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Various Approvals for Land Pooling, Karkardooma TOD Project, Narela Hub, and Enhanced FAR Extension to Accelerate Delhi's Development & Growth Possibilities

The Delhi Development Authority (DDA), in its meeting dated November 5, 2025, chaired by the Hon'ble Lt. Governor of Delhi, Shri V. K. Saxena, took several crucial decisions. These included the change of land use for the development of land pooling areas, the redevelopment of aging staff quarters at Safdarjung Development Area and Old Rajinder Nagar, a change of land use for the development of a Multi-Sports Integrated Stadium in Narela, and a plan to develop Narela as an education hub.

Adding to this, the Authority also approved a DDA Housing Scheme in Karkardooma, which features the highest residential project under Delhi's first Transit-Oriented Development (TOD) project. An extension of one year was also granted for the enhanced Floor Area Ratio (FAR) Policy for planned Commercial Centres.

Apart from the main DDA agenda of the meeting, the Hon'ble Lt. Governor of Delhi directed DDA, MCD, and GNCTD to immediately address all pending inter-departmental and inter-agency issues. Primarily concerning the Delhi Jal.

Board, PWD, and MCD, these issues have arisen due to a lack of seamless coordination between the agencies over the past more than a decade. For this purpose, a meeting will soon be convened by the Chief Secretary. (The Chief Secretary and MCD Commissioner are ex-officio members of the Authority.)

Meeting chaired by the Hon'ble Lt. Governor of Delhi, Shri V. K. Saxena, took several crucial decisions

Changes of land use approved in these areas for development of land pooling policy.

The authority also gave heads up to the DDA housing scheme in Karkardooma under Delhi's first TOD Project.

Extension of Enhanced FAR Policy for planned Commercial Centres and redevelopment of DDA staff quarters at Old Rajinder Nagar and Safdarjung Development Area also approved

Approvals were also granted in change of land use for development of Multi Sports Integrated Stadium in Narela and developing Narela as an education hub.

Some of the major decisions taken are as follows:

- **Change of Land Use of the Land Pooling Area:** The Authority approved the change of land use for an area measuring 40.23 hectares for the development of land pooling areas. The Land Pooling Policy for Delhi was notified on October 11, 2018, as a part of the Master Plan for Delhi-2021, and its Regulations were notified on October 24, 2018. This Policy is applicable in 105 urban villages falling in six Planning Zones (K-I, L, N, P-II, and parts of P-I & J). The Land Pooling area is divided into 138 sectors, with a poolable area of approximately 20,422 Ha. Sector 8B of Planning Zone P-II is the first sector to achieve 70% contiguous pooled land, making it eligible for development under this Policy. The Sector Land Distribution Plan will allocate 60% to the consortium share and 40% to DDA's share.
- **Redevelopment of Aging DDA Staff Quarters:** The Authority approved the redevelopment of residential complexes built over five decades ago that are now facing structural and infrastructural deterioration. This includes staff quarters at Safdarjung Development Area (SDA) and Old Rajinder Nagar (ORN). The redevelopment will provide modern, safe, and well-equipped living spaces. NBCC (India) Ltd., with extensive expertise in government housing projects, was appointed as the Project Management Consultant (PMC) to oversee the project from concept to commissioning. This initiative will follow a self-sustainable financing model, with costs recovered from the saleable built-up areas to ensure fiscal prudence and viability. Apart from these two projects, DDA is also authorized to undertake the redevelopment of all such staff quarters that have outlived their life.
- **Change of Land Use for Multi-Sports Integrated Stadium and Sports Complex in Narela:** The Authority granted final approvals for the change of land use for a 30.35-hectare (75-acre) plot in Sector G-3 / G-4, Narela Sub-City (Zone P-I), from Commercial & Residential to Public and Semi-Public (PSP). This will facilitate the development of a Multi-Sports Integrated Stadium and Sports Complex capable of hosting national and international events. A Gazette Notification is now to be issued by the Ministry of Housing and Urban Affairs, Govt. of India. The site offers excellent connectivity to NH-I and direct access to Indira Gandhi International Airport (Delhi) via the UER-II (100m) road. This initiative is expected to foster DDA's commitment to enhancing public infrastructure, creating modern, world-class sports facilities, and acting as a catalyst for generating significant employment, stimulating the local economy, and promoting sports tourism.
- **Change of Land Use for Development of Universities in Narela:** The Authority also gave final approval for the change of land use of land measuring 4.33 Ha / 10.71 Acres from Residential to Public Semi Public to develop Narela as an education hub. This will include the development of universities in Sector G-7 / G-8. A Gazette Notification is to be issued by the Ministry of Housing and Urban Affairs, Govt. of India. This initiative aims to enhance access to quality higher education, create new academic and employment opportunities, and contribute to the region's socio-economic development.

