

DELHI DEVELOPMENT AUTHORITY LIBRARY PRESS CLIPPING SERVICE

THE INDIAN EXPRESS, FRIDAY, JULY 8, 2022

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DDA holds meetings on land pooling policy

EXPRESS NEWS SERVICE
NEW DELHI, JULY 7

THE DELHI Development Authority (DDA) Wednesday conducted public meetings in Tigipur and Mohammadpur-Ramzanpur villages to answer people's queries and doubts regarding the land pooling policy.

Issues pertaining to the policy, the proposed amendments, the consortium formation modalities, the External Development Charge (EDC) issue, the 60:40 division of land, and the ground-level implementation of the policy were discussed at the public meetings held on Wednesday, the DDA said in a statement.

DDA Commissioner (Land Pooling) Tariq Thomas and Director (Land Pooling) Amrish Kumar were present at the public meetings, along with other officials and staff of the department and social organisations of Delhi Dehat. Traders and builders also participated in the meetings and discussed important elements regarding the implementation of the policy.

"The commissioner and director of land pooling listened to the issues and problems of landowners, developers and other stakeholders and explained all matters, including the process for consortium formation and the expected timelines, the construction of the UER-II section falling in the P-II zone connecting NH-1 to Bandh Road," according to DDA.

The DDA also said five sectors in three zones — P-II, N and L — are under consideration or going through a reconciliation process for the issuance of a provisional notice for the formation of a consortium: "These are sectors 1, 7 and 8 in P-II zone, sector 11 in N zone and sector 3 in L zone."

L-G seeks suggestions from public to improve functioning of DDA

New Delhi: Saying that the DDA owns one of the costliest and largest chunks of real estate in the world and that its mismanagement has led to liabilities exceeding Rs 10,000 crore, L-G VK Saxena has asked for suggestions to improve its functioning.

The L-G, who is also the DDA chairperson, flagged this in a post on his official Twitter handle. In his tweet, he also shared a poster having details about the financial condition of the urban body and gave an email id, write-tolgdelhi@gmail.com. ENS

नई दिल्ली, 8 जुलाई, 2022 दैनिक जागरण

कुप्रबंधन से डीडीए पर दस हजार करोड़ की देनदारी: उपराज्यपाल

राज्य ब्यूरो, नई दिल्ली : उपराज्यपाल वीके सक्सेना ने दिल्ली डीडीए की कार्यप्रणाली को कठघरे में खड़ा किया है। उन्होंने कहा कि वित्तीय कुप्रबंधन के कारण डीडीए पर दस हजार करोड़ रुपये की देनदारी हुई है। इसकी वित्तीय हालत सुधारने के लिए जनभागीदारी की जरूरत है। इसके लिए उन्होंने ट्वीट कर लोगों से सुझाव भी आमंत्रित किए और 'डीडीए को व्यवहार्य बनाने' का संकल्प व्यक्त किया।

उपराज्यपाल ने बृहस्पतिवार को एक ट्वीट कर कहा कि डीडीए देश ही नहीं दुनिया की सबसे महंगी और बड़ी अचल संपत्ति के मालिकों में से एक है। लेकिन, कुप्रबंधन के कारण इसकी देनदारियां बढ़ गई हैं। उन्होंने आम लोगों से आग्रह किया कि वे आगे बढ़कर डीडीए को व्यवहार्य बनाने का संकल्प लें। ट्वीट में उपराज्यपाल ने वित्तीय वर्ष 2019-20 व 2021-22 के तहत डीडीए की वित्तीय स्थिति का जिक्र

- कहा, जनभागीदारी से ही सुधरेगी वित्तीय हालत, जनता से मांगे सुझाव
- कहा, आमदनी से अधिक खर्च के कारण पैदा हुए ये हालात

करते हुए कहा कि इस दौरान डीडीए की कुल आमदनी 3578.69 करोड़ रही, जबकि खर्चा 6787.83 करोड़ रहा है। डीडीए का कुल नकदी घाटा 3209.14 करोड़ है। उन्होंने बताया कि 2016-17 से 2021-22 के बीच पांच साल में डीडीए के ऋण की देनदारियां 8915 करोड़ हो चुकी हैं, जो अन्य देनदारियों को मिलाकर दस हजार करोड़ के खतरनाक स्तर पर पहुंच चुकी है। यानी आमदनी से अधिक खर्च के कारण ये हालात पैदा हुए हैं। हमें मिलकर इसे सही करने का प्रयास करना होगा। सुझाव writetolgdelhi@gmail.com पर भेजे जा सकते हैं।

