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5th September-2006
item No. 91/2006 to 100/2006
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DELHI DEVELOPMENT AUTHORITY
(OFFICE OF PR. COMMISSIONER CUM SECRETARY)

List of the Agenda items to be discussed in the meeting of the Delhi Development Authority fixed for Tuesday, the 5th September, 2006 at 4.00 p.m. at Raj Niwas, Delhi:

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DELHI DEVELOPMENT AUTHORITY
(Office of the Pr. Commr. Cum. Secretary)

List of Supplementary agenda items to be discussed in the meeting of
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DELHI DEVELOPMENT AUTHORITY
(Office of the Pr. Commr. Cum. Secretary)

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on
5th September 2006 at 4.00 P.M. at Haryana Bhawan.

Following were present:

CHAIRMAN

- 1 Dr. A.R. Kidwai
Administrator/Lt. Governor, Delhi

VICE-CHAIRMAN

- 2 Shri Dinesh Rai

MEMBERS

3. Shri A.K. Patnaik
Finance Member
4. Shri A.K. Sarin
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Virender Kasana
Councillor, MCD
9. Shri Ishwar Dass
Councillor, MCD
10. Dr. M.M. Kutty
Joint Secretary (D&L), MOUD
11. Shri Ashok Kumar,
Commissioner, MCD
- 12.. Shri J.B. Kshirsagar
Chief Planner, TCPO

SECRETARY

Shri V.M. Bansal
Principal Commissioner-Cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri S.N. Sahai
Secretary to LG
2. Shri K. S. Mehra
Pr. Secretary, (L&B), GNCTD
3. Shri B.B. Saxena
Principal Secretary (UD), GNCTD

4. Shri. V.K. Sadhu
Principal Commissioner, DDA
5. Shri R.K. Vats,
Commissioner (LM), DDA
6. Smt. Pramila H Bhargava
Commissioner (Personnel)
7. Shri A.K. Jain
Commissioner (Planning), DDA
8. Mrs. Asma Manzar
Commissioner (Housing), DDA
9. Shri V.D. Dewan
Chief Architect, DDA
10. Mr. Rajeev Malhotra
Chief Regional Planner (NCR Planning Board)
11. Shri C.K. Chaturvedi
Chief Legal Adviser, DDA
12. Shri Rajiv Pandey
Chief Accounts Officer, DDA
13. Shri S.K. Goyal
Financial Adviser (Housing), DDA
14. Shri Alok Swaroop
OSD to LG
15. Shri A.K. Gupta
Addl. Commissioner (Planning) DDA
16. Shri Ashok Kumar
Addl. Commr. (Planning) DDA
17. Dr. S.P. Bansal,
Addl. Commr. (Planning) DDA
18. Smt. Neemo Dhar
Director (PR), DDA
19. Shri D. Sarkar
Director (Sports) DDA
20. Shri R.K. Jain
Director (Planning) Dwarka/DDA
21. Shri Partha Dhar
Director (Planning) DDA
22. Shri N.K. Chakaraborty
Director (Planning)/NP DDA
23. Shri C.P. Sharma
Jt. Director (Survey) DDA.

The Vice chairman and the non-official members welcomed Haryana Governor Dr. A.R. Kidwai as Chairman of the Authority.

Shri Jile Singh Chauhan and all the members of the Authority objected that the Chief Secretary, Delhi was not present in the meeting inspite of the matters under discussion being extremely sensitive and of public importance.

ITEM NO.91/2006

Sub: Confirmation of the Minutes of the meeting of Delhi Development Authority held on 3.8.2006.
F.2(2)2006/MC/DDA

Minutes of the Authority meeting held on 3rd August 2006 were confirmed with the following modifications:

- (a) Item No.83/2006 III - The amendment moved by Shri Mahabal Mishra was accepted and the last line in the minutes shall read as "it was decided that all the officers/officials of the Research Cadres shall continue to serve in whatever capacity as deemed appropriate, till they superannuate".
- (b) Item No.85/2006 - "Shri M.M. Kutty, Jt. Secretary(D&L), MOUD informed that Draft Cabinet Note in the matter was under preparation in the Ministry relating to the provision of EWS housing in the Group Housing with respect to the FAR and the covered area".

ITEM NO.92/2006

Sub: Performance Budget 2004-06.
F.4(3)Budget/PF/2005-06.

This item was not taken up for consideration.

ITEM NO.93/2006

Sub: Development and disposal of Group Housing in Sector A1 to A4
Narela Sub-city.
File. No. F.1(1)FAR/2005-06.

This item was not taken up for consideration.

ITEM NO.94/2006

Sub: Deciding the cost of Additional FAR to be given to Hospitals
allotted land prior to 12.7.2005.
File no. F.1(1)FAR/2005-06.

This item was not taken up for consideration.

ITEM NO.95/2006

Sub: Development of Mini Sports Complex at Chittranjan Park, Near
Jahan Panah Club.
File No. SWD-5/Budget-6-07/DDA.

This item was not taken up for consideration.

ITEM NO.96/2006

Sub: Disposal of informal sector shopping spaces developed by DDA in
various parts of Delhi.
F.25(3)2005/CE.

This item was not taken up for consideration.

ITEM NO.972006

Sub: Change of land use of site measuring 3923 sq.mt. from
Recreational (Distt. Park) to PSP facilities (Burial Ground).
F.20(13)05/MP.

This item was not taken up for consideration.

ITEM NO. 982006

Sub: Norms for the proposed International Convention Centre (ICC)
Sector-24, Dwarka.
F.1(454)2005/DWK/Pt.

This item was not taken up for consideration.

ITEM NO.99/2006

*Sub: Improvement of circulation road around newly constructed Round about (R/A) along Domestic Airport road and approach road connecting Dwarka.
F.SED-8/F 299/
F.E.M.3(16)2005/AM/Vol.III.*

This item was not taken up for consideration.

ITEM NO.100/2006

*Sub: Amendments in the MPD-2001 in r/o Development Control Norms for Residential Plotted Development and Mixed Use Policy.
F.20(4)2005/MP/Pt.II.*

The Vice Chairman introduced the agenda item and explained the background in which these proposals had been framed.

Shri Mahabal Mishra pointed out that DDA was under moral responsibility to find solution to the problems faced by the public. He thanked the Ministers Urban Development and the DDA for coming up with solutions.

Shri Mishra pointed out the proposals before the Authority did not address the problems of unauthorized regularized colonies and the resettlement colonies where the internal roads were just about 6 mtrs wide.

I Shri Mahabal Mishra and all the non-official members made the following suggestions with respect to the proposals contained in Annexure A-I:

- (i) Keeping in view the fact that plots in regularized unauthorized colonies, resettlement colonies, rehabilitation colonies, special areas, villages, walled city and the DDA's own allotments were of smaller areas, ground coverage of 100% and FAR of 350 should be permitted on all plots measuring upto 175 sq.mt.*

- (ii) Ground coverage of 75% and FAR of 300 should be permitted on all residential plots measuring between 176 to 251 sq.mt.

- (iii) The condition of providing open court of 2 m x 2 m should be applicable only on the new constructions and not on the existing constructions.

II Shri Virender Kasana and all the non-official members suggested that:

- (i) The proposed relief of increased ground coverage and FAR should be given to all the plot holders uniformly rather than restricting to the existing unauthorized constructions at the cost of the honest and law-abiding citizens.
- (ii) Existing provisions which permit extra coverage on plots on wider roads should continue.
- (iii) Penalty clause should be applied only to the existing unauthorized constructions and not on the law-abiding citizens who will henceforth benefit from the new provisions.

- b) All the non-official members pointed out that the honest and law-abiding citizens should not be discriminated against and the modified provisions should not benefit only to the law-breakers.

2. The modifications proposed in Annexure A-II were discussed in detail and following suggestions were made by all the non-official members:

- A) Para 10.3 (i) b: ROW in regular residential plotted development should be 13.5 m.

- B) Para 10.3 (i) c: ROW should be 6 m in residential plotted development, resettlement colonies, regularized unauthorized colonies, special areas, walled city, villages, most of which are poor peoples' Janta colonies.

C) Para 10.3 (ii): The streets/stretches already notified should be listed at one place and made public. In addition, new roads/streets/stretches should be notified by the competent authorities in a fixed time frame. Shri Jile Singh Chauhan suggested that senior officers of DDA should accompany the survey teams/committees of the MCD.

D) All the non-official members pointed out that the list of professionals should be expanded to include engineers, artists etc. and the benefits should be provided to the occupants rather than the owners/residents, alongwith permission to utilize more than 50% of the residential space for professional activities.

E) All the non-official members suggested that the Basements should be permitted for professional activities by the occupants without counting towards FAR.

F) Existing Guest Houses/Nursing Homes/Banks etc. should be allowed to continue in all the colonies, including the A and B category of colonies, as per existing provisions.

G) 10.4 (xi) Shri Mahabal Mishra and all the non-official members suggested that the existing roads/streets irrespective of their ROW, should be declared as pedestrian shopping streets in E, F and G category of colonies and the special areas, villages, unauthorized regularized colonies, resettlement colonies, special areas, walled city.

H) 10.6(ii)a Shri Mahabal Mishra and all the non-official members pointed out that all kinds of building materials should be allowed to be stored inside the walled premises and allowed to be sold from plots of specific sizes which are situated on 18 mtr or above wide roads, with the condition that these material shall not be stacked on the roads.

aa) Shri Virender Kasana and all the non-official members pointed out that the words "building materials" should be expressively clarified in detail and must include all the materials used in the construction of the building viz timber products,

steel/iron products, plastic products etc. The ROW of 30 mtr mentioned in the public notice would stand amended as 18 mtr.