- The plan is to build an Education Center (or Hub) in a good location within the Narela Sub-City, close to the 80-meter Urban Extension Road-I (UER-I) and a future metro station on the proposed DMRC Red Line. This will ensure the optimal utilization of DDA land, with all modern, self-sufficient campuses designed to foster innovation and academic excellence.
- Delhi's First Transit-Oriented Development (TOD) Housing Project: The Authority approved DDA to launch the "Towering Heights at East Delhi Hub, Karkardooma Housing Scheme 2025," which features 1,026 ready-to-launch 2BHK flats. The project will be offered through e-auction to ensure transparency and wide public participation.
- Continuation of Enhanced FAR Policy for Planned Commercial Centres: The Authority approved extending its 2018 policy on increased Floor Area Ratio (FAR) for one more year from the date of publication. This is intended to encourage commercial development and better use of land in Delhi. The five-year period for using the increased FAR recently ended. Due to public requests for an extension, the Authority reviewed the policy and agreed to extend the scheme for one year, allowing stakeholders another chance to claim the remaining FAR and earn more revenue.
- Fixation of Charges for Transit-Oriented Development (TOD) Policy: For the development of TOD areas, the Authority approved the various charges for the TOD Policy, such as Additional FAR charges and TOD charges, payable by the Developer Entity (DE) for undertaking developments within the TOD planning area (a notional area of 800m radius around transit stations). The DDA will facilitate the implementation of this Policy. TOD charges shall be collected by DDA and ring-fenced for utilization within the respective TOD planning area through a dedicated TOD fund set up for each TOD node for area improvement works and development of Multi-Modal Integrated (MMI) nodes. The DE shall be entitled to avail additional FAR at 1.5 times the existing permissible FAR on the plot or 300, whichever is more. The maximum FAR limit shall be 500 for larger TOD schemes with an area of 4 Ha and direct access from roads of 30m RoW.
- Support for Signature View Apartment Residents: To support the residents of the Signature View Apartment (SVA) affected by its redevelopment, the Authority approved a facilitation fee in lieu of rent (i.e., ₹50,000 per month for HIG flats and ₹38,000 per month for MIG flats). This will be paid to all allottees/owners of the flats from July 1, 2023, or the actual date of vacation, whichever is later.
- The facilitation fee will increase by 10% every year, starting July 1, 2024.
 - The base fee for this increase is ₹50,000 for HIG and ₹38,000 for MIG.
 - All late rent payments (arrears) must now be paid to the owners/allottees by the 7% of the following month.

- A dedicated camp office has been established to facilitate documentation, handover, and smooth relocation. Over 200 residents have already vacated their flats, and rent payments are being made promptly in line with court directives.

Special Housing Scheme for Government Employees: The DDA Karmayogi Awaas Yojana 2025 was also approved by the Authority. This is a dedicated scheme for serving and retired employees of the Central and State Governments, PSUs, local bodies, and autonomous institutions in Narela. Offering a 25% discount, the scheme encourages community living and is expected to significantly boost occupancy in Narela.

Other Approved Proposals

Besides the above, the Authority also approved the following proposals:

- The change of land use of an area measuring 2.5 acres at INA from 'Recreational' (District Park) to 'Residential' allotted to the Ministry of External Affairs (MEA).
- Allowing the establishment of a Police Station along with housing over an area of 1.4 hectares in Isolated Pocket 11 & 12, Sagarpur, Dwarka (Zone K-II). The land is currently accessible from the existing Sagarpur-Palam road.
- DDA has set the land rates that will be used to calculate the fines (Misuse Charges) for non-residential properties during the 2025-2026 financial year.
- Setting fixed rates of Pre-Determined Rates (PDRs) in respect of Rohini Ph. IV & V, Tikri Kalan & Narela for the financial year 2025-2026.



