस योजना के अन्तर्गत लाभ प्राप्त करने के लिए चुक की गई किस्तों की राशि सहित ब्याज राशि का 90% तक भुगतान करना होगा और विस्तारणीय आवास योजना एवं अर्ध-नकद खरीद आधार योजना के मामले में योजना का लाभ लेने के लिए आर्बिट्रि को फ्लैट की शेष लागत अर्थात् शेष किस्तों की नकद खरीद कीमत का भी भुगतान करना होगा । परन्तु आर्बिट्रि को मांगी गई शेष राशि का 15% की दर से ब्याज सहित भुगतान करना होगा ।

§ङ§ वे आर्बिट्रि जिन्होंने सभी बकाया किस्तों का भुगतान पहले ही कर दिया है परन्तु आर्बिटन के मूल निबन्धनों एवं शर्तों के अन्तर्गत किस्तों के देरी से भुगतान किए जाने पर जुमनि का पहले भुगतान नहीं किया है, वे भी इस योजना के अन्तर्गत लाभ उठा सकते हैं ।

§च§ पिछले मामलों, जिनमें दि.वि.प्रा. किराया खरीद जुमनि राहत योजनाओं 1995, 1996, 1997 और 1998 के आर्बिटन के निबन्धनों एवं शर्तों के अनुसार भुगतान कर दिया गया है, को दोबारा खोला अथवा स्वीकार नहीं किया जाएगा ।

§छ§ यदि आर्बिट्रि ने योजना की मूल शर्तों अथवा पहले की जुमनि राहत योजनाओं के अनुसार जुमनि की राशि का भुगतान कर दिया है और यदि

- f) The past cases wherein payment of penalty in accordance with allotment terms and conditions or DDA Hire Purchase Penalty Relief Schemes 1995, 1996, 1997 and 1998 have already been made/settled, shall not be re-opened and entertained in any case.
- g) If the allottee has already deposited amount of penalty as per original terms of the scheme or earlier penalty relief schemes and penalty under this scheme is less than the amount deposited, no refund will be given and amount deposited will be treated as penalty.

The matter 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 subject to the rate of penalty being fixed at 13 % per annum on simple rate of interest, instead of 15 % as proposed in para-5 of the agenda item.

2. The Chairman emphasised closer monitoring of the recovery mechanism and expressed his displeasure at the performance of the Assistant Collectors effecting recovery under the Punjab Land Revenue Act. The CHAIRMAN advised that there should be a separate column in the Annual Confidential Reports of the Assistant Collectors for recording their performance under this head.

इस योजना के अन्तर्गत जुमने की राशि जमा की गई राशि से कम है
तो भुगतान की राशि की वापसी नहीं की जासगी तथा जमा की गई
राशि को जुमना राशि माना जासगा ।

मामला प्राधिकरण के समक्ष विचारार्थ प्रस्तुत है ।

संकल्प

ITEM NO. Sub: Launching of "Special Housing Registration Scheme - 2001 for Retiring Government Servants".
51/2001

A-31-8-2001 P.1 (Misc) 2000/RPS/MIG

P R E C I S

A press conference was held by Shri Jagmohan, Hon'ble Union Minister for Urban Development whereby an announcement was made by him about a special housing scheme for the Government Servants and Public Servants of Government Undertakings and Statutory Bodies, having offices in Delhi, who would be retiring within a period of 5 years from the commencement of the scheme. The matter was further processed in the Ministry of Urban Development & Poverty Alleviation and it was also discussed in the Staff Side of National Council (JCM). Suggestions were also asked from DDA and on the basis of all these deliberations the Ministry vide its letter dated 16th May, 2001 has given approval to the Special Housing Scheme, 2001 for retiring Government servants. Approval of L.G. on it was obtained on 26th June, 2001. The scheme was launched with effect from 2nd July, 2001 and sale of application forms will end on 31st August, 2001.

The salient features of the Scheme are :-

1. The name of the scheme is "Special Housing Scheme - 2001 for Retiring Government Servants". Persons who are retiring within a period of 5 years from the commencement of the scheme are eligible under the scheme. This is applicable for the employees of [a] Central Government [b] Government of NCT of Delhi and [c] Statutory/autonomous bodies of the Central Government and Govt. of NCT of Delhi

(Ministry has clarified that DDA being a statutory body, its employees are eligible under the scheme. Statutory body is a body created by an Act of Parliament which may or may not be receiving grants from Central Government. Autonomous Body is a body registered under the Societies Registration Act, 1860 which is getting grants-in-aid from Central Government on regular basis for example, CSIR, ICAR, ICCR etc.)

2. 2000 flats under MIG, LIG and Janta categories in the ratio 2:4:4 will be made available under this scheme. These allotments will be on hire purchase basis and monthly instalments will immediately start after allocation of a DDA flat after the applicant is declared successful in the computerised draw. The maximum monthly instalments would be 60 as the scheme is meant for the persons who are retiring within next 5 years. Rest of the instalments will be recovered in lump sum at the time of retirement when he/she will be getting gratuity and other retirement benefits.

मद सं०
51/2001

विषय:-

"सेवा निवृत्त होने वाले सरकारी कर्मचारी हेतु विशेष आवास
पंजीकरण योजना-2001" का आरम्भ ।
फ़ाईल सं० 1/मिस. 2000/आर.पी.एस./एम.आई.जी

सार

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श्री जगमोहन, माननीय केन्द्रीय शहरी विकास मन्त्री द्वारा एक प्रेस कॉन्फ्रेंस का आयोजन किया गया था, जिसमें उन्होंने सरकारी कर्मचारियों और सरकारी उपक्र-मों एवं सौविधिक निकायों के कर्मचारियों जिनके कार्यालय दिल्ली में हैं और जो इस योजना के आरम्भ होने से 5 वर्षों की अवधि के अन्दर सेवा निवृत्त होंगे, के लिए एक विशेष आवास योजना के विषय में घोषणा की थी । शहरी विकास एवं गरीबी उन्मूलन मंत्रालय में, इस मामले पर आगे कार्य-वाही की गई थी और राष्ट्रीय परिषद् जे.सी.एस. की स्टाफ साइड में भी विचार विमर्श किया गया था । दिल्ली विकास प्राधिकरण से भी सुझाव मांगे गए थे और इन सभी विचार-विमर्शों के आधार पर मंत्रालय ने सेवानिवृत्त होने वाले कर्मचारियों हेतु विशेष आवास योजना-2001 को, अपने दिनांक 16 मई, 2001 के पत्र द्वारा अनुमोदन प्रदान कर दिया है । इसके लिए उप-राज्यपाल का अनुमोदन 26 जून, 2001 को प्राप्त किया गया । यह योजना 2 जुलाई, 2001 से आरम्भ की गई थी और आवेदन पत्रों की बिक्री 31 अगस्त, 2001 को समाप्त होगी ।

योजना की मुख्य विशेषताएँ इस प्रकार हैं :-

1. योजना का नाम "सेवा निवृत्त होने वाले सरकारी कर्मचारियों के लिए विशेष आवास योजना-2001" है । वे व्यक्ति जो इस योजना के आरम्भ होने से 5 वर्षों की अवधि के अन्दर सेवा-निवृत्त हो रहे हैं, इस योजना के अन्तर्गत पात्र हैं । यह योजना केन्द्र सरकार एवं राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार एवं केन्द्र सरकार एवं राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार के सौविधिक/स्वायत्त निकायों के कर्मचारियों के लिए लागू है ।

3. Flats under this scheme are likely to be given in Dwarka, Rohini and Narela.

4. The following reservations will be made in the allotment of flats :-

- [a] 25% of the flats for persons belonging to SC/ST.
- [b] 1% of the flats for physically handicapped persons.

[if the required number of applications are not received from the above mentioned reserved categories, the flats will be offered to the persons registered under non-reserved category].

5. There will be no income limit from MIG, LIG and Janta category. Applicants can apply according to their requirement and affordability. The persons wishing to get themselves registered shall have to pay Rs.30,000 for MIG, Rs.20,000 for LIG and Rs.10,000 for Janta category as registration deposit at the time of submitting their application form. If the number of applications are more than 2000 in respective categories of flats as per the defined ratio, priority numbers from the eligible applicants will be made through a computerised draw. Result of it will be given in the leading newspapers and will also be displayed on the web site of DDA (www.ddadelhi.com.)

6. For the benefit of the allottees, an arrangement has been made by the DDA with Central Bank of India for financing the flats to be allotted in this scheme. Once a flat is allotted to the retiring Government servant, he will approach to the Central Bank of India which will provide loan to the allottee after keeping in view the allotted flat is mortgaged property. The allottee in turn will pay to DDA the entire money in lump sum and will get the possession of the flat. The interest to be charged by the Central Bank of India on the loan will be 12% per annum while the rate of interest in cases of hire purchase allotment of DDA is 16.75% per annum. Therefore, allottee will be a gainer in the form of reduced interest liability, DDA will get the complete payment and the bank will get a big number of clients in the Housing Sector, which is a priority area for the banks for loaning purposes.

The scheme is placed before Authority for information.

R E S O L U T I O N

Proposals contained in the agenda item were approved by the Authority, however it was informed that interest chargeable by the Central Bank of India should be read as 12.5 % per annum and by the DDA as 16.5 % per annum in para-6 of the agenda item.

मंत्रालय ने स्पष्ट किया है कि दिल्ली विकास प्राधिकरण एक सांविधिक निकाय होने के कारण, इसके कर्मचारी इस योजना के अन्तर्गत पात्र हैं। सांविधिक निकाय, संसद के अधिनियम द्वारा बनाया गया एक निकाय है, जो केन्द्र सरकार से अनुदान प्राप्त अथवा न प्राप्त करने वाला हो सकता है। स्वायत्त निकाय, सोसाइटीज पंजीकरण अधिनियम, 1860 के अन्तर्गत पंजीकृत एक निकाय है, जो नियमित आधार पर केन्द्र सरकार से सहायता के रूप में अनुदान प्राप्त कर रहा है, उदाहरण के लिए :- सी.एस.आई.आर., आई.सी.ए.आर., आई.सी.सी.आर. इत्यादि।

2. इस योजना के अन्तर्गत 2:4:4 के अनुपात में म.आ.वर्ग, नि.आ.वर्ग और जनता श्रेणियों के अन्तर्गत 2000 प्लेट उपलब्ध कराये जायेंगे। ये आर्बटन किराया खरीद आधार पर होंगे और कंप्यूटरीकृत ड्रा में आवेदक के सफल घोषित होने के बाद, दि.वि.प्रा. प्लेट के विनिर्धारण के उपरान्त मासिक किस्तें तत्काल आरंभ कर दी जायेंगी। अधिकतम मासिक किस्तें 60 होंगी क्योंकि यह योजना उन व्यक्तियों के लिए है जो अगले पाँच वर्षों में सेवा निवृत्त होने वाले हैं। शेष किस्तों की वसूली सेवानिवृत्ति के समय की जायगी, जब वह अश्वत्थन ग्रेज्युटी एवं अन्य सेवानिवृत्ति लाभों को प्राप्त करेंगे।

3. संभवतः इस योजना के अन्तर्गत प्लेट, द्वारिका, रोहिणी एवं नरेला में दिये जायेंगे।

4. प्लेटों के आर्बटन में निम्नलिखित आरक्षण रखा जायगा :-
§स§ 25% प्लेट, अनुसूचित जाति/अनुसूचित जनजाति के लोगों के लिए।
§बी§ 1% प्लेट, शारीरिक रूप से विकलांग लोगों के लिए।
§यदि वांछित आवेदन पत्र उपर्युक्त आरक्षित श्रेणियों से प्राप्त नहीं होते हैं, तो प्लेट अनारक्षित श्रेणी के पंजीकृत लोगों को दे दिये जायेंगे।§