I) 10.6(ii)b Shri Mahabal Mishra and all the non-official members pointed out that repair shops of bicycles and rickshaws should be allowed on all the roads/streets situated inside all the colonies, leaving aside A and B category of colonies.

J) 10.7.2(i) All the non-official members pointed out that the minimum size of plots on which these activities permissible should be amended to read 80 sq yards instead of 80 sq mtrs.

K) 10.7.2 (viii) a) Shri Mahabal Mishra, Shri Jile Singh Chauhan, Shri Mange Ram Garg, Shri Virender Kasana and Shri Ishwar Dass pointed out that all the recognized schools should be allowed to permanently continue from the existing locations and the play schools should be allowed to run on the first floors also, in view of plots being of small sizes.

b) The Commissioner, MCD suggested that all the recognized schools must be allowed to continue from their existing premises in all the colonies, the A and B category of colonies as this was not a commercial activity. He pointed out that the unrecognized schools should be given sufficient time to seek recognition.

c) Shri Virender Kasana pointed out that distinction should be made in favour of the Tuition Centres where the school going and college going students receive tuitions from the teachers in the residential colonies and that imparting computer skills/education, art and dancing etc. should be similarly permitted in these Tuition centres even in the Basements. All the non-official members supported that tuition centres were different from the high fee coaching centres and must be permitted in all residential areas, including the Basement.

d) All the non-official members supported the suggestion of Shri Virender Kasana that:

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i) all those activities which are permitted in the residential use zone should be allowed in all the colonies including the A and B category of colonies and the RWA approval should not be required for the permissible activities.

ii) the words "Storage, Godown and Warehouse" should be properly defined. Their size/ activities which can be permitted in the villages should also be clearly identified and defined.

iii) Definition of Professionals may be expanded.

iv) Insurance company offices should be allowed to operate from residential areas.

v) Basement should be permitted for such activities which fall in the permitted use category. These should also be permitted for the use of professional work including diagnostic centres.

e) Shri Jile Singh Chauhan pointed out that DDA should come out with a list of negative items not permitted to be stored in such shops/godown in residential premises so that there is total transparency.

L) Shri Mange Ram Garg made following additional suggestions:

i) A and B category colonies should not be left out merely because they have better infrastructure or bigger residential plots. He pointed out that the rules/proposals should uniformly apply to all the colonies.

ii) Removal of encroachments from the Government land should be first priority.

iii) Resettlement schemes should be taken up on priority and formal proposals brought before the Authority.

- iv) *Ring Road and Outer Ring Road should be declared as commercial areas.*

Shri Mahabal Mishra suggested that Rohtak Road should also be declared commercial.

- v) *Shri Mahabal Mishra and Shri Jile Singh Chauhan pointed out that Gandhi Market in trans Yamuna area should be added to the list of special areas because of its exclusive character of being the biggest garment market in Asia.*

- vi) *Shri Mange Ram Garg and Shri Ishwar Dass suggested that Tank Road should also be listed as a special area.*

- vii) *All the non-official members suggested that all those roads/streets which had 70% commercial activity should be declared commercial without delay.*

Commissioner (Planning) said that the above suggestions may also be examined in the light of various Supreme Court and High Court orders.

It was resolved that the above suggestions may be forwarded to the Ministry of Urban Development alongwith the proposals contained in the Agenda item.

The Administrator/Lt. Governor, Delhi thanked the non-official members for giving useful suggestions in public interest.

The meeting ended with vote of thanks to the Chair.

Item No. 9.1/2006

Sub :- Confirmation of the Minutes of the Meeting of
Delhi Development Authority held on 3.8.2006

File No. : F.2(2)2006/M.C./D.D.A.

Minutes of the Meeting of the Delhi Development
Authority held on 3.8.2006 are submitted for
confirmation of the Authority. (Appendix 'A'
Page 2 to 9)

R E S O L U T I O N

Minutes of the Authority Meeting held on 3rd August-2006
wer confirmed with the following modifications :-

- (a) Item No.83/2006 III - The amendment moved by Shri Mahabal Mishra was accepted and the last line in the minutes shall read as "it was decided that all the officers/officials of the Research Cadres shall continue to serve in whatever capacity as deemed appropriate, till they superannuate".
- (b) Item No.85/2006 - "Shri M.M. Kutty, Jt. Secretary(D&L), MOUD informed that Draft Cabinet Note in the matter was under preparation in the Ministry relating to the provision of EWS housing in the Group Housing with respect to the FAR and the covered area".

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 3rd August, 2006 at 3.30 P.M. at Raj Niwas.

Following were present:

CHAIRMAN

- 1 Shri B.L. Joshi
Lieutenant Governor, Delhi

VICE-CHAIRMAN

- 2 Shri Dinesh Rai

MEMBERS

3. Shri A.K. Patnaik
Finance Member
4. Shri A.K. Sarin
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Virender Kasana
Councillor, MCD
9. Shri Ishwar Dass
Councillor, MCD
10. Shri M.M. Kutty
Joint Secretary (D&L) MOUD
11. Shri K.T. Gurumukhi
Chief Planner, TCPO

SECRETARY

Shri V.M. Bansal
Principal Commissioner-Cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri S.N. Sahai
Secretary to LG
2. Shri O.P. Kelkar
Pr. Secretary (UD), GNCTD
3. Shri V.V. Bhatt
Principal Secretary (Finance & Planning), GNCTD

4. Shri Rakesh Mohan
Pr. Secretary, (L&B), GNCTD
5. Shri. V.K. Sadhu
Principal Commissioner, DDA
6. Shri R.K. Vats,
Commissioner (LM), DDA
7. Shri Sunil Sharma
Commissioner (Personnel)
8. Shri A.K. Jain
Commissioner (Planning), DDA
9. Mrs. Asma Manzar
Commissioner (Housing), DDA
10. Shri V.D. Dewan
Chief Architect, DDA
11. Mr. Rajeev Malhotra
Chief Regional Planner (NCR Planning Board)
12. Shri C.K. Chaturvedi
Chief Legal Adviser, DDA
13. Shri Rajiv Pandey
Chief Accounts Officer, DDA
14. Shri S.K. Goyal
Financial Adviser (Housing), DDA
15. Shri V.P. Rao
Pvt. Secretary & Addl. Secretary to LG Delhi
16. Shri Alok Swaroop
OSD to LG
17. Dr. S.P. Bansal,
Addl. Commr. (Planning) DDA
18. Smt. Neemo Dhar
Director (PR), DDA
19. Shri D. Sarkar
Director (Sports) DDA
20. Shri R.K. Jain
Director (Planning) Dwarka/DDA
21. Shri Prahlad Singh
Director (LC) DDA
22. Shri N.K. Chakaraborty
Director (Planning) NP DDA

The LG advised that agenda items shall be sent well in advance so that the members have sufficient time to study them.

The LG also welcomed Shri Ishwar Dass who had come after a long gap because of his illness.

ITEM NO.68/2006

Sub: Zonal Development of Zone 'L' (South West Delhi-III).
F.4(6)98-MP.

The LG agreed with the suggestion of Shri Mahabal Mishra and Shri Mange Ram Garg that the Zonal Development Plan should be based on the ground realities existing in 2006 rather than in 2001.

The Authority approved the proposals contained in the agenda item with these recommendations.

ITEM NO.75/2006

Sub: Development and disposal of Group Housing in Sector A1 to A4 of Narela Sub-city.
File. No. F.15(270)2006-MP.

This item has been revised as agenda item number 85/2006.

ITEM NO.81/2006

Sub: Report on the follow up action on the resolutions passed by the Authority in the meetings held on 18.1.2005, 28.2.2005, 29.3.2005, 6.5.2005, 19.7.2005, 19.10.2005, 19.1.2006 and 24.3.2006.
File no. F.2(2)2006/MC/DDA.

This item was not taken up for consideration. However, LG stated that VC, DDA may take a meeting with the non-official members on the action taken report.

ITEM NO.82/2006

Sub: Performance Budget 2005-06.
File No. 4(3) Budget/PF/2005-06.

This item was not taken up for consideration.

ITEM NO.83/2006

Sub: Confirmation of the Minutes of the meeting of Delhi Development Authority held on 28.6.2006.
F.2(2)2006/MC/DDA

Minutes of the Authority meeting held on 28.6.2006 were confirmed with the following additions/amendments:

- I. Item no. 51/2006: Recruitment Regulations for the post of Planning Assistant (Group B).

Para (d) shall read as:

The Principal Commissioner, Shri V.K. Sadhu informed the members that "the principles laid down by the DOP&T for cadre review were submitted earlier to the Authority and the same principles shall be applied in all the remaining cadre review cases. He assured that all the cadre reviews shall be completed and placed before the Authority within the next three months."

- II. Item no. 65/2006: Draft Zonal Development Plan of Planning Zone 'J', South Delhi-II.

Para-3 shall read as:

"After detailed discussions the agenda item was approved by the Authority. It was also decided that development at Kapashera Junction should be carried out in accordance with the CRRJ advice in the matter."

- III. Item No. 69/2006: Cadre Review of Planning, Architect, Landscape Architecture, Survey and Research Cadre.

Shri Mahabal Mishra and Shri Mange Ram Garg suggested that the posts of Field Investigators which were proposed to be reduced from 116 to 69 as a result of the cadre review of Research Cadres should not lead to their retrenchment. It was decided that these officials shall continue to serve in whatever capacity as deemed appropriate, till they superannuate.

ITEM NO.84/2006

- 6 -

Sub: Status note on Commonwealth Games projects to be developed by DDA.
F.13(8)SW/Coord./2006/DDA

Information given in the agenda item was noted by the Authority. The Authority advised that the DMRC should be directed to provide sufficient sound barriers at the Metro Station so as to keep the noise levels within the permissible limits.