उचित सवाल

» संपादकीय

उचित सवाल

दिल्ली के उपराज्यपाल वीके सक्सेना ने दिल्ली विकास प्राधिकरण (डीडीए) की कार्यप्रणाली पर गंभीर सवाल उठाए हैं, जो सर्वथा उचित हैं। एलजी ने ट्वीट कर कहा है कि डीडीए देश में सबसे महंगी और सबसे अधिक अचल संपत्ति का मालिक है, इसके बावजूद कुप्रबंधन के कारण इसकी देनदारी 10 हजार करोड़ से अधिक की हो गई है। उन्होंने डीडीए को लोगों के लिए उपयोगी बनाने का संकल्प व्यक्त करते हुए दिल्लीवासियों से इस संबंध में सुझाव भी मांगे हैं। एलजी द्वारा डीडीए में कुप्रबंधन को लेकर उठाए गए सवाल ऐसे हैं, जिनसे दिल्ली के लोगों का डीडीए के गठन के बाद से ही वास्ता पड़ रहा है। डीडीए का गठन दिल्ली के नियोजित विकास के साथ ही लोगों को सस्ते और गुणवत्ता वाले आवास मुहैया कराने के लिए किया गया था, लेकिन यह निराशाजनक ही रहा कि डीडीए इस उद्देश्य को कभी पूरा नहीं कर सका।

स्थिति यह है कि पहले डीडीए की आवासीय योजनाओं के फ्लैटों के लिए दूसरे शहरों से लोग आवेदन करते थे। अब पिछले कई बार से डीडीए जो आवासीय योजनाएं ला रहा है, उनके फ्लैट लेने में भी लोग अधिक रुचि नहीं दिखा रहे हैं। लोगों का मानना है कि ये फ्लैट निजी बिल्डरों के मुकाबले सस्ते भी नहीं हैं और इनकी गुणवत्ता व सुविधाएं भी पूर्व के मुकाबले कमतर हैं। स्वयं एलजी का डीडीए में कुप्रबंधन को लेकर टिप्पणी करना इसलिए अधिक महत्वपूर्ण है कि वह स्वयं डीडीए के अध्यक्ष भी हैं। ऐसे में उपराज्यपाल की इन टिप्पणियों का स्वागत किया जाना चाहिए और ऐसी उम्मीद की जानी चाहिए कि सच स्वीकार कर लेने से डीडीए में सुधार का एक नया रास्ता निकलेगा। इससे डीडीए अपनी आय बढ़ाकर अपनी देनदारियां भी खत्म कर सकेगा और दिल्लीवासियों को उनके सपनों का घर मुहैया कराने में सकारात्मक योगदान भी दे सकेगा।

उपराज्यपाल की टिप्पणी स्वागतयोग्य है, डीडीए को अपनी आय बढ़ाकर देनदारियों को खत्म करने का प्रयास करना चाहिए

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* THE TIMES OF INDIA, NEW DELHI
FRIDAY, JULY 8, 2022

ERS

DATED

As Loans Pile Up, DDA In Crying Need For Refresh

Unsold Inventory Hurts; LG Seeks Views On Making Agency Viable

Sidhartha.Roy@timesgroup.com

New Delhi: Delhi Development Authority, which proudly calls itself the 9th builder of the city after the historical empire builders, is not in the pink of financial health. According to sources, the country's largest land development agency depends on loans from the central government even to pay salaries to its staff. Its chairman, lieutenant governor VK Saxena, has now sought suggestions from people to make DDA viable.

Saxena tweeted on Thursday: "While DDA are owners of one of costliest & largest chunk of real estate in the world, mismanagement has led to its liabilities exceeding Rs 10k Cr. Let's resolve to make DDA viable. Your suggestions & participation will make it happen. #ForABetterDelhi."

Saxena also shared an infographic on DDA's financial health, according to which the agency has accumulated a loan liability of Rs 8,915 crore between 2016-17 and 2021-22. Apart from this, it also has a cash deficit of over Rs. 3,209 crore.