5. मध्यम आय वर्ग, निम्न आय वर्ग और जनता श्रेणी के लिए कोई आय सीमा नहीं होगी। आवेदक अपनी वांछनीयता और समर्थता के अनुसार आवेदन कर सकते हैं। वे इच्छुक लोग, जो स्वयं पंजीकृत होना चाहते हैं, उन्हें

स्वयं 30,000/- म.आ.वर्ग के लिए स्वयं 20,000/- निम्न आय वर्ग के लिए और स्वयं 10,000/- जनता श्रेणी के लिए आवेदन पत्र प्रस्तुत करते समय पंजीकरण राशि के स्व में जमा कराने होंगे। यदि आवेदन पत्रों की संख्या, सम्बन्धित श्रेणी के फ्लैटों में वर्णित अनुपात के अनुसार 2000 से अधिक है, तो पत्र आवेदकों को प्राथमिकता दी जायेगी। इसका परिणाम मुख्य समाचारपत्रों में दे दिया जायेगा और इसकी सूचना दि.वि.प्रा. की वेब साइट [डब्लू डब्लू डब्लू डी.डी.ए. देल ही काम.] पर भी प्रसारित होगी।

आर्बिटीटरों के लाभ के लिए, इस योजना के अन्तर्गत आर्बिटीट होने वाले फ्लैटों के लिए वित्तीय सहायता हेतु दि.वि.प्रा. ने सेंट्रल बैंक ऑफ इण्डिया के साथ एक व्यवस्था की है। एक सरकार सेवानिवृत्त कर्मचारी को एक बार फ्लैट का आर्बिटीट किया जाता है, वह सेंट्रल बैंक ऑफ इण्डिया से संपर्क करेगा जो उसके आर्बिटी को यह ध्यान में रखकर श्रृण देगा कि उसके आर्बिटीट फ्लैट गिरवी सम्पत्ति है। आर्बिटी दि.वि.प्रा. को एकमुश्त में सम्पूर्ण राशि का भुगतान करेगा और फ्लैट का कब्जा ले लेगा। श्रृण पर सेंट्रल बैंक ऑफ इण्डिया द्वारा ब्याज दर 12% वार्षिक होगी, जबकि दि.वि.प्रा. द्वारा आर्बिटीट किराया खरीद के मामले में प्रति वर्ष ब्याज दर 16.75% है इस प्रकार आर्बिटी ब्याज दर की देनदारी में कम ब्याज दर पर लाभ का हकदार होगा। दि.वि.प्रा., सम्पूर्ण भुगतान लेगा और बैंक आवासीय सेक्टर में ग्राहकों को बड़ी संख्या में प्राप्त करेगा, जो बैंकों के लिए श्रृण के उद्देश्य से प्राथमिकता का क्षेत्र है।

यह योजना प्राधिकरण के समक्ष सूचनार्थ रखी जाती है।

सं क ल प

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Item No.
52/2001

A - 31-8-2001

Sub: Proposal of one time/limited offer to the Central/State Departments, PSUs of GOI Autonomous/Statutory Bodies and Banks under Central Acts to take the vacant flats out of existing 84 SFS flats in Motia Khan.
F. PA/JD/SFS/2000/Misc.

P R E C I S

DDA announced a scheme of SFS flats in Motia Khan in October, 1982 and as a part of it 84 SFS Cat.III flats were to be constructed in Block 2 and 5, Motia Khan. 119 people applied for these flats and 84 were successful and 35 were left out. A draw was held on 20.1.83 and flats were allocated to eligible registrants. As per the demand letters instalments were to be deposited during 10.4.83 to 10.7.85 and the estimated cost of Cat.III flats was shown to be Rs.3,81,900/-. However, the construction got delayed and the second and subsequent instalments were deferred for indefinite period. The flats were completed in 1996 and all the 84 flats were allotted through a draw held in 1997. Out of the 84 allottees, 52 allottees challenged the cost of flats and applied for refund as per directions of the Supreme Court. Thus, extra 52 flats were available with DDA. Earlier 35 eligible registrants could not be accommodated at Motia Khan due to limited number of houses, however, once these 52 flats become available, we included these 35 left out allocatees also for allotment. Out of left-out 35 allocatees, 3 were found ineligible and as such original 32 and left out 32 i.e. in all 64, allotments were made. The demand letters in respect of these allotments were made in May, 2001 and as per that the cost of the flats varies from Rs.31.44 lakhs to Rs.36.44 lakhs. Looking to such large increase in the cost out of 64, only 7 allottees have made the full payment so far while 2 have made part payments. Most of the other allottees are approaching DDA requesting for refund of money with interest and/or for giving extension of time without interest for payment of money.

A proposal simultaneously is being put before the Authority for giving three months' extension for payment of demanded amount without interest, to the allottees. However, looking to the probability of non-deposition of demanded amount by the allottees, due to high cost of the flat and subsequent vacancies and given the fact that there are no registrants/allocatees in waiting, there are chances that the non disposal of property may result in the investment being blocked for a very long period.

A meeting was taken by the Finance Member, DDA to explore the interest of the Public Sector Banks and Financial Institutions in these flats, if so offered by DDA, after the due approval of the Authority. The Finance Department has reported that a good response has been shown by the participating institutions like SBI, SIDBI, Corporation Bank etc.

Within the parameters of the DDA's present policy, this solution may not be permissible as flats can only be allotted to registrants of the scheme. However, in case of existing and possible future vacancies, the Authority may consider the proposal of one time/limited offer to the Central/State Departments, PSUs of GOI, Autonomous/Statutory Bodies and Banks under Central Acts to take the vacant flats out of existing 84 SFS flats in Motia Khan, with the objective of disposing of the property the value of which will depreciate with time. The costing of the flats work out to Rs.31.44 lacs to Rs.36.84 lacs. The land rate adopted is of developed colony Vikas Puri as per Authority Resolution. The land rate and the cost of construction have been suitably updated.

If approved by the Authority the offer shall be made through an advertisement as per DDA's policy. VC, DDA thereafter will setup a committee under the chairmanship of Commissioner [Housing], Dir.[Housing]-I and FA[H] to formulate the guidelines for evaluating the responses and accordingly to make recommendation for allotment as per the guidelines. VC, DDA shall be the final authority for taking the decision.

52/2001

विषय:- मोतिया खान में विद्यमान 84 स्वयं वित्त योजना आवसतों में से रिक्त फ्लैटों को पाने के लिए केन्द्र/राज्य के विभागों, भारत सरकार के सार्वजनिक सेक्टर, उपग्रामों, स्वायत्त/सांघिक विभागाँ और केन्द्रीय अधिनियमों के अधीन बैंकों के लिए एक बार/सीमित ऑफर का पुस्ताव ।

फाइल सं.

पी. ६४००/जे. डी. एस. एफ. एस. /2000/मि.स.

सार

दिल्ली विकास प्राधिकरण ने अक्टूबर, 1982 में मोतिया खान में स्वयं वित्त योजना के फ्लैटों की एक योजना की घोषणा की और इसी के एक भाग के रूप में मोतिया खान, ब्लॉक-2 स्ल 5 में 84 स्वयं वित्त योजना प्रेमी-3 के फ्लैटों का निर्माण किया जाना था । इन फ्लैटों के लिए 119 व्यक्तियों ने आवेदन किया और 84 सफल हुए स्ल 35 वीं चयन रहे । दिनांक 20-1-83 को ड्रा निम्नलिखित गया और पात्र पंजीकृत व्यक्तियों को फ्लैटों का विनिर्धारण किया गया । मांग-पत्रों के अनुसार 10-4-83 से 10-7-85 के दौरान विद्यमान जमा की जानी थीं और प्रेमी-3 के फ्लैटों को अनुमानित लागत 3,81,900/- रु. दर्शायी गयी थी । तथापि, निर्माण में देरी हुई और अनिश्चित अवधि हेतु दूसरी और अनुवर्ती स्थितियों में विभिन्नता हुई । ये फ्लैट 1996 में निर्मित किए गए और 1997 में निकाले गए ड्रा के माध्यम से सभी 84 फ्लैट आबीटित कर दिये गए थे । इन 84 आबीटितियों में से 52 आबीटितियों ने फ्लैटों की लागत को पुनोत्ती दो और उच्चतम न्यायालय के निर्देशों के अनुसार धन वापसी के लिए आवेदन किये । इस प्रकार अतिरिक्त 52 फ्लैट दि. वि. प्रा. के पास उपलब्ध थे । पहले 35 पात्र पंजीकृत व्यक्तियों को आवसतों की सीमित संख्या होने के कारण मोतिया खान में नहीं बताया जा सका । तथापि जैसे ही ये 52 फ्लैट उपलब्ध हुए, हमने इन वींचत 35 आबीटितियों को भी आबंटन हेतु शामिल कर लिया । इनमें से वींचत 35 आबीटितियों में से 3 को पात्र नहीं पाया गया और इस तरह मूल 32 स्ल वींचत 32 अर्थात् सभी 64 आबंटन किये गए थे । इन आबंटनों के संबंध में मई 2001 में मांग पत्र बनाए गए थे और उनके अनुसार फ्लैटों की लागत 31.44 लाख रु. से 36.44 लाख रु. में परिवर्तित थी । इन 64 फ्लैटों की लागत में इतनी अधिक वृद्धि देख कर अब तक केवल 7 आबीटितियों ने पूर्ण भुगतान किये हैं । अन्य आबीटितियों में से अधिकांश दि. वि. प्रा. से ब्याज सहित धन वापसी का और/अथवा राशि का भुगतान बिना ब्याज करने के लिए समय वृद्धि प्रदान करने का अनुरोध कर रहे हैं ।

PROPOSAL

Authority may approve –

1. The SFS flats of Motia Khan cat-III lying vacant after August 15, 2001, due to refusal of the allottees to take them [reflected by way of cancellation due to non-deposition of demanded amount or request for refund], may be offered to the Central/State Departments, PSUs of GOI, Autonomous/Statutory Bodies under Central Acts and Banks and their subsidiary.
2. The offer to be made through an open advertisement as per DDA's policy.
3. A committee will be set up under the Chairmanship of Commissioner [Housing], with Dir.[Housing]-I and FA[H] to formulate the guidelines for evaluating the responses and accordingly to make recommendation for allotment as per the guidelines. VC, DDA shall be the final authority for taking the decision.

R E S O L U T I O N

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

2. Suggestion given by Shri Mahabal Mishra for providing additional flats for staff quarters was appreciated by the Chairman, He was informed that necessary steps shall be taken in that direction .