ITEM NO.85/2006

Sub: Development and disposal of Group Housing in Sector A1 to A4 of Narela sub-City.
F.15(270)2006-MP.

Shri Mahabai Mishra pointed out that the Authority had considered the matter in detail in the year 2005 and should await final policy/guidelines from the Ministry of Urban Development. He also pointed out that the lands which had been acquired by the DDA for its own housing schemes should not be allotted to the builders.

Shri M.M. Kutty, Joint Secretary (D&L), MOUD informed that draft Cabinet note in the matter was under preparation in the Ministry.

The Vice-Chairman informed that the present agenda item had become necessary as the Ministry had taken time in finalizing the guidelines.

After detailed discussions, it was decided to defer the final decision.

ITEM NO. 86/2006

Sub: Proposed amendment to Master Plan for Delhi-2001 in respect of development control norms for residential plotted development and Mixed Land Use Policy.
F.20(4)2005/MP/Pt. II.

1. The information given in the agenda item was noted by the Authority.

2. *Shri Mange Ram Garg made the following suggestions:*
 - a) *Provision should be made in the plan for 'building material shops' in every zone.*
 - b) *As the parking requirements will increase with the mixed land use policy becoming operational, DDA should construct underground community parking on self-sustaining basis, underneath all the parks in Delhi.*
3. *Shri Mahabal Mishra sought a list of the parking lots and the names of the parking contractors alongwith the dates of tender, dates of approval of allotment and the dates of handing over possession of the parking sites, alleging irregularities in the matter.*

Shri Mange Ram Garg alleged irregularities in the allotment of parking contract at Deep Central market.

ITEM NO.87/2006

*Sub: Deciding the cost of additional FAR to be given to Hospitals allotted land prior to 12.7.2005.
F.1(1)FAR/2005-06.*

Consideration of this item was deferred.

ITEM NO. 88/2006

*Sub: Recruitment Regulations for the post of Director (Ministerial) in scale Rs. 12000-16500 in DDA.
F.7(17)2003/PB-I/Pt.*

- i] *Shri Mahabal Mishra suggested that deputation should be restricted only to the officers of DANICS. He was joined by Shri Jile Singh Chauhan and Shri Virender Kasana.*
- ii] *The non-official members suggested that all the posts of Directors should be filled-up through departmental promotions; deputation, wherever necessary, should be restricted to DANICS.*
- iii] *Shri Virender Kasana pointed out that if the post is not filled up on deputation then Deputy Director/Jt. Director of DDA should be promoted.*

Shri M.M. Kutty, Joint Secretary (D&L), MOUD informed that the Ministry wanted the deputation to be open to all the Class-I Central and State Civil services so that DDA has greater options and a larger pool of officers to choose from, depending upon the job requirements.

The Lt. Governor finally advised that views of the non-official members may be communicated to the Ministry and that preference could be given to the DANICS officials, while picking up officers on deputation.

ITEM NO.89/2006

Sub: Standard Costing for flats - Plinth Area Rate from 1st October, 2006 to 31st March, 2007
F.21(1671)2001/HAC

1. Shri Virender Kasana made the following suggestions:
 - a) Construction of lifts should be allowed in all the new/old MIG/HIG, SFS flats in consultation with the RWAs in order to attend to the requirements of the ageing population, subject to proper design and architectural controls by the DDA.
 - b) Mandatory underground community parking should be constructed in all the new housing/residential schemes even if it amounts to increase in the cost of the project.
2. Commissioner (Housing) informed that dates for the launch of the new housing scheme, as mentioned in para-3 of the agenda item, might need minor re-adjustments.

II. Proposals contained in the agenda items were approved by the Authority alongwith the above suggestions.

ITEM NO.90/2006

Sub: Model for disposal of Hotel Site for Commonwealth Games 2010.
F.13(9)SW/Coord/2006/DDA

1. Shri Mahabal Mishra desired to know the status of inflow of funds from Taj Palace Hotel since beginning of the joint venture project.
2. Shri Mange Ram Garg cautioned that:

- ii] Advance planning should be done to handle the large influx of population in Delhi due to Commonwealth Games, which could otherwise lead to multiplication of jhuggi clusters/unauthorized colonies.*
- iii] Availability of adequate water and electricity should be tied-up for the Commonwealth Games infrastructure, including making of alternate provision.*
- II. After detailed discussions, proposals contained in the agenda item under para 2B were approved by the Authority.*

Other Points:

- 1. Shri Mahabal Mishra sought withdrawal of penal rate of interest on about 1,75,000 LIG and MIG flats where allotments had been made on hire- purchase basis, as their interest liability was more than the cost of flats.*
- 2. Shri Mange Ram Garg appreciated that DDA had done lot of good work in the last 49 years. He advised that the DDA should now speed-up/accelerate its decision making processes and clear the backlogs of the housing registrants so that it regains its lost credibility in its 50th year.*
- 3.i] Shri Virender Kasana thanked the Lt. Governor and the Vice-Chairman for providing Sports Complex in Alaknanda.*
- ii] Shri Kasana suggested that large Jhuggi camps in Kalkaji Extension namely Navjeevan Jhuggi Camp, Bhoomiheen Jhuggi Camp and Jawaharlal Nehru Jhuggi Camp should be taken up for resettlement on immediate priority on the Tehkhand pattern as the Ravi Dass Marg, on which these clusters are located, is one of the main arteries for use during the Commonwealth Games.*

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

Item No. 92/2006

Subject : PERFORMANCE BUDGET 2005 - 06

File No. : F.4(3) Budget/P.F./2005-06

That Authority has approved revised estimates for the financial year 2005-06 and budget estimates for the year 2006-07 vide Authority Resolution No. 16/2006 dated 24th March, 2006. While approving the budget authority has sought information on physical and financial performance for the last year budget itemwise and projectwise. The performance budget has been divided into two parts i.e. financial performance budget and physical performance budget.

1. FINANCIAL PERFORMANCE BUDGET:

1.1. To know the financial performance vis a viz budget estimates, the comparison has been made between revised estimates of the year 2005-06 with the actuals on the basis of unaudited financial statements for the year 2005-06.

**REVISED ESTIMATES V/S ACTUALS
ACTIVITY WISE
SUMMARY**

Rs crores					
RECEIPTS	RE	Actual	PAYMENTS	RE	Actual
Disposal of houses	527.32	506.24	Acquisition of land	940.00	925.62
Disposal of shops	35.47	44.84	Dev. of land	736.41	544.74
Resdl./Indl. & Comm. lands	1000.41	1501.85	Construction of Houses & shops	289.75	145.66
Undev. land (GHS/Instl.)	20.01	24.22	Estt. Expndr. (Pay & Allowances)	223.63	212.57
Misc. Receipts	447.89	347.27	Misc. Expndr.	149.35	121.18
Total	2031.10	2424.42		2339.14	1949.77

1.2 The above table indicates, there is a surplus of Rs. 474.65 Crore as against budgeted deficit of Rs. 308.04 Crore. This is due to the result of increase in receipts by 393.32 Crore i.e. 19.36% over RE and reduction in expenditure of Rs. 389.37 Crore which is 16.65% over RE.

1.3 Increase in receipts is mainly from disposal of commercial lands by about 50%. This shows buoyancy in estate market. Head of Account wise incomes are given as under:

Rs crores					
S.No.	Head of Account	RE	Actuals	Surplus(+)Deficit(-)	
				Amount	Percentage
1.	Nazul I	3.38	7.76	(+) 4.38	(+)129.58
2.	Nazul II	1217.70	1667.09	(+)449.39	(+) 36.90
3.	B.G.D.A.	810.02	749.57	(-) 60.45	(-) 7.46
	TOTAL:	2031.10	2424.42	(+)393.32	(+)19.36

The deficit in BGDA is mainly Rs 21.08 crore from housing as no new housing scheme was launched during the year and Rs 43.45 crore due to non disposal of MOR land.

1.4 Reduction in expenditure is normally considered good for the organization but this may not be true for the DDA. In all organization including DDA reduction in administrative expenditure is always considered desirable. Under this head DDA has saved Rs. 11.06 Cr. However, DDA could not spent the amount projected in development of land and construction of houses and shops which is not a good sign for DDA as the expenditure under these two heads is the base for earning revenues for the future. The shortfall under the two heads are given below

Dev. of Land		Rs. Crores	
Sl. No.	Particulars	RE	Actual
1	Amount as given above	736.41	544.74
2	Less DMRC payment	180.00	180.00
3	Balance	556.41	364.74
4	Short fall		191.67
5	Short fall %		34.45%

Construction of Houses & Shops		Rs. Crores	
Sl. No.	Particulars	RE	Actual
1	Amount as given above	289.75	145.66
4	Short fall		144.09
5	Short fall %		49.73%

The shortfall of 34.35 % in development of land and 49.73 % in construction is main concern of DDA.