New Heights for Delhi Tourism: Hon'ble Lt. Governor of Delhi, Shri V. K. Saxena Oversees First Hot Air Balloon Trial at Baansera



Delhi conducts its first trial of a tethered hot air balloon ride at Baansera in the presence of Hon'ble Lt. Governor of Delhi, Shri V. K. Saxena

Hot air balloon rides to be launched soon at four locations: Baansera, Asita, Yamuna Sports Complex, and Commonwealth Games Village Sports Complex.

Rides for the public are likely to start shortly, aligned with the ideal ballooning season from November to February. the region's fitness industry, promoting entrepreneurship and professional development.



In the presence of Hon'ble Lt. Governor of Delhi, Shri V. K. Saxena, the national capital, marked a new milestone on November 25, 2025 with the successful trial run of the first-ever hot air balloon ride at Baansera.

The initiative, led by the Delhi Development Authority (DDA) introduces a new dimension to Delhi's skyline and strengthens the city's eco-tourism and adventure sports offerings.



This project was directly overseen by the Hon'ble Lt. Governor of Delhi. He has been guiding DDA to create new public recreational spaces and restore the Yamuna floodplains. The initiative shows DDA's serious commitment to improving sustainable tourism and enriching public enjoyment.



DDA has planned to introduce tethered hot air balloon rides at four locations; Baansera, Asita, Yamuna Sports Complex, and the Commonwealth Games Village Sports Complex.

Following the successful trial at Baansera, public operations commenced from November 29, 2025 for a unique aerial view of Delhi's natural landscape, riverfront, and cityscape, significantly augmenting the



Massive Public Response: DDA Launches 'Jan Sadharan Awaas Yojana Phase II' with 1,500 Affordable Flats Following Phase I Sell-Out



After the success of Jan Sadharan Awaas Yojana Phase I, the DDA launched the Phase II of this scheme on November 7, 2025

Under Jan Sadharan Awaas Yojana Phase I, all flats in Rohini, Ramgarh Colony, and Shivaji Marg were booked on the first day of commencement of booking itself.

It offers approximately 1,500 flats under the LIG and EWS categories, located across key areas of Delhi including Shivaji Marg, Ramgarh Colony, Rohini, and Narela

Jan Sadharan Awaas Yojana Phase I was a big success. DDA launched Phase II of this scheme on November 7, 2025, which has also witnessed an enthusiastic response from the public on the very first day. All flats in Rohini, Ramgarh Colony, and Shivaji Marg were booked on the first day of booking commencement. More than 1,000 flats were booked within the first 24 hours, reflecting the continued public enthusiasm and confidence in DDA's affordable housing programmes.

Hon'ble Lt. Governor of Delhi, Shri V. K. Saxena, expressed satisfaction with its implementation and the overwhelming positive response it has received from the public, after reviewing the progress of the scheme. He appreciated DDA's efforts in ensuring transparency, accessibility, and efficiency in the entire process, and reiterated the importance of expanding such initiatives to meet the housing aspirations of all sections of society.