साथ ही साथ प्राधिकरण के समक्ष आबीटियाँ द्वारा बिना ब्याज के भुगतान करने के पक्ष में तीन महीने का समय बढ़ाने के लिए एक प्रस्ताव रखा जा रहा है। फिर भी आबीटियाँ से माँगी गयी राशि को जमा न करने की सम्भावना को देखते हुए, फ्लैटों की अवधि कीमत होने के कारण बाद में रिक्तियाँ और यह भी संभव है कि पूर्वीक्ष में कोई भी पंजीकर्ता निर्धारित नहीं है। सम्भावनाएँ हैं कि सम्पत्ति का निम्टान न होने के कारण तम्बे समय तक खर्च की गई राशि लकी रहें।

इन फ्लैटों के विषय में सार्वजनिक क्षेत्र के बैंकों और वित्तीय संस्थानों की रुचि का पता लगाने के लिए दि.वि.प्रा. के वित्त सदस्य ने एक बैठक की थी, यदि प्राधिकरण के अनुमोदन के बाद दि.वि.प्रा. यदि ऐसा प्रस्तावित करे। वित्त विभाग ने रिपोर्ट दी कि सम्मिलित होने वाले संस्थानों स्टेट बैंक ऑफ इण्डिया, एस.आई.डी.बी.आई. कॉर्पोरेशन बैंक आदि ने इस संबंध में अच्छी प्रतिक्रिया जाहिर की है।

दि.वि.प्रा. की वर्तमान नीति के अन्तर्गत यह समाधान स्वीकार्य नहीं हो सकता क्योंकि ये फ्लैट इस योजना के पंजीयनकर्ताओं को ही आबीटत हो सकते हैं। फिर भी वर्तमान और सम्भावित आगामी रिक्तियों के मामले में प्राधिकरण ध्यान रखे कि सम्पत्ति निम्टान के इस उद्देश्य के साथ कि समयानुसार उसका मूल्य घटेगा, इस कक्ष को ध्यान में रखकर मोतिवा खान के वर्तमान 84 स्व.वि.यो.फ्लैटों में से खाली फ्लैटों को लें, जो केन्द्रीय अधिनियम के अन्तर्गत आते हैं, इस विषय में प्राधिकरण एक समय सीमा में केन्द्रीय/प्रान्तीय विभाग, भारत सरकार के सार्वजनिक क्षेत्र के उपक्रम, स्वायत्त/संस्थागत संस्थाएँ और बैंकों को प्रस्ताव देने पर विचार करे। फ्लैटों की लागत 31.44 लाख रु. से 36.84 लाख रु. तक आँकी गई है। प्राधिकरण संकल्प के अनुसार विकसित कालोनी विकासपुरी के आधार पर भूमि की स्वीकृत दरें लागू की गई हैं। भूमि दर और निर्माण की लागत उपर्युक्त रूप से आँकन की गई हैं।

यदि प्राधिकरण ने अनुमोदन किया तो प्रस्ताव दि.वि.प्रा. की नीति के अनुसार विज्ञापन के माध्यम से रखा जायगा। उपाध्यक्ष दि.वि.प्रा. इसके बाद एक समिति गठित करेंगे, जो आयुक्त (आवास) की अध्यक्षता में होगी और निदेशक (आवास) और स्प.र. (स.प.) प्राप्त उत्तरों का मूल्यांकन करने के लिए एक व दिशानिर्देश तैयार करेंगे और इन दिशानिर्देशों के अनुसार ही आबीटन के लिए रिक्सा रिख करें। निर्णय के मामले में उपाध्यक्ष दि.वि.प्रा. का अंतिम प्राधिकार होगा।

प्रस्ताव

प्राधिकरण कृपया निम्नलिखित प्रस्ताव को अनुमोदन प्रदान करें:-

1. मोतियाखान में श्रेणी-3 के एस.स्फ.स्त.फ्लैट बॉकि आबीटितियों द्वारा अस्वीकृत कर दिए जाने के कारण इमांकी गई राशि बमा न करने के कारण अथवा राशि धापित करने का अनुरोध करने के कारण रद्द दर्शाए गए हैं। 15 अगस्त, 2001 के बाद से खाली पड़े हुए हैं, उन्हें केन्द्र/राज्य सरकार के विभागों, भारत सरकार के सार्वजनिक उपक्रमों, केन्द्रीय अधिनियमों के अंतर्गत स्वायत्त/सांविधिक निकायों और बैंकों तथा उनकी सहायक संस्थाओं को प्रस्तावित कर दिए जाएं ।
2. प्रस्ताव दि.वि.प्रा. की नीति के अनुसार एक सार्वजनिक विज्ञापन के माध्यम से लीया जाए ।
3. आयुक्त/आवास/ की अध्यक्षता में निदेशक/आवास/ और वित्त सलाहकार /आवास/ सहित प्रत्युत्तरों का मूल्यांकन करने के लिए दिशा-निर्देश बनाने के लिए एक समिति गठित की जाए और तदनुसार दिशा-निर्देशों के अनुसार आर्बटन हेतु अनुषंका की जाए । निर्णय लेने के लिए उपाध्यक्ष, दि.वि.प्रा. अंतिम प्राधिकारी होंगे ।

संकल्प

Item No.

53/2001

A-34-8-2001

Sub: Re-fixation of reserve price in respect of commercial built-up units (CBUs) auctioned/tendered for six times or more
F. 25 (29) 2000/CE

PRECIS

The issue of disposal of commercial built-up units (CBUs) has been engaging the attention of management for quite some time. These CBUs are steadily decaying and lot of expenditure is incurred on their maintenance and watch and ward.

2. Since DDA incurs expenditure on its maintenance and watch and ward, it is generally felt that effective steps need to be taken for their disposal. It was, therefore, proposed vide Authority Resolution No.177/93 that the reserve price of shops which have been put to auction thrice or more after 1-2-1992 and are still available, be fixed at a rate reduced by 20% of the reserve price at 3rd auction and the shops which have remained undisposed of for more than two years in spite of five or more auctions at a rate reduced by 40% of the reserve price at 5th auction. Further, as per Authority's Resolution No.91/98, it was resolved that those commercial built up units which have already been put to auction or tender for 6 times or more be disposed of through tender on freehold basis on reducing their average auction price of 1997-98 by 60% subject to the condition that price so arrived at shall not be less than the cost of land and development of the unit.

3. Despite above provisions, it was noticed in 1999-2000 that there were about 2000 commercial built up units which were constructed in 1970s and 80s have not been disposed off.

4. It was therefore decided vide Resolution No.10/2000 to dispose off these old commercial built up properties are classified as "old undisposed units" while hereafter are

classified as old undisposed units and were specifically identified and 1965 numbers be disposed off by fixing the reserve price on the basis of current cost of acquisition of land plus current cost of development plus current cost of construction. While working out the current cost, it was also decided to work out a global rate for the entire city as there is no index to measure the cost of acquisition, cost of development or cost of construction on a zonal basis.

5. As a follow up of this resolution, all such units which had been put to auction/tender earlier but had not sold were put to tender twice once in April 2000 and another in October 2000 on a reserve price of Rs.9830/- per sq.mtr. As a result of which we could dispose off about 1535 units fetching a revenue of about Rs. 65 crores.

It is now proposed to dispose off all these units through tender/auction during 2001-2002.

Since these are the units which have not sold earlier even as part of the old undisposed units at the Reserve Price of Rs.9830 per sqm., it is suggested that we may keep reserve price unchanged.

6. NEW UNITS: Separately, the commercial estate put to tender about 200 new units received from the Engineering Wing during 2000-2001, (February 2001), and 77 were disposed off fetching Rs.22 crores leaving a balance of 126. The average tender rate received for these units was Rs.68354.44/-per sq.mtr. More such units are expected every year. It is proposed that the mode of working out the reserve price for these new units remains unchanged as per authority resolution mentioned in Para 2 of the agenda.

7. In brief, as a result of our special drive to classify and disposed off 'old undisposed units' we have an inventory of two sets of built up commercial properties which are henceforth to be disposed off by the DDA, one the old "undisposed units" which have been put to auction /tender earlier but have not sold and which are in a certain state of decay and which are to be disposed off on a cost plus basis. The second new shops which are being received each year 57% of which have to be disposed off through auction/tender (43% are to be reserved for SC/ST, Physically Handicapped, Ex-Servicemen etc.), the reserve price which (new units) would be based on the procedures ason date being followed bythe Finance Deptt. As per

Authority Resolution passed on the subject from time to time, as proposed in para 6 above.

8. Simultaneously, an exercise was carried out to up-date the property registers based on the monthly reports of vacant property being received from all the zonal Chief Engineers and after reconciliation with property registers being mentioned by Commercial Estate Branch, it has been seen that the commercial estate section in fact has about 750 more units which are in addition to those which were put to tender in 2000-2001. These were not included in the inventory of old units prepared in 2000-2001 mostly for the reason that they had been kept apart in the files for allotment to either of bank or post office or to some other categories or organizations. But a list of these units has now been prepared. It is seen that 62 out of these have been put to auction/tender 6 times or more. It is proposed that these be clubbed with the inventory of old undisposed property or put to tender at Reser Price of Rs. 9830/- per sq. meter. The remaining units may be clubbed with the inventory of new properties mentioned in para 6 above.

9. ALLOTMENT CASES

(i) The main problem in implementation of this dualism will arise when commercial units are to be disposed of to the various reserve categories in a non-auction allotment mode for which we adopt the principle of the average auction rate. It is here that there is scope for any inadvertent mistakes as the new units may get classified under the old unit category and prime units allotted at the reduced average auction rate. A mechanism to ensure that this does not happen has to be put in place.

(ii) It is today seen that under the terms of allotment, 43% of the new units allotted each year is reserved for those categories indicated in Para 7. These allotments would be made on reserve price fixed by the Finance Wing based on the Authority Resolution as detailed in para 2 above.

(iii) The issue arises when units under the old disposed unit category, which have not been disposed off despite the concessional reserve price, are considered for disposal as alternate allotments to project affected persons or other evictees or for disposal to special

categories such as DDA's widows etc. For such allotments, it is suggested that the average auction rate of the concerned market, if that is not available then that of the comparable commercial complex and if that too is not available then the zonal rates be adopted for disposal of these units through allotment. This would enable DDA to dispose off these old undisposed units which despite the reduced auction price have not got disposed off through auction or tender.

This proposal would also be in line with the Resolution No.74 dated 21.8.86 of Authority wherein it has been resolved that evictees from public land would be given shops at the market prices, because the average tender rate is actually the closest reflection of the market rate for these units.

It is also proposed that in order to ensure objectivity and transparency, only shops which are included in the inventory of old units be offered to any of these category of persons. No other shop be offered to them.

(iv) While finalising the cost of units disposed through allotments, in order to ensure that there is no inadvertent mistake the DD (CE) of the Commercial Estste Section and the Sr. A.O.(HAC) shall record a certificate on each of the allotment files that the rate being applied for the unit is the rate applicable as per this proposed resolution i.e. the reserve price for new units in case allotment to reserved category persons in accordance with Para 10 (ii) above, or is the rate applicable to old undisposed units in case allotment to any other allottee/staff widow from out of the old undisposed property in accordance with Para 10 (iii) above.

10. The above proposal has been vetted by the Finance Wing of DDA.
11. Approval of the Authority is solicited on proposals at Para 5, 6, 7,8 & 9 above.

R E S O L U T I O N

Proposals contained in the agenda item were discussed in detail and approved, subject to the decision that reserve price in the case of old undisposed of units should be kept at Rs.9830/- per square meter, instead of average tender price, in view of the past experience and the market conditions.

While confirmation of minutes of meeting of 31.8.2001 vide item No.1/2002 in the Authority's meeting held on 21.1.2002, decision on agenda item No.53/2001 will now read as under:-

"Proposals contained in the agenda item were discussed in detail and approved, subject to the decision that reserve price in the case of allotment of old undisposed of units should be kept at Rs.9830/- per square meter, instead of average tender price, in view of the past experience and the market conditions."

ITEM No. Sub : Conversion from cash down to hire purchase.
54/2001 P. LO 55(443)99/DH/NP.
 A-31-8-2001

PRECIS

As per present policy the allotment of flats on cash down and hire purchase basis is made in following proportion :

S.No.	Category	Cash down	Hire purchase
1	M.I.G.	50%	50%
2	L.I.G.	50%	50%
3	JANTA, 1979	25%	75%
4	JANTA, 1996	30%	70%

In respect of flats allotted on hire purchase basis, the allottees are required to deposit the initial amount which consists of full land premium and 30% cost of construction. The balance 70% cost of construction is recovered over a period of 10, 12 and 15 years from the allottees of MIG, LIG and Janta flats respectively. In respect of allotment under Janta Housing Registration Scheme, 1996, the balance cost is recovered in 10 years.