Account wise details of expenditure is given below:-

				Rs crores	
S.No.	Head of Account	RE	Actuals	Surplus(+)Deficit(-)	
				Amount	Percentage
1.	Nazul I	16.38	12.78	3.60	(-)21.98
2.	Nazul II	1820.41	1511.50	308.91	(-)16.96
3.	B.G.D.A.	502.35	425.49	76.86	(-)15.30
	TOTAL:	2339.14	1949.77	389.37	(-)16.65

1.5 Shortfall in Nazul II account is Rs 308.91 crore. Out of this Rs 69.98 crore is in schemes with budget provision (RE) for 2005-06 of over Rs three crores, details of which is given below:-

S. No.	Name of Scheme & Code No.	RE	Actuals	Shortfall	Amount	Percentage
1.	D/o land at Shallimar Bagh, Block C&D (24014052)	400.00	382.13	(-)17.87		4.47
2.	D/o land at Rohini Ph.IV Sect.26 onwards (21.18 hect.) (24025076)	420.00	414.20	(-)5.80		1.38
3.	D/o land in Sect.29 & 30 Rohini (Pl. land available) (24025104)	390.00	209.77	(-)180.23		(-)46.21
4.	D/o land at Dheerpur (24048050)	348.00	332.50	(-)15.50		(-)4.45
5.	D/o land at Narela Township (24084050)	377.00	224.64	(-)152.36		(-)40.41
6.	D/o 1769.88 hect. of land at Pappankalan Scheme (Dwarka) Ph.I (24095050)	5121.00	4574.76	(-)546.24		(-)10.67
7.	D/o land at Dwarka Ph.II (224.90 hect. of land) (24095055)	2561.00	1483.36	(-)1077.64		(-)42.08
8.	D/o 200 Acres of land at Bakkarwala (24095065)	325.00	135.65	(-)189.35		(-)58.26
9.	45M Road Bridge through cantonment at Dwarka (24095070)	3776.00	2961.05	(-)814.95		(-)21.58
10.	C/o Master Plan Road of 45 to 60 M wide Ph.II Dwarka (24095072)	682.00	338.72	(-)343.28		(-)50.33
11.	D/o Work in additional acquired land in Dwarka Ph.II (24095076)	900.00	732.97	(-)167.03		(-)18.56
12.	Integrated Freight Complex at Gazipur Wholesale Market (24022158)	1635.00	1555.05	(-)79.95		(-)4.89
13.	D/o land for Hotel site West of JNU Ph.II (24024150)	960.00	578.35	(-)381.65		(-)39.76
14.	D/o land at Jharoda Burari & Wazirabad (Bio-Diversity Park) (24401916)	320.00	319.77	(-)0.23		(-)0.07
15.	Execution/Constn. & up-gradation Works, Sports Complexes under Director(Sports) (24400411)	549.00	137.53	(-)411.47		(-)74.95
16.	Common Wealth Games 2010 (29400601)	1100.00	71.64	(-)1028.36		(-)93.49
17.	Payment of MCD for improvement of Infrastructure for soil waste in Dwarka (24095811)	1500.00	-	(-)1500.00		(-)100
18.	Fencing of vacant land (North Zone) (24600041)	375.00	288.22	(-)86.78		(-)23.14
	TOTAL	21739.00	14740.31	(-)6998.69		(-)32.19

1.6 Shortfall in BGDA account is Rs 76.86 crore. Out of this Rs 23.51 crore is in schemes with budget provision (RE) for 2005-06 of over Rs three crores, details of which is given below:-

Rs in lacs

S. No.	Name of Scheme & Code No.	RE	Actual	Shortfall	
				Amount	Percentage
1.	C/o 300 SFS Shalimar Block C&D (44020008)	682.00	674.42	(-)7.58	(-)1.11
2.	C/o 320 SFS houses Motia Khan (44050001)	330.00	288.42	(-)41.58	(-)12.60
3.	C/o 435 SFS houses in Sect.19A Dwarka (44095022)	967.00	831.31	(-)135.69	(-)14.03
4.	C/o 830 MIG houses Gr.II, Sect.28,Rohini Ph.IV & V (44064088)	1200.00	1086.68	(-)113.32	(-)9.44
5.	C/o LIG houses on turnkey basis Pkt.E, Sect.18 Rohini (44064160)	550.00	41.91	(-)508.09	(-)92.38
6.	C/o 700 LIG houses in Sect.16, Rohini Ph.II (44064161)	380.00	375.66	(-)4.34	(-)1.14
7.	C/o 200 LIG houses in Pkt.E, Sect.1, Rohini (44064165)	315.00	241.62	(-)73.38	(-)23.29
8.	C/o LIG houses on Turnkey basis at Bakkarwala (44095147)	1700.00	1462.65	(-)237.35	(-)13.96
9.	C/o 860 LIG at Pkt.D-6, Vasant Kunj (44105142)	305.00	25.26	(-)279.74	(-)91.71
10.	C/o 5000 houses under different category in Rohini Ph.IV & V (1445.00	1417.82	(-)27.18	(-)1.88
11.	C/o 2144 LIG/MIG/SFS M.S. flats in Sect.18-B Dwarka (950.00	860.25	(-)89.75	(-)9.44
12.	C/o 4000 houses under different category in Dwarka (44095361)	975.00	697.41	(-)277.59	(-)28.47
13.	C/o 620 LIG/MLU houses in Sect. Dwarka (44095362)	835.00	664.06	(-)170.94	(-)20.47
14.	C/o SFS/MIG/LIG houses near Spinal Injury Hospital Vasant Kunj (44105214)	2555.00	2170.27	(-)384.73	(-)15.05
TOTAL:		13189.00	10837.74	(-)2351.26	(-)17.83

2. PHYSICAL PERFORMANCE BUDGET:

2.1 Physical performance budget for the year 2005-06 i.e. target to be achieved and work actually done, as percentage, in respect of major scheme of Nazul II, is given as under:-

S. no.	Name of scheme and code no.	Target fixed (%)	Target achieved (%)	Shortfall or excess (%)	Reasons for excess/shortfall
1.	Development of land at Shalimar Bagh, Block C & D (24014052)	100%	70%	30%	Work held up due to unauthorized constructions.
2.	Development of land at Rohini-IV, Sector-26 onwards (21.18 hectare) (24025076)	75%	70%	5%	Due to encroachment at site and court stay the target fixed could not be achieved.
3.	Construction of Master Plan Road Rohini, Phase-II (24025086) + (24025078)	100%	100%	--	--
4.	Development of 400 hectare	100%	75%	25%	Due to encroachment, now

	of land acquired recently in Phase-IV and V (Sector 27 and 28) Rohini (24025079)				the same has been cleared, and work is in progress.
5.	Development of land in Sector 29 & 30 Rohini (Part land available) 24025104)	12.5%	32%	(+) 19.5%	Work in progress.
6.	Development of land at Dheerpur (24048050)	35%	25%	10%	Land under Stay.
7.	Development of land at Narela Township (24084050)	81%	80%	1%	Non finalisation of road plan of UER-1,2,3 and non-availability of approved plan from DJB.
8.	Construction of 100-meter corridor (60-meter Right-of-way) Express way from G.T. Road to WYC in Narela (24084065)	100%	100%	--	Completed.
9.	Development of 1769.88 hectare of land at Pappankalan Scheme (Dwarka), Phase-I (24095050)	100%	100%	-	Development of land is an on going process. Model Plaza to be constructed in each sector. Palam Drain work delayed due to stopping of work by I&FC during monsoon i.e. four months/year.
10.	Development of land at Dwarka, Phase-II (224.90 hectare of land) (24095055).	80%	50%	30%	The work of CT-5 delayed due to which target could not be achieved.
11.	Development of 200 acres of land at Bakkarwala (24095065)	50%	20%	30%	Works could not be taken up due to non-supply of Architectural and Structural drawings for command tank and SPS respectively.
12.	45-M Road bridge through Cantonment at Dwarka (24095070)	100%	100%	--	--
13.	Construction of Master Plan Road of 45 to 60-M wide Phase-II, Dwarka (24095072).	60%	40%	20%	Due to late acquisition of land works could not be taken up in entire stretch of road.
14.	Construction of Link Road from NH-8 to Dwarka (24095075)	100%	100%	--	--
15.	Development of work in additional acquired land in Dwarka, Phase-II (24095076).	80%	58%	22%	Due to late acquisition of land in Phase-II of Dwarka work could not be taken up in entirely and decision of VC etc. regarding infrastructure fund for sewer to be paid to DJB.
16.	Upgradation of District Centre Nehru Place, Phase-I (24004101)	70%	60%	10%	
17.	Integrated Freight Complex at Gazipur Wholesale Market (24022158)	58%	50%	8%	
18.	Development of land for Hotel	100%	92%	8%	Slow progress due to

	site West of JNU, Phase-II (24024150)				contractor's slow working
19.	Development of land at Jharoda Burari & Wazirabad (Bio-Diversity Park) (24401916).	76%	95%	(+) 19%	--
20.	Development of Spiritual Park at Nehru Place (Astha Kunj) (24503003)	70%	60%	10%	Development work is in progress and likely to be completed in September, 2006.
21.	Payment of MCD for improvement of infrastructure for soil waste in Dwarka (24095811).	60%	--	60%	Final amount for the soil waste infrastructure yet to be settled with MCD.
22.	Fencing of vacant land (North Zone) (24600041)	100%	60%	40%	Less reclamation of land after demolition of JJ cluster/unauthorized structure.

2.2 Physical performance budget for the year 2005-06 i.e. target to be achieved and work actually done, as percentage, in respect of major scheme of BGDA, is given as under:-

S.no.	Name of scheme and code no.	Target fixed (%)	Target achieved (%)	Shortfall or excess (%)	Reasons for excess/shortfall
1.	Construction of 300 SFS Shalimar Block C & D (44020008)	100%	98%	2%	Scope of work changed due to site necessity.
2.	Construction of 320 SFS houses Motia Khan (44050001)	90%	69%	21%	Shortage of stipulated material and delay in structural drawing from consultant.
3.	Construction of 435 SFS houses in Sector 19-A, Dwarka (44095022)	100%	95%	5%	Likely to be completed by 09/06.
4.	Construction of 830 MIG houses Group-II, Sector 28, Rohini, Phase-IV and V (44064088)	100%	96%	4%	100% works completed.
5.	Construction of LIG houses on turnkey basis, Pocket-E, Sector-18, Rohini (44064160)	100%	96.40%	3.6%	Due to shortage of shutters.
6.	Construction of 700 LIG houses in Sector 16, Rohini, Phase-II (44064161)	75%	67%	8%	Work in progress.
7.	Construction of 200 LIG houses in Pocket-E, Sector-1, Rohini (44064165)	100%	68%	32%	Delay on the part of Contractor. Notice under Clause 2 issued.
8.	Construction of LIG houses on Turnkey basis at Bakkarwala (44095147)	100%	99%	1%	Work almost completed.
9.	Construction of 860 LIG at Pocket D-6, Vasant Kunj, (44105142).	40%	Nil	40%	Tenders were called three times but could not be awarded due to high rates.