According to sources, the primary reason for DDA's woes is its unsold inventory of 30,000 flats. It has been unable to recover the substantial investment it made in constructing these flats, which have failed to find buyers in various

FINANCIAL HEALTH HIT

18,500
Flats returned under DDA's different housing schemes

30,000
Approximate number of unsold flats in DDA's inventory; they are at various stages of construction

DDA'S FINANCIAL STATUS (2019-20 to 2021-2022) in ₹ crore

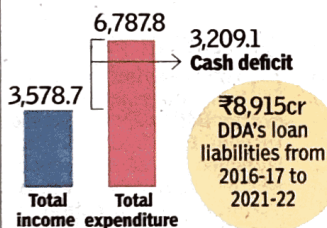


Photo for representation

WHAT AILS DDA'S ACCOUNTS

- > DDA has been unable to earn as much as it spends on building flats, shops, etc, as part of its 'general development account'
- > It takes money for expenditure from 'nazul' accounts, where income earned from selling land

is kept. The amount belongs to the central government, since the land belongs to the President of India

- > Money from 'nazul' account is taken as loan for construction work and even for paying salaries

housing schemes.

According to sources, DDA has been using the money earned from acquiring, developing and disposing of large tracts of land for its other expenditure. However, the money earned through these transactions goes directly to the central government since the land belongs to the President of India, sources said. The Nazul transactions, in fact, go back a century to Delhi's first Nazul Office in 1922.

Sources said that DDA's

earnings from selling flats, shops and land are considerably lower than its spending on these. For instance, in 2017-18, DDA's receipts in the general development account was Rs 683.6 crore, while its payments were Rs. 2,507.5 crore. In the following financial year, while its receipts rose to Rs 1,276.8 crore, the payments were still more than double at Rs 2,675 crore.

"Since the amount deposited in the Nazul accounts belongs to the central govern-

ment, DDA has to avail of it as a loan and pay interest on it," an official said. "The number of unsold flats in DDA's inventory, including those in various stages of construction, is more than 30,000. The number of flats offered in previous housing schemes and returned by allottees is more than 18,500." The official added that the lion's share of DDA's unsold inventory lay in the Narela sub-city, which is still a ghost town despite many measures taken by the agency.

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NAME OF NEWSPAPERS **Hindustan Times** DA

नवभारत टाइम्स | नई दिल्ली | शुक्रवार, 8 जुलाई 2022

DDA has liabilities of over ₹10k-cr due to 'mismanagement', says LG

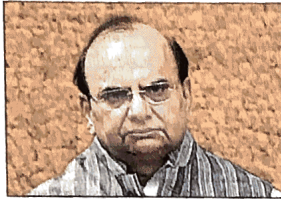
Risha Chitlangia

risha.chitlangia@hindustantimes.com

NEW DELHI: State Lieutenant Governor VK Saxena on Thursday sought suggestions from the public to make the Delhi Development Authority (DDA) "viable", arguing that the land-owning agency has liabilities of over ₹10,000 crore due to "mismanagement".

"While DDA are owners of one of the costliest & largest chunk of real estate in the world, mismanagement has led to its liabilities exceeding Rs 10k Cr. Let's resolve to make DDA viable. Your suggestions & participation will make it happen. #ForABetterDelhi," the LG tweeted on Thursday.

The LG, who is also the chairman of the land-owning agency, also shared data in his tweet, showing that DDA has accumulated loan liabilities of ₹8,915 crore



LG VK Saxena.

in the last five years (between the financial year 2016-17 and 2021-22). The tweet also showed that DDA has a cash deficit of ₹3,209.14 crore.

According to the data given in the tweet, during the same period, DDA's income was ₹3,578.69 crore while the expenditure was ₹6,787.83 crore.

When contacted, DDA officials refused to comment on the tweet.

According to senior officials, who are aware of the matter, the

land-owning agency has been incurring losses due to its unsold inventory of close to 30,000 flats. Since 2010, the DDA has been struggling to sell its flats, especially in Narela, they said.

The DDA gets revenue in two accounts—Nazul (from land-related transactions) and in general administration (from sale of housing units etc). The income from Nazul properties goes to the central government. The DDA has taken a loan from the Nazul account for day-to-day functioning and projects for the past five years, the officials said who asked not to be named.

"They have not been able to sell the flats in successive housing schemes. The LG has taken a serious view of the situation and asked the DDA to find ways to monetise unsold inventory of flats," said a senior official.

There are multiple factors for the flats not being sold, ranging from cost to the location to the lack of infrastructure. "But there is a need to relook at the strategy and plan better," the official said.

In the budget for FY 2022-23, the DDA, which is currently the main housing developer in Delhi, has allocated ₹2,543 crore for the completion of ongoing projects.

According to senior DDA officials among the liabilities of the agency are a large inventory of unsold flats in Narela, one of the three sub-cities planned by the authority. The DDA allocated ₹400 crore for the development of the Metro corridor to provide better connectivity, which is a pressing concern. The land-owning agency has decided to pay the Delhi Metro Rail Corporation ₹1,000 crore for the project, the officials said.