The allotment on cash down or hire purchase is decided by draw of lots. Allottee has no option to opt for either of the two. After the allotment is made, the allottees of hire purchase scheme are applying for conversion to cash down basis and vice versa. As per present policy conversion from hire purchase to cash down is allowed but cash down to hire purchase is not allowed. DDA is getting some representations from the allottees of cash down for conversion to hire purchase scheme.

PROPOSAL

It is proposed to allow conversion from cash down to hire purchase not exceeding 10% of the allotments on cash down basis, on the recommendation of the committee to be formed under the chairmanship of Commissioner(Housing) with FA(H) and concerned Director(Housing) being the members. Vice-Chairman, DDA will be competent authority to accept the recommendations of the committee.

R E S O L U T I O N

This agenda item was withdrawn with the permission of the Chair.

सूच सं.-54/2001

विषय:- नकद आधार से किराया-खरीद आधार में परिवर्तन ।

फाइल सं.-सल.ओ.55/443/99/डी.डी.ए.ए./एन.पी.

सार

वर्तमान नीति के अनुसार नकद और किराया-खरीद आधार पर फ्लैटों का आर्बिटन निम्नलिखित अनुपात में किया जाता है :-

क्रम सं.	श्रेणी	नकद-आधार	किराया-खरीद आधार
1.	मध्यम आय वर्ग	50%	50%
2.	निम्न आय वर्ग	50%	50%
3.	जनता, 1979	25%	75%
4.	जनता, 1976	30%	70%

किराया-खरीद आधार पर आर्बिटित किए गए फ्लैटों के संबंध में, आर्बिटितियों द्वारा प्ररीक्षक राशि जमा करना अपेक्षित होता है जिसमें पूरा भू-प्राप्तक और निर्माण लागत का 30% शामिल होता है। बकाया 70% निर्माण-लागत म.आ.व., नि.आ.व. और जनता फ्लैटों के आर्बिटितियों से क्रमशः 10 वर्ष, 12 वर्ष और 15 वर्ष की अवधि में वसूल की जाती है। जनता आवास पंजीकरण योजना, 1976 के अंतर्गत आर्बिटन के संबंध में बकाया लागत 10 वर्ष में वसूल की जाती है।

नकद अथवा किराया-खरीद आधार पर आर्बिटन लाटरी हूट के माध्यम से किया जाता है। आर्बिटिती को दोनों में से किसी एक को चुनने का विकल्प नहीं है। आर्बिटन हो जाने के बाद, किराया-खरीद योजना के आर्बिटिती नकद आधार में परिवर्तन हेतु और इसके विलोमतः आवेदन करते हैं। वर्तमान नीति के अनुसार, किराया-खरीद आधार से नकद-आधार में परिवर्तन की अनुमति तो दी जाती है परन्तु नकद आधार से किराया-खरीद आधार की अनुमति नहीं है। डी.डी.ए. में कुछ आर्बिटितियों से नकद-आधार से किराया-खरीद आधार में परिवर्तन हेतु अनुरोध-पत्र आ रहे हैं।

आयुक्त[आवास] की अध्यक्षता के अन्तर्गत गठित की जाने वाली समिति, जिसके वित्त सलाहकार[आवास] और संबंधित निदेशक [आवास] सदस्य होंगे, की सिफारिश पर,

नकद-आधार पर किए जाने वाले आबंटनों में से 10% आबंटन नकद-आधार से किराया-खरीद आधार में परिवर्तन की अनुमति देने के लिए प्रस्ताव किया जाता है। समिति की सिफारिशों स्वीकार करने के लिए उपाध्यक्ष, दि.वि.प्रा. सक्षम प्राधिकारी होंगे। समिति परेशानी/कठिनाई के केवल उन्हीं मामलों की सिफारिश करेगी, जहाँ यह सिद्ध हो जायगा कि आबंटनी के पास डी.डी.ए. को िकतों का भुगतान करने के लिए पर्याप्त साधन हैं। यदि आबंटनी की मासिक आय निर्धारित की गई मासिक िकतों की राशि से, म.आ.व. और नि.आ.व. के मामले में दोगुनी है और जस्ता प्लेटों के मामले में मासिक िकतों की राशि से तीन गुनी है, तो आबंटनी को िकतों का भुगतान करने के योग्य साधन-सम्पन्न समझा जायगा।

संकल्प

Item No.
55/2001

Sub : Development Control Norms for Senior Secondary Schools

A-31-8-2001

File No.F.9(11)99/MP

P R E C I S

1.0 Proposal in Brief:

In compliance of administrative decision taken by LG in October, 1999, DDA started allotting 2 acres of land (instead of 4 acres as per MPD-2001) with a break up of 1.5 acres for building purposes and 0.5 acres for play ground/open spaces. The balance land is kept reserved for open area uses permitted within the residential area. This has been objected to by the allottees and some of them have moved to the court and also MCD is not sanctioning the building plans because site allotted does not conform to the norms prescribed in the Master Plan. This has necessitated in the modifications of MPD-2001 under Section-11(A) of Delhi Development Act and also the Ministry of Urban Development and Poverty Alleviation vide its letter dated 23.7.2001 has desired that modifications in the norms of allotment of land to the Sr. Sec. School may be submitted to the Ministry after due approval of the authority.

2.0 Background:

- i) The population of Delhi has been increasing at a rapid pace. It is estimated that about 5 lakh population is added every year. The increasing population poses additional demand for infrastructure, particularly for educational facilities i.e. schools within the existing urban areas and urban extensions. Since most of the land in existing urban area has already been developed, there is scarcity of land to accommodate this additional demand.
- ii) During the various meetings taken at LG office, a view was expressed that the large open spaces/play areas remain unused during the day. It was also felt if the playground component of Senior Secondary School is deleted from the allotment, then we can conserve the land and also make use of the open spaces.

After lot of deliberations, it was agreed that exercise be carried out for modifications in Master Plan, to reduce the land component for Sr. Sec. Schools. It was agreed that the quantum of land allowed for school building can be retained and only that component of play field, which is given on license fee, can be reduced from the allotment. The open spaces in the surrounding/adjacent to school will also be utilised as play/open area by the children/residents of the area. Thus it will ensure optimum utilisation of the open space.

iii) Decision of the Technical Committee:

The proposal of revised norms was considered by the DDA Technical Committee meeting held on 30.5.2000 as per details given below:

सं. सं. 55/2001

विषय: सीनियर सेकेंड्री स्कूल के लिए विकास नियंत्रण मानदंड ।

फाइल सं. 98.11.99/एम.पी.

सार

1.0 संक्षेप प्रस्ताव:

उपराज्यपाल द्वारा अक्टूबर, 1999 में लिए गए प्रशासनिक निर्णय के अनुपालन में दिल्ली विकास प्राधिकरण ने, भवन उद्देश्यों के लिए 1.5 एकड़ और खेल के मैदान/खेले स्थानों के लिए 0.5 एकड़ के ब्यौरे सहित 2 एकड़ भूमि [दिल्ली मुख्य योजना-2001 के अनुसार 4 एकड़ के स्थान पर] आवंटित करनी प्रारम्भ की थी। शेष भूमि को आवासीय क्षेत्र के अन्दर अनुमेय खेले क्षेत्र प्रयोग हेतु आरक्षित रखा गया है। इस पर आवंटितियों ने आपत्ति की और उनमें से कुछ न्यायालय चले गए हैं तथा दिल्ली नगर निगम भी भवन नवनों को स्वीकृत नहीं कर रहा है क्योंकि आवंटित स्थल मुख्य योजना में निर्धारित मानदंडों के अनुसूच नहीं है इसके दिल्ली विकास अधिनियम की धारा-111ए के अंतर्गत दिल्ली मुख्य योजना-2001 में संशोधन आवश्यक हो गया है और शहरी विकास और शरीबी उपग्राम मंत्रालय ने भी दिनांक 23.7.2001 के अपने पत्र द्वारा इच्छा व्यक्त की है कि सीनियर सेकेंड्री स्कूल को भूमि के आवंटन के मानदंडों में संशोधनों को प्राधिकरण के उपयुक्त अनुमोदन के पश्चात् मंत्रालय को प्रस्तुत किया जाए।

2.0 पृष्ठभूमि:

1। दिल्ली की जनसंख्या तीव्र गति से बढ़ रही है। अनुमान है कि प्रत्येक वर्ष इसमें लगभग 5 लाख की आबादी बढ़ रही है। जनसंख्या के बढ़ने से आधुनिक सुविधाओं की अतिरिक्त मांग बढ़ी है। चूंकि मौजूदा शहरी क्षेत्रों में अधिकतर भूमि विकसित है इसलिए इस अतिरिक्त मांग को पूरा करने के लिए भूमि की कमी है।

2। उप-राज्यपाल कार्यालय में की गई विभिन्न बैठकों के दौरान विचार व्यक्त किया गया कि दिन के समय बड़े खेले स्थान/खेल के क्षेत्र उपयोगिता में नहीं रहते। यह भी अनुभव किया गया कि यदि सीनियर सेकेंड्री स्कूल के खेल के मैदान को आवंटन से हटा दिया जाए तो हम भूमि का संरक्षण कर सकते हैं और खेले स्थानों का उपयोग भी कर सकते हैं।

पर्याप्त विचार-विमर्श के पश्चात्, सहमत हुई कि सीनियर सेकेंड्री स्कूलों के लिए भूमि को कम करने के लिए मुख्य योजना में संशोधन करने की कार्रवाई की जाए। सहमत हुई कि स्कूल भवन हेतु अनुमत भूमि की मात्रा वहीं रखी जा सकती है और केवल खेल के मैदान का आकार, जो लाइसेंस फीस पर दिया गया है, को आवंटन से कम किया जा सकता है।

क्रमशः...

EXISTING NORMS	MODIFIED NORMS
1 for 7500 population	
Strength of School : 1000 students	
Area per School : 1.60 ha	Area per school : 0.80 ha
School Building Area : 0.60 ha	School Building Area : 0.60 ha
Play field area with a Minimum of 68 mt, 126 mt. to be ensured for effective play.	Play field area/open : 0.20 ha

The balance land for the Sr. Sec. School site be utilised for predominantly activities that can take place in open areas are in conformity with residential area use permission.

The decision of the Technical Committee is reproduced below:

"The proposal was discussed in detail and it was decided that in view of the following considerations, the proposal to revise the development control norms in respect of Sr. Secondary Schools be again put up to Hon'ble L.G. on file for a review.

- a. *Bifurcation of the Sr. Secondary School sites in the existing urban area in the manner proposed in many cases, is not feasible/practical due to locational considerations.*
- b. *School sites in the existing urban area are mostly located in a scattered manner and hence, pooling of land for a common play field is often not feasible. However, the concept of common play field area for 3-4 schools could be experimented in case of new urban extensions/sub-city.*
- c. *Experience have shown that 'common play field area' is difficult to maintain due to over lapping responsibilities of its maintenance and up keep by a heterogeneous group of users i.e. Educational Deptt. Trusts and private institutions etc. who are normally allotted lands for running the schools.*
- d. *The proposed norms for school sites, however, could be considered in case of congested central city areas, urban villages, unauthorised colonies, JJR schemes etc. in view of a severe land constraints.*

Play fields are essential requirements of all the school premises and they should not be compromised while reconsidering the norms for Sr. Secondary Schools as in any case open area for assembly/physical training etc. would have to be anyway provided for."