					Finally work awarded on 09.05.2006.
10.	Construction of 5000 houses under different category in Rohini, Phase-IV and V (44064305).	100%	12%	88%	Seven agreements of schemes have been rescinded due to slow progress by agency. The balance works of NITs have been issued and tenders have been invited.
11.	Construction of 2144 LIG/MIG/SFS M.S. flats in Sector 18-B, Dwarka. (44095356)	100%	65%	35%	Work abandoned by Agency VRM India, court case in progress and work is subjudice for last over nine months..
12.	Construction of 4000 houses under different category in Dwarka (44095361).	100%	93%	7%	Work has been physically completed ,but final settlement of account is yet to be done.
13.	Construction of 620 LIG/MLU houses in Sector 11, Dwarka (44095362)	100%	100%	--	--
14.	Construction of MIG/LIG houses near Spinal Injury Hospital, Vasant Kunj (44105214)	65%	65%	--	--
15.	Construction of new houses under North Zone. (44210203).	100%	100%	--	Completed.

R E S O L U T I O N

This item was not taken up for consideration.

Item No. 93/2006

Sub: Development and disposal of Group Housing in sector A1 to A4 of Narela Subcity.

File No.F.15(270)2006-MP

1.0 BACKGROUND

- 1.1 The Narela subcity (Part zone M, N & P) forms part of the proposed urban extension as per MPD-2021 covering an area of about 7365 ha. and is to accommodate 1.2 million population. Initially the Draft Zonal Plan of Narela subcity was considered by the Authority on 26.10.1999 for inviting objections and suggestions. The public notice was issued on 10.12.99 under section 10(1) Of DD Act, 1957. After considering the objections/ suggestions the Zonal plan was considered again by the Authority in its meeting held on 17.10.2000 and subsequently referred to the Ministry of Urban Development on 20.11.2000 for final notification.
- 1.2 The Ministry of Urban Development vide letter no: k13011/7/2006-DD1Bdt.26.05.2006 has approved the Zonal Development Plan of Narela subcity.

2.0 Residential development in Sector A1 to A4

The zonal plan of Narela subcity is divided into 7 sectors. One of these sectors A1 to A4 covers about 320 ha. of land and has been taken up for planned development. This sector is bounded by proposed 30 m R/W road in the north, proposed 100m R/W, GTK road (NH1) in the east, existing 80m R/W road in the south and existing 40m R/W road in the west. The layout plan of composite area under the sector has been approved by the Screening Committee of DDA on 4.10.04.

As per the approved layout plan group housing pockets of sizes varying from 2.5 ha. to 10 ha. approximately could be developed, as per approved zonal plan.

3.0 Development control norms and guidelines for group housing development

- 3.1 It is to mention that the MOUD vide notification dt. 3.6.99 had laid down Guidelines for taking up group housing by both cooperative society and private builders. The salient features of the same are as follows
- i) The minimum size of a plot for group housing is reduced to 3000 sqm. with maximum FAR 167, height 33m, ground coverage 33.33% with density of 35 DUs (minimum) and 45 DUs (maximum) per 3000 sqm.; depending on the discretion of the builder. In addition to cooperative societies, private builders will be encouraged to take up group housing.

- ii) All group housing, while applying for sanction of plans henceforth were to make contribution to housing for EWS fund. The contribution will be @ Rs.25,000/- per dwelling unit of size 1000 sq.ft. (92.90 sqm.) or more plinth area. The amount is to be paid to the DDA. A separate escrow account for this purpose is opened by the DDA. Funds available in this account are to be utilized for construction of EWS houses. The fund is to be operated by DDA under the specific directions of the Ministry.
 - iii) The private builder has to ensure that minimum of 20% of the DUs constructed are for LIG category. Such flats should have a carpet area between 250 sq.ft. (23.22 sqm.) minimum, and 500 sq.ft. (46.44 sqm.) maximum.
 - iv) The developer has to make the prescribed contribution towards licence fee, scrutiny fee, conversion charges, external development charges etc., wherever applicable.
- 3.2 The above norms and guidelines permitting private developer for group housing notified by MOUD in 1999 need modifications in view of the renewed thrust on EWS tenements. It is, therefore, proposed that the following development control norms may be considered for the development of group housing plots in Narela:
- a. maximum FAR 167
 - b. maximum height - no restriction
 - c. maximum ground coverage - 33.33%
 - d. maximum density (i) For free sale component = 175 DUs per ha \pm 15%
(ii) For EWS component = 500 DUs per ha \pm 15%.
 - e. minimum street in front = 18m
 - f. Parking : 2 ECS/100Sqm of floor area.
 - g. EWS housing & land to be reverted back to DDA : 15 % FAR shall be utilized by the builder for construction of EWS housing as per detailed specifications of DDA. The area of such houses shall be between 25 to 28 sqmt. depending upon the location of site and its context. Any fraction of the FAR, which is more than 15 sqmt, shall be counted for construction of a full Unit. These houses alongwith corresponding land component will be reverted back to DDA. The land component will be calculated on the basis of 500 DUs. Per Hect.
 - h. The developer shall also construct a community hall/recreational hall, crèche, library, reading room and society office to cater to the community needs in the following manner and will surrender it back to DDA free of cost:

▪ For plots upto 2.5 ha.	=	400 sqm.
▪ For plots above 2.5 ha. and upto 5 ha.	=	800 sqm.
▪ For plots above 5 ha.	=	1000 sqm.

The above area for community facilities shall be free from FAR.

- i. As mentioned in para 3.1 (iii), there is a provision for contribution towards the EWS fund @ 25,000/DUs for the size 1000 sq.ft. and more in plinth area. It is proposed to delete this provision keeping in view that 15% of the FAR is now to be utilised by the builder for construction of EWS tenements which are to be reverted back to DDA free of cost.
- j. The developer shall be allowed to construct servant quarter / room of 11 to 20 sqm floor area (exclusive of cooking verandah, bathroom & lavatory) within the permissible FAR. These houses can be constructed either integral to 'free sale housing', or in a detached block. The servant quarters/rooms shall not be counted in density.

4. Proposal

Broad development controls as given in para 3.2 above are put up for consideration and approval. The proposed modifications in the policy would be forwarded to MOUD for further processing and approval.

R E S O L U T I O N

This item was not taken up for consideration.

Item No. 94 / 2006

SUB: DECIDING THE COST OF ADDITIONAL FAR TO BE GIVEN TO
HOSPITALS ALLOTTED LAND PRIOR TO 12.7.2005.
File No. F:1(1)FAR/2005-06/

1. PRECIS

Prior to 2002, hospital sites were being disposed off by allotment at concessional zonal variant rates. A total of 53 hospitals have been given concessional allotment at zonal variant rates. In 2002, the mode of disposal was changed to auction/tender. The FAR allowed for hospital was 100. Two hospital sites were disposed of by tender in 2002. It was mentioned in the public notice and advertisement issued for these two sites that 'In the event of increase in FAR from 100 to 200, the successful tenderers will have to pay 50% of the tender amount towards the cost of additional FAR'. Subsequently, 7 more hospital sites were disposed of in 2004 by auction. For these sites there was no stipulation in the public notice regarding the cost of the proposed additional FAR.

2. Vide notification dated 12th July 2005, the FAR for hospitals has been increased from 100 to the following level indicated against each:-

Hospitals	Max. FAR	200
Other Health Facilities	Max. FAR	150
Veterinary Hospital	Max. FAR	150
Nursing & Paramedic Institute	Max. FAR	150

3. Hospitals were disposed of prior to the notification dated 12.7.05 at permissible FAR of 100. Some of them are approaching DDA for permitting them the enhanced FAR of 200 admissible under notification dated 12.7.05. The issue under consideration is the charges to be levied from such hospitals for permitting them the enhanced FAR above 100.

4. We need to take a policy decision regarding charges to be levied for additional FAR if the hospital apply for same in consonance with notification dated 12.7.2005(Ref: Para 2 above). It is proposed to charge 100% market rate for additional FAR in all cases i.e where hospital sites were given on zonal variant rates as well as on tender/auction prior to the notification dated 12.7.2005. However, in cases where there is commitment to charge only 50% of tender amount for enhanced FAR, the same will be considered and examined and in such cases charges for enhanced FAR will be levied as per the contractual commitment(i.e 2 cases of tender quoted in Para 1) after consulting Law Department of DDA.

5. The proposal is submitted for consideration and approval of the Authority.

RESOLUTION

THIS ITEM WAS NOT TAKEN UP FOR CONSIDERATION.

Item No. 95/2006

Subject : Development of Mini Sports Complex at
Chittranjan Park, near Jahan Panah Club.

File No. S.W.D.-5/Budget/2006-07

As there was a demand for Sports facilities around Chittranjan Park Mandakini and Alaknanda area, the same was requested by Shri Virendra Kasana, Hon'ble Authority Member. The proposal was examined and it was found that there is a piece of land measuring 4.354 HA available in the vicinity where Mini Sports Complex can be constructed, which may also be financially Viable.