मिसमैनेजमेंट की वजह से डीडीए पर 10 हजार करोड़ की देनदारी : एलजी

■ विस, नई दिल्ली: डीडीए पूरी दुनिया में रियल एस्टेट के सबसे महंगे और सबसे बड़े हिस्से में से एक का मालिक है, लेकिन मिसमैनेजमेंट की वजह से अब इस पर 10 हजार करोड़ से अधिक की देनदारी हो गई है। एलजी

के डीडीए के पिछले कुछ दिनों के दौरान एलजी ने कई बार लोगों से विभिन्न मुद्दों पर सुझाव मांगे हैं और डीडीए के चेरमैन वी. के. सक्सेना ने गुरुवार से सुबह अपने आधिकारिक ट्वीटर हैंडल

से यह ट्वीट किया। एलजी ने डीडीए की इस स्थिति में सुधार और उसे मजबूत बनाने के लिए लोगों से भी सुझाव मांगे। साथ ही उन्होंने अपने विचार भी व्यक्त किए हैं। उन्होंने लिखा कि आपके सुझाव और भागीदारी से ही यह संभव है। उन्होंने #ForABetterDelhi के लिए लोगों से सुझाव मांगे।

इस ट्वीट में उन्होंने एक पोस्टर भी शेयर किया है। इस पोस्टर में डीडीए की आर्थिक स्थिति का विवरण दिया गया है। इस पोस्टर का शीर्षक दिल्ली विकास प्राधिकरण-खराब आर्थिक स्वास्थ्य दिया गया है।

हिन्दुस्तान

एलजी ने दिल्लीवालों से सुझाव मांगे

नई दिल्ली। उप राज्यपाल वीके सक्सेना ने गुरुवार को डीडीए को लेकर लोगों से सुझाव मांगे हैं। इस संबंध में किए अपने ट्वीट में उन्होंने कहा है कि कुप्रबंधन के चलते डीडीए के उत्तरदायित्व दस हजार करोड़ से ज्यादा के हो चुके हैं। अपने ट्वीट संदेश में उप राज्यपाल ने कहा है कि डीडीए के पास दुनिया में सबसे ज्यादा महंगी और सबसे ज्यादा संपत्ति का स्वामित्व है।

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PRESS CLIPPING SERVICE

THE HINDU DELHI
FRIDAY, JULY 8, 2022

DDA's liabilities soaring due to mismanagement, says L-G

Saxena invites public suggestions on ways to improve its financial health

STAFF REPORTER
NEW DELHI

Lieutenant-Governor V.K. Saxena on Thursday highlighted the "poor" financial health of the Delhi Development Authority and said "mismanagement" has led to its liabilities exceeding ₹10,000 crore.

The L-G, who is also the chairperson of the DDA, raised the points in a post on his official Twitter handle. Mr. Saxena, while inviting suggestions from the public, tweeted that the DDA owns "one of the costliest and largest chunks of real estate in the world".

A graphic posted by Mr. Saxena showed that the total



L-G Vinai Kumar Saxena

income of the DDA, from financial year 2019-20 to 2021-22 stood at ₹3,578.69 crore, while the total expenditure stood at ₹6,787.83 crore. The urban body's cash deficit stands at ₹3209.14 crore and its loan liabilities from FY 2016-17 to 2021-22 stand at

₹8,915 crore. According to a senior DDA official, the urban body's liabilities are mainly attributed to the failure of its housing schemes.

Housing scheme failure

In March, *The Hindu* had reported that all housing schemes launched by the DDA since 2014 had received a poor response. For instance: in the 2019 scheme, 15,902 of 17,922 flats on offer had remained unsold.

"The housing schemes of 2017, 2019 and 2021 received a lukewarm response. We already have 15,000 unsold flats and we are on the verge of completing 30,000 more flats in Dwarka, Narela and

other areas. The problem has arisen because of poor response to lower income group houses, which were aimed at being affordable," said the senior DDA official, adding that the liabilities are due to internal loans taken for housing operations.

Mr. Saxena's invite for public participation comes a day after he tweeted on the poor financial health of the Municipal Corporation of Delhi, while seeking suggestions to improve the same.