- iv) In the meantime Ministry of Urban Development vide letter No.163-DDR/VIP/2000 dated 21.6.2000 informed DDA as under :-

"Under the Master Plan of Delhi, it is provided that 4 acres of land is to be allotted for the Sr. Sec. School, but in violation of these rules DDA has reduced the area from 4 acres to 2 acres without following the procedure provided for the change. As per clause-11A of DDA Act any change in the Master Plan of Delhi, it is necessary that public objections have to be invited as this is a basic requirement. But in this case DDA has changed

स्कूल के आसपास/समीप के खुले स्थानों को, क्षेत्र के बच्चों/निवृत्तियों द्वारा खेल के मैदान/खुले क्षेत्र के रूप में भी उपयोग किया जा सगा। इस प्रकार इससे खुले स्थान का अधिकतम उपयोग सुनिश्चित होगा।

3. तकनीकी समिति का निर्णय:

संशोधित मानकों के प्रस्ताव पर दिनांक 30.5.2000 को हुई दि.वि.प्र. की तकनीकी समिति की बैठक में विचार-विमर्श हुआ। जिसके विवरण नीचे दिए गए हैं:-

<u>विविधमान मानक</u>	<u>संशोधित मानक</u>
7500 व्यक्तियों के लिए -1	-
स्कूल की क्षमता : 1000 विद्यार्थी	-
प्रत्येक स्कूल का क्षेत्रफल : 1.60 हेक्टेयर	प्रत्येक स्कूल का क्षेत्रफल : 0.80 हेक्टेयर
स्कूल बिल्डिंग क्षेत्रफल : 0.60 हेक्टेयर	स्कूल बिल्डिंग क्षेत्रफल : 0.60 हेक्टेयर
अच्छे खेल सुनिश्चित करने के लिए : 1.00 हेक्टेयर न्यूनतम 68 मीटर, 126 मीटर सहित खेल के मैदान का क्षेत्रफल।	खेल के मैदान का क्षेत्रफल कुल : 0.20 हेक्टेयर

तीनियर सेकेण्डरी स्कूल स्थल की शेष भूमि का उपयोग खुले क्षेत्रों में होने वाले प्रमुख कार्यक्रमों के लिए किया जाना आवश्यक क्षेत्र उपयोग अनुमति के अनुसूच है।

तकनीकी समिति का निर्णय निम्नानुसार है:-

- * प्रस्ताव पर विस्तारपूर्वक विचार विमर्श किया गया और यह निर्णय किया गया कि निम्नलिखित बातों को देखते हुए तीनियर सेकेण्डरी स्कूलों के संबंध में विकास नियंत्रण मानकों को संशोधित करने का प्रस्ताव समीक्षा के लिए माननीय उपराज्यपाल के समक्ष दोबारा प्रस्तुत किया जाए।
- क) कई मामलों में प्रस्तावित तरीके से विद्यमान शहरी क्षेत्र में तीनियर सेकेण्डरी स्कूल स्थलों का दो भागों में विभाजन लोकेशन को देखते हुए व्यवहार्य नहीं है।
- ख) विद्यमान शहरी क्षेत्र में स्कूल स्थल अधिकतर बिछरे हुए रूप में हैं, इसलिए प्रायः खेल के एक कमिन मैदान के लिए भूमि का स्विकारण व्यवहार्य नहीं है। तथापि, नये शहरी विस्तारों/उपनगर के मामले में 3-4 स्कूलों के लिए खेल के एक कमिन मैदान की संकल्पना का प्रयोग किया जा सकता है।
- ग) अनुभव यह दर्शाता है कि खेल के कमिन मैदान के क्षेत्र का रखरखाव करना कठिन होता है क्योंकि उपयोग करने वाले मिले जुले ग्रुप अर्थात् शिक्षा विभाग ट्रस्ट एवं प्राइवेट संस्थान आदि, जिन्हें सामान्यतः स्कूल चलाने के लिए भूमि आवंटित की जाती है, उसके रखरखाव एवं देखभाल की जिम्मेदारियां एक दूसरे पर डाल देते हैं।

क्र. मा....

the area from 4 to 2 acres without following any procedure and as such without inviting the public objections etc. "

v) The whole issue was put up to Hon'ble L.G. and it was decided to allot land as per revised norm.

vi) Again it was put up to Technical Committee in meeting held on 25.4.2001 wherein following was decided:-

"It was decided that the existing norm, the existing modified allotment policy allowed by DDA due to constraint of land would be further considered in DDA informally and brought up to next Technical committee."

vii) Again this issue was put-up to the Technical Committee in its meeting held on 22.5.2001 wherein following was decided:-

"The policy item regarding the norms for the senior secondary school was again discussed in the meeting of the Technical Committee informally and it has been decided that play field is the essential component of the senior secondary school and it may not be desirable to reduced from the existing 2 acres to the lower side. In view of the scarcity of the land number of schools per lakh population could be reduced by increasing the capacity of the schools. Further it has been decided that Planning Deptt. would prepare a detailed note on the requirements of the schools and its relation with the population/number of school going population and the catchment area of the school etc. This shall be further submitted for necessary order to the L.G. Delhi."

viii) This has been again discussed with L.G. on 14.8.2001 and it has been decided to put up the matter to the Authority.

3.0 Issue for Consideration:

The issue as contained in Para-1.0 above, is placed before the Authority for its consideration.

R E S O L U T I O N

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

यहाँ तथापि, स्कूल स्थलों के लिए प्रस्तावित मानदंडों पर शहर के भीड़भाड़ वाले बीच के क्षेत्रों, शहरी गांवों, अनियमित कालोनियों, जे.वे. आर. योजनाओं आदि के मामलों में भूमि की भारी अड़पनों को ध्यान में रखते हुए विचार किया जा सकता है।

क्षेत्र के मैदान सभी स्कूल परिसरों की अनिवार्य आवश्यकता है और सीनियर सेकेण्डरी स्कूलों के मानदंडों पर पुनः विचार करते समय इस बात पर कोई संशय नहीं किया जाना चाहिए क्योंकि किसी भी स्थिति में प्रार्थना तथा/शारीरिक प्रशिक्षण आदि के लिए क्षेत्र की किसी भी तरह व्यवस्था की जानी चाहिए।

4. इसी बीच शहरी विकास मंत्रालय ने पत्र सं० 153-डीडी आर/वी आई पी/2000 दिनांक 21-6-2000 द्वारा दि.वि.प्रा. को निम्नस्तर सूचित किया है :-

" दिल्ली मुख्य योजना के अंतर्गत यह व्यवस्था की गई है कि सीनियर सेकेण्डरी स्कूल के लिए 4 एकड़ भूमि आवंटित की जाती है, लेकिन दि.वि.प्रा. ने इन नियमों का उल्लंघन करते हुए परिवर्तन के लिए दी गई कार्यवाही का अनुमति किए बिना क्षेत्र को 4 एकड़ से घटाकर 2 एकड़ कर दिया है। दिल्ली मुख्य योजना में किसी भी परिवर्तन के लिए दिल्ली विकास अधिनियम के खंड-11 ए के अनुसार यह आवश्यक है कि तार्किक आधारित आर्गुमेंट की जाए क्योंकि यह एक मूलभूत अनिवार्यता है। लेकिन इस मामले में दि.वि.प्रा. ने किसी प्रीप्रा का पालन किए बिना और तार्किक आधारित आर्गुमेंट किए बिना 4 एकड़ से 2 एकड़ में परिवर्तित कर दिया है।

5. पूरा मामला माननीय उप-राज्यपाल के समक्ष प्रस्तुत किया गया और संशोधित मानदंड के अनुसार भूमि आवंटन करने का निर्णय किया गया।

6. पुनः इसे दिनांक 25-4-2001 को तकनीकी समिति की बैठक में प्रस्तुत किया गया जिसमें निम्नलिखित निर्णय लिए गए:-

" ऐसा निर्णय लिया गया कि विद्यमान मानदंड, अनौपचारिक तौर पर दि.वि.प्रा. में आगे भूमि की कमी पर दि.वि.प्रा. द्वारा स्वीकृत वर्तमान संशोधित आवंटन नीति पर विचार किया जाएगा और तकनीकी समिति की अगली बैठक में प्रस्तुत किया जाएगा।

7. पुनः इस मामले को तकनीकी समिति की बैठक में दिनांक 22-5-2001 को प्रस्तुत किया गया, जिसमें निम्नलिखित निर्णय लिए गए:-

" अनौपचारिक तौर से तकनीकी समिति की बैठक में फिर से वरिष्ठ माध्यमिक विद्यालय के लिए मानदंड के संबंध में नीति मद पर चर्चा की गई और ऐसा निर्णय किया गया है कि वरिष्ठ माध्यमिक विद्यालय के लिए क्षेत्र मैदान एक अनिवार्य

घटक है और विद्यमान 2 एकड़ से कम करना वांछनीय नहीं है। भूमि के अभाव के कारण प्रति लाख जनसंख्या के अनुसार विद्यालयों की क्षमता बढ़ाकर विद्यालयों की संख्या कम की जा सकती है। आगे निर्णय किया गया है कि विद्यालयों की अपेक्षाओं पर और जनसंख्या/बढ़ती जनसंख्या के लिए विद्यालयों की संख्या और विद्यालय आदि की कैम्पेन्ट क्षेत्र के संबंध में योजना विभाग एक विस्तृत नोट तैयार करेगा। आगे के आवश्यक आदेश के लिए उप राज्यपाल, दिल्ली के समक्ष इसे प्रस्तुत किया जायेगा।

8. दिनांक 14.8.2001 को उपराज्यपाल के साथ पुनः इस पर चर्चा की गई और प्राधिकरण के समक्ष इस मामले को प्रस्तुत करने का निर्णय किया गया।

3.0 विचारार्थ मामला:—

उपर्युक्त पैरा-1.0 में यह मामला निहित है, जो प्राधिकरण के विचारार्थ प्रस्तुत है।

संकल्प

Item No.
56/2001

Subj Narela Housing Scheme -2001.

File No. PA/JD(NP)/2001

P R E C I S

The Master Plan for Delhi, 1962 had recommended the development of Narela as one of the ring towns around Delhi Metropolitan area owing to its location and development potential. It proposed a township with government offices and industries to make the town a self contained unit. The sub-city was designed to provide the housing opportunities to over 2.7 lacs families of all income groups. It has proposed to have different residential densities with rail-line identified as the major high density corridor. The development of residential areas was designed to provide for housing in public, co-operatives and private sector. The type of housing conceived in Narela included DDA housing for its registrants in the form of built up flats, expandable housing, Janta housing in terms of one room tenements etc.

Subsequently, DDA has now developed this sub-city and has constructed flats of various categories like SFS, MIG, LIG, EHS Type 'A' and EHS Type 'B'.

At present for MIG and LIG flats, DDA is allotting flats under New Pattern Housing Scheme-79. For Janta houses on-going scheme is Janta Housing Registration Scheme-1996 and for Expandable Houses the schemes are Expandable Housing Scheme-1995 and 1996. For SFS houses at present there is no scheme and the last scheme i.e. Ninth Self Financing Scheme was launched in 1996 only. In all these schemes as per the computerised draw when the flats are allotted in the Narela Area, most of the allottees come to the DDA with the request for change in locality which is not permissible under the present rules. Once refusal is given then they either request for cancellation of allotment or do not deposit the money which finally result into cancellation. This on one hand creates hardships for the allottee as he had waited for 22 long years to get a flat and after getting it, he has to get it cancelled. On the other hand, despite allotment, the flats of DDA in Narela are not taken possession of by the allottees and lot of time and energy is wasted in corresponding and cancelling the flats in cases of requests of the allottee for the same or due to non-deposition of the demanded amount.