Accordingly, the proposal for Development of Mini Sports Complex at Chittranjan Park, Near Jahan Panah Club was approved in principle by the DDA's Sports Management Board vide item No.6(b) of minutes of the meeting dated 16.2.06 as conveyed in letter No.F.12.(15)SW/Coordn/2004/DDA/224 dated 18.5.06 (copy enclosed at Appendix-A at Page 23 to 39

A/A & E/S has also been accorded by EAC in its 72nd meeting held on 10.4.06 vide No.16/2006 for an amount of Rs.677.67 lacs as works outlay + Rs.76.23 as D.C. = Rs.753.90 lacs. The EAC's approval is subject to compliance of the observation of Finance to the estimate as conveyed by Director(Finance) letter No.F.4(248)2002WAC-I/DDA/122 dated 13.3.06 as given below, which will be taken care of.

- i) The correctness of item unit, rate, quantity and amount shall be with the Technical Sanctioning Authority

Contd.....

- ii) Budget provision shall be made available for the relevant years.
- iii) Authenticity of the estimates to be provided by the Director (Hort.) as well as CE(E).
- iv) Minutes of S.M.B be placed in the file by CE(SEZ).

As no budget provision was available for this scheme in B.E.2006-07, a case was submitted to VC, DDA for approval of fresh appropriation of funds of Rs. One Crores in terms of Rule.17 of DDA Budget & Account Rules.1982 which provides as under:-

"Inevitable expenditure, which cannot be met by re-appropriation, may be incurred with the previous approval of the Authority, and in emergencies, under the orders of the Vice-Chairman, a report of which shall be made to the Authority in its next meeting."

Accordingly, VC/DDA has accorded the approval and now the case is to be put to Authority.

Accordingly the matter is placed before the Authority in terms of Rule.17 of the said Rules for its kind information. A note of the appropriation of funds of this scheme has been kept in the Record and necessary effect will be given while proposing RBE.2006-07 & B.E.2007-08 of DDA to the Authority for approval.

R E S O L U T I O N

This item was not taken up for consideration.

DELHI DEVELOPMENT AUTHORITY
(SPORTS WING)

24-5-06

Date: 11/05/2006
T8

No. F12((15)SW/Coordn/2004/DDA/2211

Minutes of the 41st Meeting of the DDA's Sports Management Board held on 16th February 2006 at Raj Niwas, Delhi.

The 41st Meeting of the DDA's Sports Management Board (SMB) was held at the Raj Niwas under the Chairmanship of the Hon'ble Lt. Governor, Delhi on 16th February 2006. A list of members of the Board and other officers who attended the meeting is placed at Annexure-'A'. Page 38 to 39

At the outset the Hon'ble LG welcomed the initiatives taken by the DDA to develop sports facilities within easy reach of the citizens of Delhi. However, DDA as a developer, should lay down yardsticks depending upon the availability of land and resources available. Provision of sports facilities be made to cater for both large and small colonies. Some sports facilities can also be provided in smaller plots of land. As far as possible such facilities should be run and maintained by the local RWAs and the members of the local community.

Strategic planning and implementation should be done keeping in view the requirement of the forthcoming Commonwealth Games with a long-term perspective, both in terms of state of the art facilities and equipment.

The Vice Chairman, DDA pointed out that in future Action Taken Note of the previous meeting should be placed before the Board prior to discussion of the agenda. The Board was however informed that the minutes of the 40th meeting of Sports Management Board (SMB) could not be issued, as the same were not approved.

Agenda items discussed and decisions taken are given in the subsequent paragraphs.

Item No.1

a) **Upgradation of existing DDA's Multigyms in Green Areas.**

The Board was informed that till date DDA has developed 24 multigyms in green areas in various parts of Delhi. The first of these multigyms was opened to the public in 1995. Since then every year 2 to 3 multigyms have been added. The gyms are run on licence fee basis with the charges / fees being kept minimal. Since these are DDA gyms developed for a social cause, these will have to be maintained and run by the DDA and will be a permanent liability. The equipment in these gyms has become obsolete and buildings need complete renovation. It was, therefore, proposed that the following may be done for the multigyms in green areas which are more than 4 years old -

- (i) Gym equipment should be replaced.
- (ii) Buildings should be completely renovated.
- (iii) The expenditure for the above may be borne out of Nazul A/c. II

Decision

A comprehensive plan giving the following details should be brought up for consideration before the SMB for approval.

- i) Level of utilization of each multigym
- ii) Investment required i.e., approximate expenditure on equipment and repair of building.
- iii) Economic viability of each multigym since there are no takers (licencees) for a few multigyms.

The Hon'ble LG also desired that running of the multigyms by the RWAs on BOT basis may be explored.

Action: Director (Sports)

b) **Future Development on BOT basis.**

A Committee constituted by the VC, DDA has examined the proposal of construction of swimming pools on BOT model on similar lines as done by the Kendriya Vidyalaya Sangathan with some modifications to suit DDA's requirement. Some of the important recommendations made by the Committee are ;

- i) **Location:** Sites for setting up such facilities on BOT basis will be identified for issuing a press advertisement.
- ii) **Controls:** Control of construction and operation must be exercised by the DDA. Design and layout plans should be approved by DDA. Space for Pro-Shop, Fitness Centre, Snack Bar, etc., should be included. Checks during construction to ensure quality construction need to be carried out. During operation of the facilities, assigned officers / officials should be empowered to check availability of proper licenses, hygienic conditions, etc.
- iii) **Charges:** Since these will be for public usage, the charges should be affordable for the users.
- iv) **Period of BOT:** With our experience of construction and operating swimming pools in sports complexes, it is possible for a professional agency to recover the cost of construction within 10-15 years. Hence, a period of 15-20 years for the BOT model is considered reasonable which could be extended for another 5 years at a time at the discretion of the Competent Authority with the maximum period of 30 years.
- v) **Licence Fee:** A reserve price must be kept to ensure that bidders offer reasonable rates.
- vi) **Preparation of Bid Document:** Draft bid documents would be prepared and duly approved before issuing Notice Inviting Tenders. A Committee should be designated by VC, DDA to frame proper tender documents after obtaining legal advice and proper prospective over all planning.

Decision

The Board approved the proposal. A Committee should prepare tender documents and obtain legal advice for development of such facilities on a BOT basis in future.

Action : Commissioner (Plg)/C.E. (HQ)/Dir (LS)/Director (Sports)

c) **Request for construction of Multigyms/Swimming Pools:-**

A number of requests from MPs / MLAs / Councillors have been received by the DDA to provide sports facilities such as multigyms, swimming pools, etc. in their areas / constituencies were placed before the Board.

Decision

Before any development is done, a detailed objective analysis should be made with regard to the land use, feasibility of the project, etc. Public response should be obtained and the concerned persons may be asked about their contribution for the development of the project. Major projects should be developed on BOT basis as far as possible.

Action : Commissioner (Plg)/C.E. (HQ)/Dir (LS)/Director (Sports)

d) Increase in utilization rates of Multigyms in green areas-

In the 28th meeting of SMB held on 19th July 1996, the Board had confirmed the following rates to be charged for using multigyms in green areas, which are still the existing rates :-

	<u>Daily/ one hour</u>	<u>Monthly/one hour</u>
i) Multigyms in South Delhi Green Areas	Rs. 10/-	Rs. 200/-
ii) Multigyms in Green Areas in other parts of Delhi	Rs. 5/-	Rs. 100/-

Decision

Before any development is done, a detailed objective analysis should be made with regard to the land use, feasibility of the project, etc. Public response should be obtained and the concerned persons may be asked about their contribution for the development of the project. Major projects should be developed on BOT basis as far as possible.

Action : Commissioner (Plg)/C.E. (HQ)/Dir (LS)/Director (Sports)

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	<u>Daily/ one hour</u>	<u>Monthly/one hour</u>
i) Multigyms in South Delhi Green Areas	Rs. 10/-	Rs. 200/-
ii) Multigyms in Green Areas in other parts of Delhi	Rs. 5/-	Rs. 100/-

Since approval of the SMB is required for the development of multigyms / swimming pools in green areas, ex-post facto approval of the SMB is required.

Decision

The Hon'ble LG expressed his displeasure about how such projects had been undertaken without prior approval of the Board and desired that the concerned files should be put up to the VC, DDA. In future even where development of multigyms / swimming pools in green areas is found to be feasible, these should be developed on a BOT basis.

Action: C.E. (HQ) / C.E. (SWZ) / Dir. (LS) / Director(Sports)

Item No.2 - Golf Courses

Outab Golf Course (OGC)

a) Enhancement of Green Fees and Entry Fees:

The following enhanced rates were approved by the Board :

- i) Green fee rates to be increased to Rs. 200/- for weekdays and Rs. 300/- for Saturdays and Rs. 350/- for Sundays and holidays.
- ii) For foreigners, the new rates will be USD 20 (Rs. 1000/-) and USD 25 (Rs.1200/-) for weekdays and weekends and holidays respectively.
- iii) Rates of Entry Fees were increased as under:-

Sl. No.	Category	3 years	Life Time
1)	Govt. Servant	Rs. 12,000	Rs. 40,000/-
2)	PSU / Autonomous Bodies	Rs. 25,000/-	Rs. 75,000/-
3)	DDA Staff	Rs. 6,500/-	Rs. 25,000/-
4)	Others (Non-Service)	Rs. 50,000/-	Rs. 1,75,000/-
5)	Corporate	Rs. 1,75,000/-	-

- iv) Approval was also given for introduction of a new category for children of DDA staff / deputationists with Entrance Fees of

Rs. 12,000/- and Rs. 40,000/- for 3 year term and life time playing rights respectively.

The above rates will be effective from 1st May 2006.