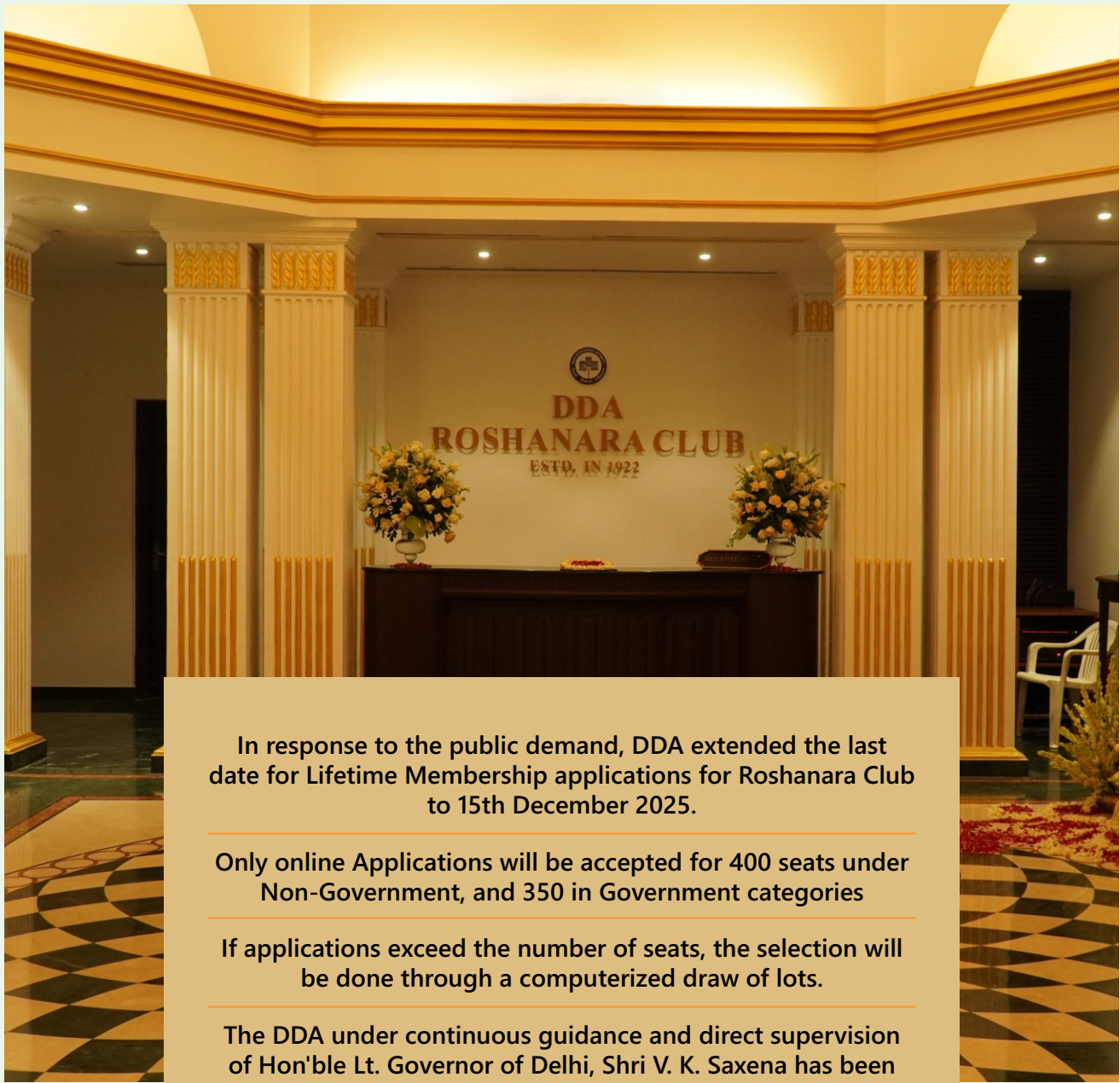
Carrying forward the strong legacy of Phase I, the Jan Sadharan Awaas Yojana Phase II has set new benchmarks in DDA's affordable housing segment. The Jan Sadharan Awaas Yojana Phase I, which was launched in September 2025, had offered around 1,200 affordable category flats across well-connected residential areas of the city. All units were booked on the very first day of opening, reflecting the high public demand and trust in DDA's housing initiatives.

Phase II of the Jan Sadharan Awaas Yojana offers approximately 1,500 flats under the LIG and EWS categories. These are located across key areas of Delhi, including Shivaji Marg, Ramgarh Colony, Rohini, and Narela, which were carefully selected to combine affordability with accessibility, ensuring that residents benefit from improved connectivity, essential amenities, and planned urban infrastructure.

The DDA continues to uphold its mission of ensuring "Housing for All," with transparent online booking and public-friendly procedures, while promoting balanced and sustainable urban growth.



Opportunity Extended: Last Date for Lifetime Membership at Historic Roshanara Club Now 15th December 2025



In response to the public demand, DDA extended the last date for Lifetime Membership applications for Roshanara Club to 15th December 2025.

Only online Applications will be accepted for 400 seats under Non-Government, and 350 in Government categories

If applications exceed the number of seats, the selection will be done through a computerized draw of lots.

The DDA under continuous guidance and direct supervision of Hon'ble Lt. Governor of Delhi, Shri V. K. Saxena has been given a new lease of life to Roshanara Club

Delhi Development Authority (DDA) has extended the last date for applying for the Lifetime Membership at the iconic Roshanara Club to 15th December 2025 in response to the public demand and multiple requests from sports enthusiasts. It ensures wider public access to this historic sporting and social institution. The date extension was to provide an opportunity to aspiring members who missed the chance to to complete their applications earlier due to personal or logistical reasons.