A meeting was taken by the Hon'ble Lt. Governor, Delhi and Chairman, DDA on 18.7.2001 at the Project Office Narela. In the meeting it was decided to launch a new Housing Scheme for Narela looking to the very poor response to our present schemes where large number of cancellations of allotments have taken place. Keeping in view this direction, a new scheme is being proposed which can be named "Narela Housing Scheme - 2001".

To overcome the above problem, it is proposed to take out all the vacant flats, which are approximately 3500 and include them in the new proposed scheme. The details of the flats available are as under:

S.No.	Category	Total approx. No. of flats	Approx. covered area (sq. mtrs.)	Approx. cost
1	S.F.S.	140	106-118	Rs. 10 lacs
2	M.I.G.	39	75-80	Rs. 8 to 8.50 lacs
3	L.I.G.	68	48-80	Rs. 4.75 to 5 lacs
4	EHS Type A	658	65.50	Rs. 4.50 to 5 lacs
5	EHS Type B	2342	55 - 82.54	Rs. 7.5 to 8 lacs

Fresh applications will be asked from general public for applying in any of the categories as they wish as per the eligibility criteria. Since all the proposed houses will be in Narela area only, and as the applicant who applies will know this fact fully well, there will be no question of subsequent cancellations due to locality factor. However, since there is a long waiting list in MIG, LIG and Janta Category, we should not over-look those people. Therefore, if the wait-listed registrants of MIG, LIG and Janta categories under any housing scheme launched earlier wish to apply for any category of house Narela, they will be given the first priority. An applicant who is registered under Rohini Residential Scheme (Plotted) will also be accommodated to apply and will be given second priority. After allotting flats in the new project to the wait-listed registrants, we will consider rest of the applications, and the remaining flats will also be allotted as per the computerised draw. No waiting list shall be maintained for this scheme beyond ten percent i.e. if we announce the scheme for 3500 houses, we shall have a total list of $3500 + 350 = 3850$ only, so that some more houses under construction would be allotted without creating very long term obligations on DDA as it happened in the earlier schemes.

By the above mechanism, we shall be able to reduce our wait-lists of various categories and also dispose of our flats in Narela area, which are lying vacant since long time despite being put into allotment mode more than once. We may also include the under construction houses in Narela and keep the wait lists of the persons category-wise and as soon as houses are complete, they can be handed over to those persons. We may also think of tying these cases with some financial institutions/banks, allot all the houses on cash down basis since these are readily available houses. Financial institutions will give loan to these allottees, who will pay to DDA the complete amount on cash down basis and get the possession immediately. Then he can go on paying monthly instalments as per arrangement with the bank/financial institution.

उपर्युक्त समस्या के समाधान के लिए प्रस्ताव है कि सभी खाली प्लेटों, जिनकी संख्या लगभग 3500 है, को प्रणाली बनाया जाए और उन्हें नयी प्रस्तावित योजना में शामिल किया जाए। उपलब्ध प्लेटों का विवरण निम्नांकित है:-

क्र.सं.	श्रेणी	प्लेटों की कुल संख्या	अनुमानित आवृत्त क्षेत्रफल (वर्ग मीटर)	अनुमानित लागत
1.	स्व वित्त योजना	140	106-118	10 लाख रु०
2.	मध्यम आय वर्ग	39	75-80	8 से 8.50 लाख रु०
3.	निम्न आय वर्ग	68	48-80	4.75 से 5 लाख रु०
4.	ई.एच.एस.टाइप-ए	658	65.50	4.50 से 5 लाख रु०
5.	ई.एच.एस.टाइप-बी	2342	55-82.51	7.5 से 8 लाख रु०

आम जनता से उनकी पारंगता के अनुसार, जिस श्रेणी में वे चाहे, आवेदन करने के लिए नये आवेदन-पत्र भेजा जाए। चूंकि सभी प्रस्तावित आवास केवल नरेला क्षेत्र में होंगे और आवेदन करने वाले आवेदक इस तथ्य को भली-भांति जानते होंगे, इसलिए क्षेत्र के आधार पर कराये जाने वाले रद्दकरण का कोई प्रश्न ही नहीं उठता। तथापि, चूंकि मध्यम आय वर्ग, निम्न आय वर्ग और जनता श्रेणी में काफी बड़ी प्रतीक्षा सूची है, इसलिए हम इन श्रेणियों के आवेदकों को नजरअंदाज नहीं कर सकते। इसलिए पहले आरम्भ की गयी किसी भी आवासीय योजना की मध्यम आय वर्ग, निम्न आय वर्ग और जनता श्रेणियों की प्रतीक्षा-सूची में दर्ज कोई भी आवेदक यदि नरेला आवासों की किसी भी श्रेणी के लिए आवेदन करते हैं तो उन्हें प्रथम प्राथमिकता दी जाएगी। रोहिणी आवासीय योजना प्लेटों की 8 के अंतर्गत पंजीकृत आवेदकों को भी आवेदन करने की अनुमति होगी और उन्हें आबंटन में दूसरी प्राथमिकता दी जाएगी। प्रतीक्षा-सूची में दर्ज पंजीकृत व्यक्तियों को नयी परियोजना में प्लेट आवंटित करने के बाद हम शेष आवेदकों पर विचार करेंगे और शेष प्लेटों का आबंटन भी कम्प्यूटरीकृत ड्रा द्वारा किया जाएगा। इस योजना के लिए इस प्रतिष्ठत से अधिक व्यक्तियों की प्रतीक्षा-सूची नहीं बनायी जाएगी अर्थात् यदि हम 350 आवासों के लिए योजना की घोषणा करते हैं तो हम 3500 + 350 = 3850 व्यक्तियों की कुल सूची बनाएंगे ताकि हम दि.वि.प्रा. पर दीर्घविधि बाध्यता वाले बिना, जैसा कि पूर्व योजनाओं में हुआ है, कुछ और निर्माणशील आवासों का आबंटन कर सकें।

उपर्युक्त प्रक्रिया के द्वारा हम विभिन्न श्रेणियों की अपनी प्रतीक्षा-सूची को कम करने में सफल होंगे और एक बार से अधिक आवंटित करने के बाद भी काफी समय से खाली पड़े नरेला क्षेत्र के प्लेटों का निपटारा भी कर सकेंगे। हम नरेला में निर्माणशील आवासों को भी इस नयी योजना में शामिल कर सकते हैं और व्यक्तियों की श्रेणीवार प्रतीक्षा-सूची बना सकते हैं तथा ज्यों ही इन आवासों का निर्माण-कार्य पूरा होगा, इन प्लेटों को प्रतीक्षा-सूची में दर्ज व्यक्तियों को सौंप दिया जाएगा। हम इन मामलों को कुछ वित्तीय संस्थाओं/बैंकों के साथ गठजोड़ (पुटाइंग) करने, सभी आवासों को नकद आधार पर आवंटित करने पर भी विचार कर सकते हैं, क्योंकि ये आवास तत्काल उपलब्ध हैं। वित्तीय संस्थान इन आवंटितियों को ग्रहण देंगे, जो दि.वि.प्रा. को नकद आधार पर पूरी राशि अदा कर देंगे और तत्काल आवासों का कब्जा प्राप्त कर लेंगे। बाद में वे बैंक/वित्तीय संस्थाओं के साथ हुए अनुबंध के अनुसार मासिक किस्तों में भुगतान कर सकते हैं।

प्रस्तावित योजना के लाभ को देखते हुए उचित योजना को अधिसूचित करने से पूर्व नयी "नरेला आवास योजना-2001" को सिद्धांत रूप में अनुमोदित करने के लिए मामला प्राधिकरण के सम्मुख प्रस्तुत है।

संक्षेप

Looking to the advantages of the proposed scheme, before notifying the said scheme, it is placed before of the Authority for approval in principle of the new "Narela Housing Scheme-2001".

R E S O L U T I O N

Proposals contained in the agenda item were discussed in detail. The CHAIRMAN strongly felt that efforts should be made to popularise Narela as a future township rather than merely attempting to dispose of the old left out housing stock. There was consensus of opinion that the left out flats will be acceptable to the public only if sold at the old cost.

It was, therefore, decided that the DDA should study the possibility of floating a new housing scheme of about 10000 (new and old) flats, specifically for Narela, with the old units having differential costing norms.

(b) The Authority also agreed with the proposals of according first priority under the proposed Narela housing scheme to the existing registrants of pending housing schemes of DDA and second priority to the wait-listed registrants of Rohini Residential Scheme (Plotted), before making allotments to the registrants of the new housing scheme.

2. Chairman also advised that adequate number of residential plots of sizes up to 500 square meters should be carved out in Narela, for disposal through auction through a scheme so that the plotted development would act as a magnet for attracting investors activities to the area.

Item No.
57/2001

A-31-8-2001

Sub: Report on the follow-up action on the resolutions passed by the Authority in its meetings held on 26.12.2000, 19.2.2001 and 30.3.2001 and on the issues raised by the non-official members in the following meetings held on 26.12.2000, 19.2.2001 and 30.3.2001.

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

P R E C I S _

On the basis of information furnished by heads of Departments, report on the follow-up action on the resolutions passed by the Authority in its meetings held on 26.12.2000, 19.2.2001 and 30.3.2001 and on the issues raised by the non-official members in these meetings is submitted for kind information. The Report is appended at (Appendix 'A' at page 13 to 55).

R E S O L U T I O N _

The Chairman expressed dissatisfaction at the manner in which follow-up action on the Authority resolutions was being reported. He advised the HODs to personally pursue the follow-up action on the Authority resolutions and on the issues raised by the members. He directed that, henceforth, each HOD would personally explain the action taken information on the points pertaining to his department in the Authority meetings and also make a brief presentation on important developments in his area.

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REPORT ON THE FOLLOW UP ACTION
ON THE RESOLUTION PASSED BY THE
D.D.A. IN ITS MEETING HELD ON
26.12.2000

S.NO.	ITEM NO.	SUBJECT	RESOLUTION	REMARKS
1.	95/2000	Departmental proceedings against Shri R.K.Gupta, Joint Director (Retd) date of retirement 21.10.94. <u>F.25(25)79/Niq./Pt.I/Dc.</u>	Recommendations of the Sub-Committee constituted by the Authority were accepted.	Noted
2.	86/2000	Denotification of Development Areas in Zone-D. <u>F.3(26)98-NP.</u>	Proposals contained in the agenda item were approved by the Authority.	Matter has been referred to Secretary (L&B), GNCTD for further necessary action for issuance denotification notice.
3.	97/2000	Annual accounts of DDA for the year 1998-99. <u>F.6(6)/A/Cs/DDA.</u>	The Authority approved the proposals contained in the agenda item and formally adopted the Annual accounts of the DDA for the year 1998-99. The Finance Member also informed that annual accounts for the year 1999-2000 had been compiled and shall be put up in the next meeting of the Authority.	Annual Accounts for the year 1998-99 have been sent to Dy.A.G.Audit, Delhi. Annual Accounts of the Authority for the year 1999-2000 had been placed before the Authority in the next meeting held on 19.2.2000

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4.	88/2000	Housing scheme for rehabilitation of Motia Khan Jhuggi Dwellers.		
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F.2(56)/AO(P)/2000.

a) Replying to the query of of Shri Puran Chand Yogi, the Vice-Chairman informed that the number of eligible persons opting for flats/plots will be known only after the scheme is formally launched. He also informed Shri Yogi that actual cost of the flats and the quantum of subsidy was yet to be worked out and that no information had ever been given to the squatters that the cost of flats is less than rupees one lac.

Noted.

b) Shri Madhukar Gupta suggested that the Motia Khan squatters should, as far as possible, be rehabilitated by observing the same parameters as being adopted by the Slum & J.J. department. He pointed out that giving a better rehabilitation package to the Motia Khan dwellers could lead to similar demands from the squatters being rehabilitated under other schemes.