Action : Director (Sports)

b) **Club House**

The existing Club House at Qutab Golf Course is not adequate and does not meet the requirement of a full fledged Golf Course. The Qutab Golf Course, the first Public Golf Course of the country has been the venue of a large number of golf tournaments. A major event was held recently at the Qutab Golf Course which received National and International media coverage. The existing facilities like Club House, Pro-Shop, Cafeteria, Change Rooms are far from adequate not only for major tournaments but also for the day to day use of golfers.

It was hence agreed to provide more facilities in the golf house.

Decision

Approval in principle for the development of a Club House was accorded for preparation of architectural designs and cost estimates.

Action : Chief Architect / C.E.(SEZ) / Director(Sports)

Bhalaswa Golf Course (BGC)

a) **Approval for a full 18 hole Golf Course**

After the first 9 holes are developed, approval was sought for developing the remaining 9 holes to make it a full-fledged Golf Course. As some land has been carved out for a children's park, if required some additional land may be earmarked for the Course so that the remaining 9 holes can be developed. Trees will need to be cut for this development, but these are mostly kikar trees and compensatory afforestation as required under the Rules would be done.

Decision

It was desired that a composite proposal as to whether to develop a full 18 - hole or 9 - hole Golf Course at Bhalaswa be obtained from IDFC. Also a comprehensive plan be developed for Bhalaswa project area comprising of Golf Course, recreational area, commercial area, residential area, etc.

Action : Commr. (Plg) / Dir. (LS) / Director (Sports)

b) **Ratification of allocation of funds from Nazul - II Account**

A few officials have been posted at the Course to run the facility. To meet the expenses on their salaries as well as minor repairs, maintenance and payment for contractual workers an amount of Rs. 17.70 lacs has been allotted to Bhalaswa Golf Course out of Nazul-II A/c of DDA. In addition to the above seed money of Rs. 15 lacs has been sanctioned for BGC for meeting initial expenditure for setting up of office, etc. Similar sanction was accorded in the case of Qutab Golf Course. The above allocation of funds may please be ratified by the Sports Management Board.

Decision

The Board ratified the allocation of funds as proposed above.

Action : CAO / Director (Sports)

c) **Future Development of Golf Courses**

Land for a Golf Course has been earmarked at Dwarka. A Golf Course is also feasible on the Yamuna River bed adjacent to the proposed Commonwealth Games Village. The DDA may explore the possibility of developing these Courses.

Decision

The Board agreed to explore the possibility of developing Golf Courses in the Yamuna Bed and Dwarka.

Action : Commr (Plg.) / Dir. (LS) / Dir. (Sports)

Item No. 3 -- Development of Vasant Kunj Sports Complex.

The Vasant Kunj Sports Complex was inaugurated on 5th February, 2004. The complex is divided into two parts which are approx. 2 km apart. Whereas Part-I in Sector D-3, adjacent to Deep School has a few facilities such as Multigym, Skating Rink, Squash Courts, Facility Block, 3 synthetic tennis courts and Administrative Block, Part-II located in Sector D-2, near Bhavani Kunj has only a small swimming pool meant for physically challenged persons though the pool is also open for others. In Part-I, two portions of land within and adjacent to the Complex are to be acquired.

These are in Village Mehrauli bearing Khasra No. 1167 (427 new), 16 Bigha 03 Biswa, and 208 (240/1new) 1 Bigha 09 Biswa. Commissioner (LM) has approached Principal Secretary, L & B Department, GNCTD to process the case for immediate acquisition of land and to transfer the land to DDA. Presently the membership of the complex is approx. 1900 and there is a great demand of providing more sports facilities in the area which can be accommodated if the land in the middle and adjoining Part I of the complex is acquired. However, certain additional facilities required in Part I such as synthetic surface Basket Ball court, two more deco-turf tennis courts, tennis practice wall, store rooms, yoga shed, additional borewells, proper water connection from MCD, etc., are held up for want of SMB's approval.

Decisions

- (a) Acquisition of land in Part I of Vasant Kunj Sports Complex may be expedited
- (b) Full plan of Vasant Kunj Sports Complex may be put up on file for approval.

Action : Commr. (LM) / Dir. (LS) / Dir. (Sports)

Item No. 4 - Upgradation of Sports Facilities of Capital Nature at the existing Sports Complexes

Decision

Projects which have already been approved by the Board may be taken up. However, proposals for additional projects should be decided after careful study of requirements based on utilization and cost benefit analysis. A Committee under FM and EM may be constituted for this purpose and the proposals put up to VC, DDA for approval.

Action : C.E. (HQ) / CA / Dir. (LS) / Dir. (Sports)

Item No. 5

Creation of a Sports Fund:

DDA had started building sports infrastructure since 1989 and upto 31/03/2005 the total expenditure incurred by the DDA(Main) on development works has been Rs. 130.34 crores. The Sports Wing remits entry fee receipts to DDA(Main) against capital expenditure and upto 31/03/2005 a total of Rs. 22.14 crores has been remitted to the DDA (Main). The Sports Wing also engages over 300 regular DDA staff, (mostly work charge employees) whose salaries would otherwise have to be paid by DDA(Main), and upto 31/03/2005 an amount of Rs. 29.87 crores has been paid as salaries to DDA staff. As per the original decision of the Sports Management Board, since the sports complexes are located in Green Areas the horticulture maintenance was to be done by the Horticulture Department and the cost was to be borne from the funds allocated to the Horticulture Department. However, for better maintenance the horticulture maintenance is actually being done by the Sports Wing from its revenue collection.

Another Rs. 40.37 crores has been generated by the Sports Wing till 31.03.2005, which has been put in FDRs through DDA (Main), the interest from which is utilized for the maintenance of the complexes. Hence, out of a total investment of Rs. 130.34 crores, Rs. 92.38 crores has been generated by the Sports Wing till 31.3.2005.

Till date as the DDA(Main) has sufficient funds for investment on sports infrastructure, the DDA is annually being able to further increase these facilities. However, these facilities created for the public will have to be always maintained irrespective of whether the DDA(Main) can sustain it or not. If under whatever circumstances the DDA's financial position does not allow it to build and maintain these facilities then these public facilities will start deteriorating. It was, therefore, proposed that a Sports Fund may be created and the above mentioned amounts earned by the Sports Complexes against entry fee remittances and salary paid to DDA staff totalling Rs. 52.01 crores may be put into a corpus. Future receipts of entry fees, annually disbursed salary to DDA staff and the interest earned on this corpus may be credited into this fund every year. Till the DDA has sufficient funds development and major maintenance / upgradation of facilities would continue to be funded as capital

expenditure on Sports Projects by DDA (Main). If, at a later date the DDA finances do not permit this, then this Fund can be utilized for maintenance / upgradation of facilities. This will ensure that these facilities are perpetually maintained for public use. A trust comprising of Lt. Governor, Delhi as Patron, Vice Chairman and Finance Member as Managing Trustees and Director(Sports) as Secretary may be formed for management of the fund.

Decision

The proposal to create a corpus totalling to Rs. 52.01 crores which has been earned by the Sports Complexes against entrance fee remittances and salary paid to DDA Staff as a separate Sports Management Fund within the DDA (Main) Accounts was approved by the Board. The interest accrued from this fund will also be credited to the fund alongwith entry fee remittances and salary paid to staff. This fund is to ensure that facilities are perpetually maintained for public use, even in future should there be, lack of funds with the DDA (Main). It was decided that no Trust or Society would be created for this purpose but this fund will be maintained and expenditure incurred as and when necessary, with the orders of an Executive Committee which may be nominated for this purpose.

Action: CAO/ Director(Sports)

Item No. 6 - Other Items

a) Revision of Rates of Monthly Subscription

The rates of Monthly Subscription of Sports Complexes were last revised with the approval of SMB in its 31st Meeting held on 04/03/1998. Since, then there has been considerable increase in the expenditure on account of salaries, electricity consumption charges and maintenance costs. A moderate increase for categories as given below was proposed w.e.f. 01.05.2006.

- (a) Individual members from Rs. 100/- per month to Rs. 120/- per month.
- (b) For dependants from Rs. 40/- per month to Rs. 50/- per month.
- (c) For Corporate members from Rs. 300/- per month to Rs. 400/- per month.

Decision

The Board was of the opinion that periodic revision in monthly subscription should be made to adjust the increase in costs of maintenance. For individual members the Board decided that the monthly subscription could be increased to upto Rs. 150/- per month keeping in view the facilities available at the Complex. The Board approved the increase of monthly subscription for Dependant members from Rs. 40/- to Rs. 50/- per month and from Rs. 300/- to Rs. 500/- per month for Corporate members.

Action : Director (Sports)

b) Future development of Sports Complexes

- i) **Mandakani** There is demand for sports facilities around Mandakani / Alaknanda area. This has also been requested by Sh. Virendra Kasana, Authority Member. A Sports Complex in this area would also be financially viable. 4.354 ha. of land has been identified for a mini sports Complex. Approval for development may kindly be considered.

Decision

Development of Sports Complex around Mandakani / Alaknanda area as identified for a mini sports complex was approved.

Action: CE/(SEZ), Chief Architect, Dir (LS) / Director (Sports)

- ii) **Mahipalpur** It has been brought out by Sh. Vijay Singh Lochav, MLA, that approximately 20 acres at Mahipalpur Village is available where a sports complex can be developed. This will supplement the inadequacy of sports facilities at Vasant Kunj Sports Complex as the area of this complex is too small and there is a demand for additional sports facilities.

Decision

The requirement of developing another complex should be examined and alternative sites if available, should be explored.