This rare opportunity for people to secure Lifetime Membership of the iconic and heritage Roshanara Club, was introduced by DDA under the direct supervision and guidance of Hon'ble Lt. Governor of Delhi, Shri V. K. Saxena.

In the first phase, 750 memberships are being offered comprising 400 in the Non-Government (fee of Rs 12.5 lakh plus GST) and 350 in the Government categories (fee of Rs 4 lakh plus GST). Applicants must be Indian citizens aged 21 years or above as on 15th October 2025 to be eligible under their respective categories.

The registration process will now remain open till 15th December 2025. Applications will be accepted exclusively through the online portal: <https://online.dda.org.in/golfcourse>, and must be accompanied by a non-refundable application fee of Rs. 2,500 (inclusive of GST).

In case the number of applications exceeds the available seats, the selection will be carried out through a computerized draw of lots.





Sprawling over 22 acres of green serenity in the heart of North Delhi, DDA Roshanara Club stands as a symbol of prestige and excellence, holding a unique legacy as the cradle of Indian cricket and the birthplace of the Board of Control for Cricket in India (BCCI).

DDA has now officially taken over this club now on 29th September 2023 and given a new lease of life under the continuous guidance of Hon'ble Lt. Governor of Delhi.

Hon'ble Lt. Governor of Delhi inaugurated the restored heritage Roshanara Club in July 2025.

The Roshanara Club now offers a wide array of state-of-the-art facilities, including indoor amenities like reception, main lounge, card and billiards rooms, kids' play area, dining hall, banquet, library, swimming pool with changing rooms, gym and fitness centre, squash board and badminton hall, as well as yoga and sauna and steam area. And outdoor facilities have been upgraded to include grass, clay, and synthetic lawn tennis courts, cricket grounds and practice pitches, mini football and basketball zones, and a dedicated jogger's park.

Antique chandeliers and original furnishings have been refurbished to revive their classic charm. Particular attention has been paid to preserving the club's architectural legacy including the European-style doors and windows, Mangalore tiled roof, and intricate wooden trusses all carefully restored.