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c) The LG pointed out that the DDA had been considering various options for eviction of squatters from its project affected lands. He informed that the decision in view the commercial potential of the encroached land. The LG justified the decisions taken in the year 1997 and reiterated that DDA must take pragmatic and need-based decisions and come up with more acceptable rehabilitation packages, depending upon the importance of particular land pockets. He cited the case of the Punjab migrants for whom a separate scheme had recently been floated by the DDA. The LG agreed that in the present case also the plot sizes shall be restricted to 18.5 sq. mts. only and not 25 sq. mts. as indicated in the agenda item.

Noted.

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d) Shri Puran Chand Yogi and Shri Mahabral Mishra endorsed these views of the LG and requested that the proposals contained in the agenda item should be approved without any further delay, specially because the flats in question had been constructed for the squatters of the Motia Khan scheme.

e) Shri R. Narayanswamy suggested that a distinction should be drawn between the ongoing rehabilitation schemes of the Slum & JJ Deptt. and those where eviction of squatters had become a necessity for implementing a project. He pointed out that even the Courts had been advising for providing better amenities and better rehabilitation schemes for the squatters and suggested that the proposals contained in the agenda item should be adopted as a model for clearance of other project affected lands.

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

III. Sh. Puran Chand Yogi requested the LG for urgent rehabilitation of the squatter cluster from Rajendra place, which had not been cleared inspite of assurances by the DDA. The LG assured Sh. Yogi that necessary action shall be taken in the matter.

Under Process.

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5. 89/2000
 Departmental proceedings against
 Sh. P.C.Jain, Addl Commr. (Plg.)
 Retired- date of retirement
 31.1.96.

F.27(4)94-Vig.

a) Sh. Puran Chand Yogi suggested that we must impose exemplary punishment in all such cases so that it may serve as a deterrent to other officers. Sh. Mahabal Mishra and Sh. Prithivi Raj Chand also echoed the same view and all of them desired to know why action had not been taken against the officers who had succeeded Sh. P.C.Jain if the unauthorised structure has not been removed all these years.

Noted.

The LG agreed with this view and directed that we must take uniform action against all the officers who may have been responsible for non-issue of the demolition orders or for not supervising their execution.

b) The LG also desired to know whether the recommendation of 50% cut in pension was in conformity with the rules.

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II. After detailed discussions, it was decided to constitute a Sub-Committee comprising of the Vice-Chairman, Sh. R. Naraynaswamy, Principal Secretary (UD), GNCTD and one of the non-official members to examine the entire matter in details so that all the delinquent officials could be dealt with uniformly.

6. 90/2000

Departmental proceedings against Sh. P.C. Jain, Addl Commr (Plg.) Retired. date of retirement 31-1-96.

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

E.27(18)92-VIq

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7.	91/2000	Departmental proceedings against Sh. R.P.Sharma, EE (Retd.) under rule 9 of CCS (Pension) Rules, 1972 imposition of penalty.	Proposals contained in the agenda item were approved by the Authority.	

F.27(362)87-Vig.

8.	92/2000	Departmental proceedings against Sh. R.P.Sharma EE (Retd.) under rule 9 of CCS (Pension) Rules, 1972 - imposition of penalty.	Proposals contained in the agenda item were approved by the Authority.	
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F.4(26)83-Vig.

9.	93/2000	Development of industrial areas as per Master Plan 2001	a) The matter was discussed in detail. The LG explained that the MPD-2001 envisages preparation of industrial area redevelopment schemes for Anand Parbat, shahdara and Samaipur Badli. Whereas DDA had acquired the land in Anand Parbat and had prepared its redevelopment scheme, the	The matter has been referred in the Technical Committee and further action is under process.
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land in Shahdara and Samalpur Badli had not been acquired, not had not been acquired, nor had any redevelopment scheme been prepared for these areas. The LG sought the views of the members of the Authority on how to develop the areas identified in the Master Plan in accordance with the laid down provisions.

b) Various proposals of land pooling/land acquisition etc. were discussed by the Authority. After detailed discussions, the Authority decided as follows:

1) In view of the specific provisions in the Master plan 2001, the industrial units operating in Anand Parbat, Shahdara and Samalpur Badli should not be treated to be running from non-conforming areas; they should rather be treated to be running from the conforming areas;

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ii) Since the normal process of acquisition and development of land in Shahdara & Samaipur Badli is practically not possible at this stage, a consensual redevelopment plan for the areas identified under the Master plan should be finalised within a period of three months making necessary provision for circulation, parking, services etc; and

iii) The matching peripheral and trunk services shall be provided by the local civic bodies for which provision shall be made in the redevelopment plan.

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10. 94/2000

Proposed change of land use pertaining to the Structure Plan for relocation of non-conforming industries in the Bawana-Narela area.

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

The proposal has been referred to the MUD on 16.01.2001, followed by reminders on 28.3.2001 and 18.4.2001.

F.20(5)07-MP

REPORT ON THE FOLLOW-UP ACTION ON THE OTHER POINTS
AND OTHER ISSUES RAISED BY THE AUTHORITY IN THE
MEETING HELD ON 26.12.2000

S.No.	Para No.	Subject	Remarks
1.	1.	Sh. Puran Chand Yogi and Sh. Mahabal Mishra requested for re-consideration of the Authority's decision on permitting banquet halls in the residential areas. They pointed out that with the forced closure of industrial units in the residential areas, specially because these were a source of continuous nuisance, round the clock. Ms Devagya Bhargava also voiced the same concern.	
2.	2.	Sh. Mahabal Mishra pointed out that Mundka industrial area should be deemed to be industrial for all purposes, since it had no residential component. He sought its formal regularisation as 'industrial' area as it was not a residential area at any point of time.	

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Sh. Mahabul Mishra and Kanwar Karan Singh sought immediate regularisation of all the other 15 areas also as 'Industrial' which had earlier been approved by the Authority for regularisation in its meeting held on 26.10.99. They reiterated that this issue had assumed extreme urgency in the present context since several lakh people were being suddenly forced to close their bread-earning activities. They sought fresh detailed discussion on this matter in the next meeting of the Authority.

The proposal was referred to the Ministry and it was intimated by the Ministry that in view of the environmental conditions the proposals for regularisation of the existing industry in residential area can not be considered.

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Sh. Purn Chand Yogi drew the attention to fresh encroachments on the DDA's land earlier cleared in Todapur Dasghara village in 1995. He pointed out that even boundary wall constructed at that time had been broken by the encroachers and no action was being taken inspite of several complaints. The LG asked the Commr. (LM)I to take early action and put up a report in the matter.

The encroachment has been removed during the demolition programme carried out by the LM(WZ) on 9.2.2001.

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Sh. Prithvi Raj Chand sought clearance of encroachments from the open plot in C-Block, Shastri Park and requested that it should be developed into a community green. The LG asked the Commr. (LM) I to report to him.

Under Process.

5. 5.

Ms Devagya Bhargava thanked the LG for getting the encroachments cleared from the road no.43. The LG assured Ms Devagya Bhargava that the remaining encroachments will also be cleared by the Commr. (LM) I at an early date. The LG also agreed with her request that the land thus cleared from unauthorised encroachments should be handed over to the MCD if the same was required for developing the community facilities/greens.

Under process. for removal of mulba and getting the area fenced to avoid re-encroachment.

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Sh. Prithvi Raj Chand and all the non-official members of the Authority thanked the LG for their useful visit to Trevendrum and Cochin. They suggested that the non-official members should be regularly given exposure to the latest developments in the field of urban development so that they could render better contribution to the Authority's proceedings.

Noted.

REPORT ON THE FOLLOW-UP ACTION ON THE RESOLUTION
PASSED BY THE D.D.A. IN ITS MEETING HELD ON 19.2.2001

S.NO.	ITEM NO.	SUBJECT	RESOLUTION	REMARKS
1.	3/2001	Change of land use of an area 12.4 ha. (30.6 acre) from 'Recreational' to 'Residential' in Okhla.	After detailed discussions, the Authority approved the proposals contained in the agenda item.	A letter has been issued to the M.O.U.D.P.A. on dated 12.3.2001 for issuance of final notification.

F.20(19)95-MP.

2. 4/2001

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.

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

The proposal has been referred to the M.O.U.D. on 14.3.2001.

F.3(27)2000-MP

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Zonal Development Plan (Draft) for
 Planning Zone 'J' (South Delhi-II)

F.4(1)99-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.

Under Process.

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.

4. 6/2001

Conversion of Public and semi Public Facilities into Recreational areas.

F.20(5)2000-MP.

Sh. Puran Chand Yogi and Sh. 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.

Under Process.

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b) Sh. Mahabal Mishra and Sh. 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.

Noted.

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.

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

Under Process.

5. 7/2001

Fixation of pre-determined rates for allotment in Plastic Bazar Tikri Kalan.

F.2(33)AO(P)/DDA/99/Pt.1.

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

Referred to M.O.U.D.&P.A. for approval and notification vide letter dt.3.5.2001.

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6. 9/2001 Annual Accounts of DDA for the year 1999-2000.

No. 6(32)99-2000/A/Cs/DDA.

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

Annual Accounts for the year 1999-2000 have been sent to Dy. A.G. Audit Delhi on 8.3.01.

REPORT ON THE FOLLOW-UP ACTION ON THE OTHER POINTS
AND OTHER ISSUES RAISED BY THE AUTHORITY IN THE
MEETING HELD ON 19.02.2001

S.No.	PaFa No.	Subject	Remarks
1.	1.	Kanwar Karan Singh requested that Authority should be kept fully informed of the cases where its decisions are modified or rejected by the Govt. 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 proposal was referred to the Ministry of Urban Development.

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

2.	2.	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 judicial; and he would attend to these matters on priority.	
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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.

Noted.

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.

4. 4.

Shri Mahabal Mishra desired to know whether there was any proposals 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.

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

Under Process.

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.

6.

6.

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.

Rebuttals are issued regularly and promptly during the year 2000 (Jan. to Dec.) 103 such rebuttals were issued in the leading newspapers.

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.

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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.

Decided vide item No.27/2001 in the next meeting of the Authority held on 30.3.2001.

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Shri Puran Chand Yogi requested that old guest houses which were functioning from residential plots of 167.2 sq. mtrs. in Old Rajinder Nagar which was an adjoining rehabilitation colony. The LG asked the Commissioner (Plg.) to look into the matter.

The matter stands referred to the Ministry of Urban Development & Poverty Alleviation on 12.12.2000.

REPORT ON THE FOLLOW-UP ACTION ON THE RESOLUTION
PASSED BY THE D.D.A. IN ITS MEETING HELD ON 30.3.2001

S.NO. Item No.	Subject	Resolution	Remarks
1. 14/2001	Fixation of Pre-determined Rates (PDR) for allotment in Plastic Bazar, Tikri Kalan through Cost Benefit Analysis (CBA) for the year 2000-2001 <u>F.2(69)2000/AO(P)/DDA.</u>	Proposals contained in the agenda item were approved by the Authority.	Referred to MOUD SPA for approval and notification vide letter dt. 13.6.2001.
2. 15/2001	Policy for allotment, resite-ment of Petrol Pump sites in NCPD. <u>F.337/PCL/DDA.</u>	L.C. 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.	Under Process.