Over the past week, Mr. Saxena has sought public suggestions in solving issues such as clearing landfill sites, improving air quality, and shortage of water in the city.

millenniumpost

NEW DELHI | FRIDAY, 8 JULY, 2022

Apologise to Delhiites for calling them thieves: Durgesh Pathak

OUR CORRESPONDENT

NEW DELHI: The Aam Aadmi Party (AAP) on Thursday accused Delhi Lieutenant Governor V K Saxena of calling Delhiites "thieves" and demanded an apology for asking people to pay taxes to the civic body "honestly".

It asked the lieutenant governor to stop behaving like "a BJP worker and abusing Delhiites".

The party's reaction came a day after Saxena in a tweet said the past financial mismanagement and non-payment of "any property tax" by 75 per cent residents of the city made the municipal corporation of Delhi "go in red", and asked them to

pay their dues honestly to make the civic body financially stable.

"It's a black day in the history of Delhi. The LG called people of Delhi thieves," AAP leader Durgesh Pathak said at a press conference.

He dubbed Saxena's remarks "very irresponsible" and said the Delhi government's budget under Chief Minister Arvind Kejriwal increased from Rs 25,000 crore in 2015 to Rs 70,000 crore at present because Delhiites pay their taxes honestly.

The municipal corporation is facing a financial crisis today, not because of any dishonesty on the part of Delhiites in payment of taxes but the BJP's corrupt regime in the civic

body," Pathak, the newly elected Rajinder Nagar MLA, alleged.

"By the grace of God, you (LG) are sitting in a very responsible position. Delhiites only want cleanliness. There is no problem in paying taxes," Pathak said.

Meanwhile, Delhi Lt Governor V K Saxena said DDA owns one of the costliest and largest chunk of real estate in the world, but "mismanagement" has led to its liabilities exceeding Rs 10,000 crore.

The Lt Governor flagged this in a post on his official Twitter handle.

Saxena also invited suggestions from the people and expressed his resolve to "make DDA viable".

DELHI DEVELOPMENT AUTHORITY LIBRARY PRESS CLIPPING SERVICE



DATED _____

NEW DELHI | FRIDAY | JULY 8, 2022

LG: Mismanagement cost DDA ₹10K crore liabilities

Saxena invites suggestions from people, expresses his resolve to make DDA viable

STAFF REPORTER ■ NEW DELHI



Lieutenant Governor Vinai Kumar Saxena on Thursday said the Delhi Development Authority (DDA) owns one of the costliest and largest chunks of real estate in the world, but "mismanagement" has led to its liabilities exceeding Rs 10,000 crore. The Lieutenant Governor, who is also the chairperson of the DDA, flagged this in a post on his official Twitter handle.

Saxena also invited suggestions from the people and expressed his resolve to "make DDA viable".

"While DDA are owners of one of costliest & largest chunk of real estate in the world, mismanagement has led to its liabilities exceeding Rs 10k Cr. Let's resolve to make DDA viable.

Your suggestions and participation will make it happen. #ForABetterDelhi," he tweeted. In his tweet, he also shared a poster having details about the financial condition of the urban

body. The poster bore the title "DDA - poor financial health". It further shared data related to the financial status of the DDA from 2019-20 to 2021-22, saying the total income is Rs 3,578.69 crore and total expenditure for the period, Rs 6,787.83 crore.

The total cash deficit is Rs 3,209.14 crore, the poster read. And, DDA's loan liabilities in five years (2016-17 to 2021-22) stands at Rs 8,915 crore, it said. The Lieutenant Governor has invited suggestions on the email [id writetolgdelhi@gmail.com](mailto:writetolgdelhi@gmail.com).

The DDA was created in 1957 under the provisions of the Delhi Development Act "to promote and secure the development of Delhi". The DDA is responsible for planning, development and construction of

housing projects, commercial lands, land management, land disposal, land pooling and land costing among others, according to its website. The DDA commenced its housing activities in 1967, it said.

In the last several days, the Lieutenant Governor has multiple times sought suggestions from the public on various issues, including air pollution and landfill sites.

Describing the landfill sites in Delhi as "grave health hazards" and a "national shame", Saxena has reached out to the people and sought their ideas that could help efforts by authorities in getting rid of these "unseemly mountains of garbage".

The national Capital has three landfill sites - Ghazipur, Bhalaswa and Okhla - that have turned into huge garbage mountains. "Unseemly Mountains of Garbage surround Delhi.

Stinking heaps over 50mtrs high in the Capital are not only grave health hazards but a National Shame! Your suggestions & participation will be of value in the efforts to rid Delhi of over 28 million MT of waste. # ForABetterDelhi," he had tweeted.