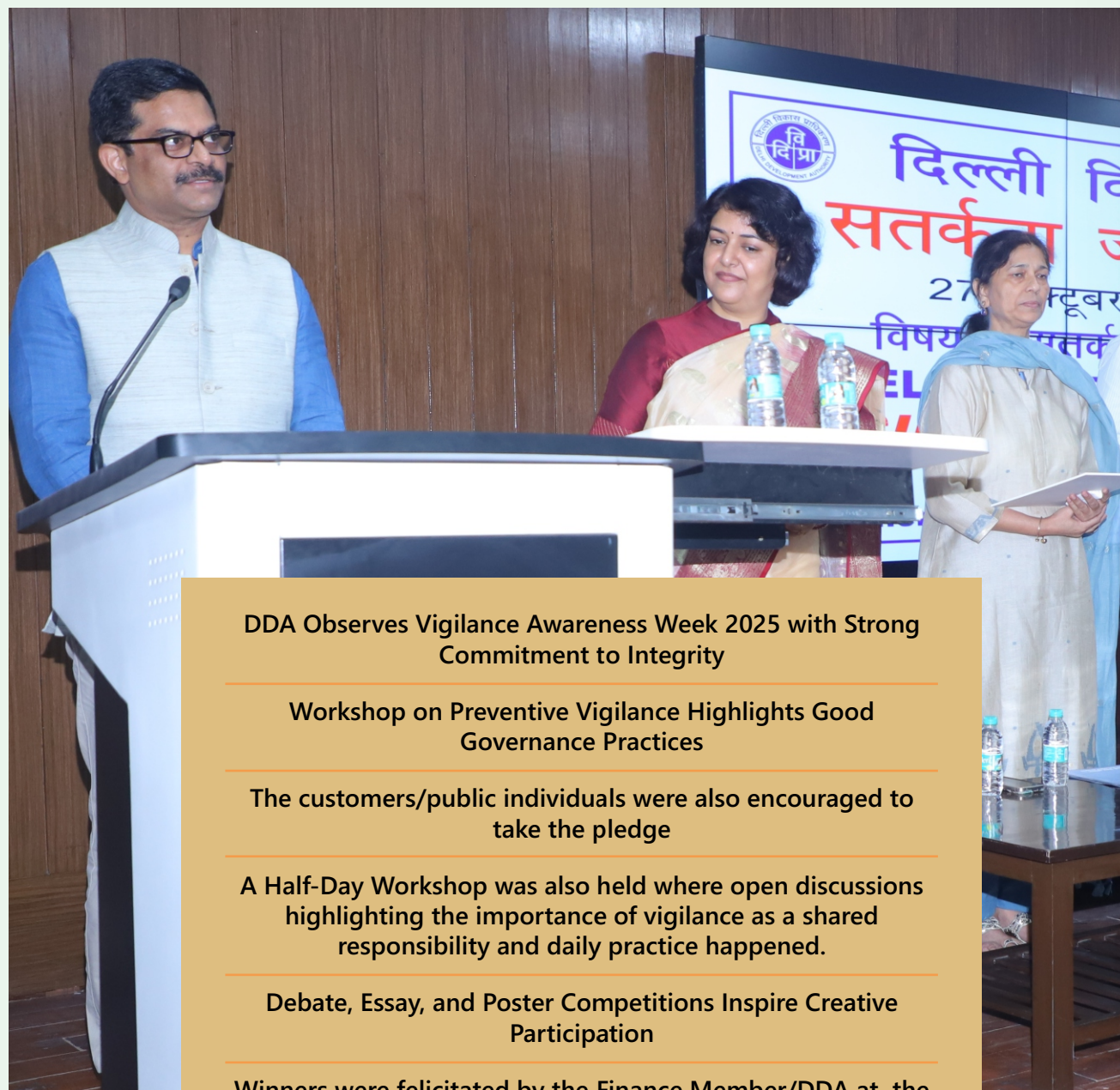
DDA with the extension of the membership application timeline is providing an opportunity to the sports and heritage lovers alike to join an enduring legacy. DDA also offers a wide array of sports activities across its extensive network of sports infrastructure in the national capital including 18 sports complexes, 4 mini sports complexes, and 3 golf courses, underscoring its long-standing commitment to providing high-quality sports facilities for the public to further the vision of Fit India and nurture budding talent.

Under the guidance of Hon'ble Lt. Governor of Delhi, the first Aarambh Library was inaugurated in January 2025 at Old Rajendra Nagar, followed by Adhchini Village and Sector-16B, Dwarka.

The latest facility in Rohini reinforces DDA's commitment to safe, modern, and accessible study environments for students across Delhi.



Upholding Public Trust - DDA Observes Vigilance Awareness Week 2025



DDA Observes Vigilance Awareness Week 2025 with Strong Commitment to Integrity

Workshop on Preventive Vigilance Highlights Good Governance Practices

The customers/public individuals were also encouraged to take the pledge

A Half-Day Workshop was also held where open discussions highlighting the importance of vigilance as a shared responsibility and daily practice happened.

Debate, Essay, and Poster Competitions Inspire Creative Participation

Winners were felicitated by the Finance Member/DDA at the closing Ceremony.

The Delhi Development Authority (DDA) observed Vigilance Awareness Week-2025 from 27th October to 2nd November, 2025. The observance was in alignment with the national initiative led by the Central Vigilance Commission to promote Integrity, Transparency, and Ethical Practices in public administration. The week reflected DDA's steadfast commitment to nurturing a corruption-free ecosystem and sensitizing employees towards their individual and collective roles in upholding public trust and organizational integrity. During the Vigilance Awareness Week-2025 campaign period, staff also worked on weekends to dispose of complaints in order to overcome manpower constraints and heavy workload.