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3.	16/2001	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. <u>F.19(3)99-MP.</u>	Proposals contained in the agenda item were approved by the Authority	The matter referred to M.O.U.D&P.A. with the request to issue the notification for the change of land use.
4.	17/2001	Departmental proceedings against Shri Satvir Singh Jt. Director (Hort.) Retd. Date of Retirement 30.11.95. <u>F.27(313)91/Viq./DC.</u>	Proposals contained in the agenda item were approved by the Authority.	Noted
5.	18/2001	Departmental proceedings against Sh. H.S.Tanwar, Jt. Dir. (Survey) Retd. Date of Retirement. 31.8.94. <u>F.27(2)95/Viq./DC.</u>	Proposals contained in the agenda item were approved by the Authority.	Noted

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|----|---------|--|--|-------|
| 6. | 19/2001 | Departmental proceedings against Sh. S.K.Maithal, Executive Engineer (Civil) Retd. (Date of Retirement 31.3.95).
<u>F.27(49)92/Vig./DC.</u> | Proposals contained in the agenda item were approved by the Authority. | Noted |
| 7. | 20/2001 | Change of Category of flat allotted on out of turn basis from higher category to lower category.
<u>F.112(535)/79/SFS.</u> | Proposals contained in the agenda item were approved by the Authority. | Noted |
| 8. | 22/2001 | Constitution of Infrastructural Coordination Committee.
<u>F.PS/Secy/DDA/Ms1C/2001.</u> | 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. | Noted |

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23/2001

Revised Estimates for the year
2000-2001 and Estimates for the
year 2001-2002.

F.No. 4(3) Budget/2000-01

1. a) The Finance Member explained that the budget proposals were not mere compilation of accounts these were long term policy direction 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.

- b) Explaining the salient provisions of the Budget Estimates for the year 2001-02, the Finance Member outlines the following thrust areas;
- a) Innovative technologies.
 - b) Construction of Flyovers under Ph.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.

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- 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 Deptt., 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.

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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 should 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 commercial site would not have been available for disposal. He proposed that this expenditure would be initially met from the Nazual-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.

ii) 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

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Clusters on selective basis. FM informed that proposals on selective basis would be taken up with the approval of VC/LG.

d) 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.

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II. Reacting to the Budget Proposals:

a) 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.

b) The LG expressed serious concern over the slackening developmental activity and the slow pace of execution of various projects during the year 2000-01. 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 its efforts and start construction of atleast 15000 new flats during the year 2001-02,

Under process.

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specially keeping in view the interests of the lower and middle income groups.

c) 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.

d) 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.

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

Under Process.

f) 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.

Under Process.

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

Under process.

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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.

An order has been issued on 8.7.01 by the Commr (P).

1) FM informed that DDA had sent 25000 blankets, 2000 Petromax lamps and 5000 torches costing Rs.53.95 lacs to Gujrat 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 Mahabl 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 lakh) was provided.

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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 2000-01 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.

1.	2.	3.	4.	5.
10.	24/2001	Revised Proposals for fixation of pre-determined rates (PDRs) in Dwarka for the year 1999-2000 through Cost Benefit Analysis (CBA). <u>F.2(36)AO(P)/DDA/99</u>	Proposals contained in the agenda item were approved by the Authority.	Referred to MOUDPA for approval and notification vide letter dt. 21.6.2001.
11.	25/2001	Revised Proposals for fixation of pre-determined rates (PDRs) in Narela for the year 1999-2000 through Cost Benefit Analysis (CBA). <u>F.2(38)AO(P)/DDA/99</u>	Proposals contained in the agenda item were approved by the Authority.	Referred to MOUDPA for approval and notification vide letter dt. 21.6.2001.
12.	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>	Proposals contained in the agenda item were approved by the Authority.	Referred to MOUDPA for approval and notification vide letter dt. 21.6.2001.

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13. 27/2001

Re-regularisation of allotment of land under Gadgil Assurance to the residents of Ashok Nagar, Faiz Road, Karol Bagh, New Delhi.

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

Implemented.

S/2(53)72/OSB/Pt.

14. 28/2001

Modifications in guidelines approved by Authority for planning and designing of Flyovers vide Resolution No. 54 dated 13.8.90.

Proposals contained in the agenda 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 wherethe works are yet to be tendered.

As per the decision of the Authority, letter has been sent to all the concerned.

F.5(9)02-MP.

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-avis the likely delay for re-tendering keeping in view the urgency of these projects. LG was authorised to take a view in such cases.

REPORT ON THE FOLLOW-UP ACTION ON THE OTHER
POINTS AND OTHER ISSUES RAISED BY THE
AUTHORITY IN THE MEETING HELD ON 30.3.2001.

S.No. Para No.	Subject	Remarks
1. 1(a)	LG agreed with the contention of Shri P.C.Yogi and Shri Mahabal Mishra that in addition to the priority clearance of commercially liable project lands as proposed in the Budget, CDA should also consider encroachment removal from the lands for community development/greens, on selective basis.	Noted.
(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.	A scheme for private sector participation for the optimum utilization of the encroached area has been formulated at Katputli Colony, Patel Nagar, for which details have been worked out and tenders will be invited shortly.

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Noted.

c)

Mrs. Sarita J. Dass was informed that the removal of encroachments from the project land opposite Mandakini/Alaknanda 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.

Noted.

ii)

Agreeing with the suggestion of Sh. Mahabal Mishra, the LG advised that necessary budget provision should be made for implementing the village redevelopment plans to cater to the community requirements.

Noted.

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iii)

Shri Puran 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.

Under Process.

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.

Noted.

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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.

A Committee has been set up under the Chairmanship of C(LD) and a scheme is being finalized.

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.

Under Process.

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.

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vii)

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.

Details of expenditure incurred on sports complexes has since been sent to the Hon'ble Member on 15.6.2001.

:: 1 :: **LAI D ON THE TABLE**
AGENDA

ITEM NO.
58/2001
A-31-8-2001
Sub: Housing Scheme for rehabilitation of Motia Khan jhuggi dwellers.
F.No.F2(56)AO(P)/2000.

1. Delhi Development Authority vide its Resolution no.88/2000 dt.26.12.2000 approved the scheme for allotment of one room EWS tenements in Sector-4, Rohini constructed on 23.56 sq.mtr. area (average) to the eligible jhuggi squatters. For each flat cost of land/construction of flats and amount payable by squatter approved vide above Resolution is given as under :

1.	Cost of land	-	33414
2.	Cost of construction including disposal charges etc.	-	1,26,795
	Total	-	<u>1,60,209</u>
	Less cost of removal of jhuggis	-	39,000
	Net amount to be paid by squatters	-	1,21,209, 1,21,000 per unit

Recovery of the cost of the flat has been approved as under:

- a. Rs.10,000/- at the time of registration alongwith application.
- b. Rs.30,000/- after issue of demand-cum-allotment letter.
- c. Remaining amount of Rs.81,000/- to be recovered in 180 monthly instalments.

It was further approved that those eligible squatters who are not willing for allotment of flats shall be allotted 25 sq.mtr. plot at Dwarka and Narela by Land Department and ineligible squatters may be allotted 12.5 sq.mtr. plots in the holding zones as they are not eligible for flat or 25 sq.mtr. plots.

2. There are 2246 squatter families at Motia Khan Jhuggi cluster as per survey conducted by the team headed by Shri S.P. Bhardwaj, Jt. Director (Area Planning) DDA during 1999. Details is given as under :

1.	Jhuggies being used for residential purposes	-	2073
2.	Residential-cum-commercial shops	-	86
3.	Commercial/shop	-	81
4.	Other use (such as Mandir etc.)	-	6
	Total	-	<u>2246</u>

Eligible squatter families (In or before 1990)	-	1770
Ineligible squatter families (after 1990)	-	476
Total	-	<u>2246</u>

3. Recently, DDA has received instructions from the Ministry of U.D., Govt. of India on allotment of alternate plots to jhuggie dwellers. Squatters who are residing since 31.1.90 or before are eligible for 18 sq.mtr. plot and the squatters who are residing after 31.1.90 and up to 31.12.98 are eligible for 12.5 sq.mtr. plots. Now both categories of squatters are eligible for plots as per Govt. of India's instructions.

4. The case of shifting of jhuggie jhompri dwellers from Motia Khan to one room tenements in Sector-4, Rohini was taken up with Ministry of U.D., Govt. of India pursuant to the Authority Resolution no. 88/2000 dt. 26.12.2000. After detailed examination it has been decided to view this scheme as an EWS Housing Scheme and not as a scheme of J.J. relocation. This scheme is being treated as a pilot project and information of the scheme has also been filed in the form of an affidavit in the high Court in C.W.P. No. 6553/2000, Samudiak Vikas Samiti Vs. U.O.I. & Ors. The Ministry of U.D. has also agreed to this EWS Housing Scheme of relocation of these JJ dwellers to the one room tenements in Sec. 4, Rohini vide its letter no. K-11011/86/2000-DDIA dated 30.7.2001. (Appendix 'A' page 3)

5. However, as no land is available for allotment of alternative plots at present, it is proposed that all the jhuggie dwellers who are residing since 30.1.90 or prior to that and who are residing after 30.1.90 and as on 31.12.98 may be allotted flats in Sector-4, Rohini as all the squatters will be eligible for plots as per the Govt. of India norms in view of the fact that the survey was conducted in early 1999.

6. The cost of each flat would be subsidized to an extent of Rs. 39,000/- (Rs. 29,000/- being the charges to be borne by the land owning agencies for shifting of JJ Clusters and Rs. 10,000/- as the plan allocation component from the Government of NCT for the resettlement of JJ Clusters. The actual cost of the flat based on total relevant data excluding subsidy as above, will be recovered in a payment plan to be approved by the VC. Cost currently worked out is given in Appendix 'B' page 4.

7. Above revised scheme for allotment of flats to the jhuggi dwellers of Motia Khan Cluster is submitted for consideration and approval of the Authority.

RESOLUTION

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

Contd.

:: 2 A ::

The V.C. cautioned that allotments should be made only after certification by the concerned Chief Engineer that the flats were ready for possession. The Chairman advised expediting the whole process and early holding of the draw of lots.

HEERA SINGH,
DIRECTOR (DD)
TELENO. 3019280

D.O. No. K-11011/86/2000 D.D. No.

Dated: 30.7.2001.


Dear Shri

This is in reference to letter No. F 2(1)2001/LM/Coord/Pl. Dated July 20, 2001 and in continuation of our letter of even number dated 4.2.2001 and 17.2.2001.

On recommendation of the proposal received from the DDA, the Government has approved the proposal of the DDA as made out in the aforesaid letter. This scheme is to be considered strictly as a economically weaker section scheme and not as a slum relocation scheme. You are requested to take further action in the matter accordingly.

With regards,

Yours sincerely,


(NISHA SINGH)

Shri P.K. Hota,
Vice-Chairman,
DDA, Vikas Sadan, II/A,
New Delhi

Appendix 'B' to Item 58/2001

DISPOSAL COST of one room tenements Sector-4, Rohini excluding conversion charges, if any.

Floor	Cat.	Area (in s.g.m.)	Nos.	Disposal cost [Rs.]
1st	A	24.32	60	223700
GF	B	23.60	60	217100
GF	C	23.60	60	217100
GF	D	24.16	60	222100
2nd	A	23.53	126	208200
2nd	B	22.81	126	201800
2nd	C	22.81	126	201800
2nd	D	23.37	126	206700
Sample Flat	C	28.72	1	254400
3rd	D	28.86	2	255600
3rd	A	23.53	126	207800
3rd	B	22.81	126	201500
3rd	C	22.81	126	201500
3rd	D	23.37	126	206300
4th	A	23.53	126	207400
4th	B	22.81	126	201100
4th	C	22.81	126	201100
4th	D	23.37	126	205900
Fourth Floor	A	23.53	126	207000
FF	D	22.81	126	200700
FF	C	22.81	126	200700
FF	D	23.37	126	205500

[Signature]
 सचिव
 दिल्ली विकास प्राधिकरण
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