The week commenced with the Opening cum Integrity Pledge Ceremony presided over by Shri N. Saravana Kumar, Vice-Chairman/DDA in the presence of Sh. Sanjay Kumar Khare, Engineer Member/DDA, Sh. Chetan P S Rao, Finance Member/DDA, Ms. Amrita Darpan Jain,

CVO/DDA, Sh. Ravi Shankar, PC(LD, LM, PM-UDAY & Land Pooling), Sh. Vipul Aggarwal, PC(Horticulture, Landscape and Systems), Ms. Manju Paul (Commissioner- Planning), Sh. Vineet Jain, Commissioner(Personnel), Sh. Kunal Kashyap, Commissioner(Housing), Ms. Ruhee Dugg, OSD to VC/DDA, Sh. V S Tomar, Commissioner(Systems), Sh. S.K. Meena, CCS, Ms. Kalpana S. Khurana, AC(LS) and other senior officials of DDA alongwith their staff. Pledge ceremony was also administered in Vikas Minar, DDA by Ms. Harleen Behl, Chief Architect and at other offices also. During Vigilance Awareness Week-2025, the customers/public individuals were also encouraged to take integrity pledge by reading the pledge pasted in registers. It resulted in around 296 customers/public individuals taking the integrity pledge and signing it physically. A Half-Day Workshop was also held on 27th October, 2025 by Sh. Sanjay Sharma, Hony. Director, NHRDA at Vikas Sadan, DDA where experts and senior officials emphasized the



The session encouraged open discussions among officers and staff, highlighting the importance of vigilance as a shared responsibility and daily practice. To broaden participation and awareness, DDA organized a series of competitions for employees and their family members. A Debate Competition on 28th October, an Essay Writing Competition on 29th October and a Poster Making and Slogan Writing Competition on 30th October provided platforms for participants to express their thoughts on Integrity, Transparency, and Ethical Governance. Entries were received in both English and Hindi, reflecting the diversity and inclusivity of the initiative.

On 28th October 2025, a Seminar/Workshop on various Vigilance Aspects and Prevention of Corruption Act, 1988 was conducted by Sh. Suresh Meghnani, Ex. CVO, DDA in which focus was given on emphasizing the importance of ethical conduct, core values, honesty, and probity in public life and organizational functioning. On 30th October, 2025, a Seminar/Workshop on "Mapping the Integrity Risks along the Procurement Cycle" was conducted by Dr. Garima Lohani Bhagat, Joint Secretary-Department of Defence Production wherein the session focused on identifying and mitigating potential areas of corruption or unethical practices throughout the various stages of the procurement process. This proactive approach (preventive vigilance) is crucial for ensuring transparency and accountability in public administration. The seminar provided a comprehensive overview of



risk-mitigation strategies across procurement processes, emphasizing transparency and integrity in administrative and financial transactions. These sessions were held at the Auditorium Hall, D-Block, Vikas Sadan were attended by Vigilance Staff, Heads of Departments and Senior Officials of Dy. Director Level and above. Additionally, as part of the observance, specialized workshops and training sessions were conducted to strengthen institutional capacity and professional knowledge. A Half-Day Workshop-cum-Training Session was organized on 31st October, 2025 at Vikas Sadan, conducted by Shri Ashwani Kumar Bhalla, Dy. Director (Vigilance), DDA/Master Trainer. The session covered crucial topics such as - Investigation and Report, DDA Conduct, Disciplinary and

Appeal Regulations, 1999, Framing of Chargesheet. The workshop served as a practical training platform for vigilance personnel, enhancing their understanding of procedural frameworks, disciplinary mechanisms, and investigative best practices. The Vigilance Awareness Week concluded with a Closing Ceremony on 3rd November, 2025, where participants and winners were felicitated by Finance Member/DDA. The event served as a reminder that every employee, regardless of designation, contributes significantly to DDA's institutional integrity and accountability.



LIST OF OFFICERS AND STAFFS RETIRED IN NOVEMBER 2025

S. No.	Name /Father's/Husband's Name S/Shri/Smt.	Designation	Place of posting	Date of Birth	Date of Appointment
1.	Jai Kanwar Sh. Sukhbir Singh	OCM(W/C)R UID No.2437020	NPD-4	10.11.1965	19.09.1989
2.	Michael Raj Late Sh. William Das	PEON UID No.3901035	SMD-4	30.11.1965	16.04.1985
3.	Vijay Kumar Jha Late Sh. Maksudan Jha	OCM(W/C)R UID No.5127031	SPD-1	09.11.1965	19.09.1989
4.	Vikram Singh Late Sh. Attar Singh	S/G(W/C)R UID No.2009002	CGD-1	11.11.1965	19.09.1989
5.	Surajmal Sh. Fakir Chand	Beldar(W/C)R UID No.1604292	NMD-4	14.11.1965	03.01.1985





DELHI DEVELOPMENT AUTHORITY

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www.dda.gov.in