Action: Comm/(Plg)/Dir(LS)/ Director (Sports)

- iii) Anand Parbat In the 37th meeting of the SMB held on 01/08/2001, it was decided that 5 sports complexes may be developed in areas which are still under-served. One of the areas suggested in Central Delhi is the Karol Bagh / Patel Nagar / Rajendra Nagar area. DDA land at Anand Parbat is being used by the Ramjas Foundation and the development of a DDA Sports Complex has been held up due to a Court stay order. Approval for development of a Sports Complex on this land may be given after DDA gets possession of the same.

Decision

The proposal will be considered once possession of land is taken over.

Action: CLM, Dir(LS), Director(Sports)

- iv) Narela, Rohini & Dwarka Phase-II As these are new colonies, sports complexes are to be developed in these areas which have already been approved by the Sports Management Board. Phased development programme has also been approved. Keeping in view the provisions in the Master Plan, 2021 detailed planning for these facilities would be taken up as soon as the Master Plan is approved.

Decision

Advance Planning can start and execution will be based on already suggested norms.

Action: Chief Architect, Dir(LS), Director(Sports)

- c) Facilities on BOT basis in Sports Complexes - In some of the bigger complexes like Yamuna, Rohini and Pitampura Sports Complexes some land is available within the complexes which could be utilized for developing some specialized facilities which are expensive and technical to construct and maintain such as Indoor Cricket Cages, Covered Golf Driving Ranges, etc. Since the development of such infrastructure can only be taken up by professional agencies, it is proposed that development of such specialized facilities may be explored on BOT basis. The initial period of license could be for a period of 10 years extendable to 15 or 20 years. However, the design

should be approved by DDA and minimum supervisory control may also be retained by the DDA.

Decision

Specific BOT schemes may be put up as general approval cannot be given.

Action: Director (Sports)

d) **Extension of Athletics and Football Promotion Schemes.**

Since, DDA Athletics and Football Promotion Schemes have been running successfully, approval for extension of the schemes for another period of 3 years i.e, upto March 2009 and June 2008 respectively was accorded.

Action: Director (Sports)

e) **Self Sustainability of Paschim Vihar Sports Complex - Paschim**

Vihar Sports Complex (PVSC) is one of the oldest and smallest sports complexes. Inaugurated in May 1991, it is located in the midst of residential colonies of Paschim Vihar. As there was no other developed parks close by, due to pressure of local Senior Citizens as also of politicians, it was agreed in 1991 to allow to utilize the complex for walking in the mornings and evenings on one time payment of Rs. 25/- for ID Cards and to run fee yoga classes. Over the years this has impacted the financial viability of the complex. The issue regarding revoking this order was taken up in the 36th Meeting of the SMB held on 07.06.2001 but it was decided to reconsider subsequently. Another park measuring 1.52 ha. which is very close to the complex, about 400 yards away, has been developed by the MCD which has a walking track, a yoga plinth and children's play area. However, it is not being maintained properly. This park can be used free by Senior Citizens for walking and yoga classes. Rules of our complexes do not permit free entry. It is, therefore, suggested that the earlier orders regarding free use by the Senior Citizens/yoga classes may be revoked. Senior Citizens, above the age of 60 years, have already been given

- 9) All Chief Engineers(Civil) and Chief Engineer (Elect.),DDA;
- 10) Chief Accounts Officer, and all Dy. CA.Os (CAU),DDA
- 11) Director(Finance), DDA
- 12) Chief Architect, DDA
- 13) Addl. Chief Architects - I &II, DDA
- 14) Directors (Hort) North & South, DDA
- 15) Director(Landscape), DDA
- 16) Secretary (Coordn.), Sports Wing, DDA
- 17) Sr. Accounts Officer (Sports),DDA
- 18) Secretaries of all DDA sports complexes & Qutab Golf Course /
Bhalaswa Golf Course.

Annexure 'A'

**Members of the Sports Management Board and other
Officers who attended the 41st SMB Meeting
held on 16.02.2006**

Members of DDA's Sports Management Board

- | | | |
|----|---|------------------|
| 1. | Sh. B. L. Joshi,
Hon'ble Lt. Governor of Delhi | In Chair |
| 2. | Sh. Dinesh Rai,
Vice Chairman, DDA | |
| 3. | Sh. Ajit Patnaik,
Finance Member, DDA | |
| 4. | Sh. A. K. Sarin,
Engineer Member, DDA | |
| 5. | Sh. D. Sarkar,
Director (Sports), DDA | Member Secretary |

The following officers were also present in the meeting:-

- 1) Sh. G.S. Patnaik
Secy to Hon'ble Lt. Governor, Delhi
- 2) Sh. Alok Swaroop,
OSD to Hon'ble Lt. Governor, Delhi
- 3) Sh. A. K. Jain,
Commissioner (Planning), DDA
- 4) Sh. V.D. Dewan
Chief Architect, DDA
- 5) Sh. Sajan,
Chief Engineer (SEZ), DDA
- 6) Sh. R. K. Sood,
Chief Engineer (SWZ), DDA
- 7) Sh. N. L. Singh,
Chief Engineer (NZ), DDA

from pre-page

- 8) Ms. Savita Bhandari,
Dir(Landscape),DDA
- 9) Sh. Chander Bhushan,
Addl. Secy to Hon'ble Lt. Governor
- 10) Sh. Ambrish Kishore,
Information Officer to Hon'ble Lt. Governor
- 11) Sh. J. B. Jain,
Sr. A.O. (Sports), DDA
- 12) Brig.(Retd.) R. N. Pandit,
Secy(Coordn.), DDA
- 13) Brig.(Retd.) Virendra Kumar,
Secy(QGC),DDA

Item No. 96/2006

Sub: Disposal of informal sector shopping spaces developed by DDA in various parts of Delhi

No.F.25(3)2005/CE/

Both the Master Plan 2001 as well as the draft Master Plan - 2021 envisages provision of informal sector shopping spaces in various locations in DDA's planned areas, particularly, near work centers, commercial areas, transport nodes etc. It was envisaged in the MPD-2001 that the provision of informal sector trade unit should be ensured in the layout plans of the DDA. Similarly in the draft MPD-2021 earmarking of specific areas for stationary and mobile street vendors, introduction of new design of stalls, defining the roles of NGOs to help in disciplining the street vendors where they are permitted and planning norms for the informal trade have been laid down. Norms in this regard laid down in MPD - 2001 and draft MPD - 2021 are at Appendix-I and II at page 43 to 44 & 45 to 46 No. 7 respectively.

2. DDA over a period of time has developed/developing 16 Janta Markets in various parts of Delhi (List at Appendix-III at page No. 47). However, there are no clear norms/disposal policy for allotment of informal sector shopping space in these Janta Markets. As a result these informal shopping areas are lying unutilized. DDA does not have the necessary experience of dealing with Hawkers in the form of Teh Bazari etc. MCD is the local body, which deals directly with informal sector, and they have the requisite experience in dealing with the street vendors whether in the form of Teh Bazari holders or in the form of weekly markets etc. MCD has also signed MOU with Manushi, NGO, for managing the Hawkers Market in Sewa Nagar. A copy of MOU signed between MCD and Manushi for running the Hawkers Market in Sewa Nagar is at Appendix-IV at page No. 48 to 52

3. A large number of vendors/hawkers are running unauthorized trade in circulation area of shopping complex in Nehru Place Phase-I. This creates a constant conflict zone between hawkers and shop owners as well as the civic authorities. Manushi has been constantly following up with DDA as well as the Ministry of Urban Development about the need to regulate and legitimize hawkers in the circulation area of Nehru Place shopping complex. They had also made a presentation before Hon'ble Minister of Urban Development on this issue. It was considered that keeping in view the success story of Manushi in managing the Sewa Nagar Hawking Zone on behalf of MCD and also keeping in view the track record of Manushi it would be worthwhile to have a pilot project by entrusting the Nehru Place Hawking circulation area to Manushi on the pattern of Sewa Nagar Market for regulating and legitimizing the Hawking activity in this area.
4. Manushi is seeking 68 informal sector-shopping platforms for the identified set of 68 vendors in Nehru Place. DDA's Architectural Division has drawn up the re-development plan of the said area. As per the layout plan prepared by the Architectural Division only 64 hawking platforms are feasible. The detailed layout plan is at Appendix-V at page No. 53. It is proposed that as a pilot project DDA may sign MOU with Manushi for running these proposed 64 shopping platforms. The MOU will primarily be on the lines of MOU already signed by Manushi with MCD for Sewa Nagar Hawking Zone. For Sewa Nagar each hawker is contributing Rs.500/- per year towards the development fund of the area. Nehru Place is more commercial value than Sewa Nagar, hence, the fee payable by each hawker in Nehru Place will have to be adequately enhanced in consultation and with the approval of Finance Division. The fee would be collected by NGO and deposited in DDA. NGO will be fully responsible for managing the hawking site, designing as well as managing the area including the regular cleanliness and also ensure compliance from vendors as far as clearing dues, maintenance, cleanliness, discipline, etc. are concerned.

5. As regards the 16 Janta Markets, it is proposed that these may be handed over to the MCD free of cost for the purpose of informal trade through their Teh Bazari system in which they have the requisite experience as well as administrative resources.

The proposals at para 4 & 5 are submitted to the Authority for consideration and approval.

R E S O L U T I O N

This item was not taken up for consideration.

SHOPPING PROVISION IN THE COMMERCIAL CENTRE

Shopping provision for district centres,

community centres, local shopping centres and convenience shopping centres shall be as per norms given in the following table:

	District Centre	Community Centre	Local Shopping Centre	Convenience Shopping Centre
Formal Shops (Total)	1,250	365		
General Retail	1,200	295	55	24
Fruit & Vegetables	not specified	40	35	16
	included in general retail		6	3
Service and Repairs	50	30	13	5
Informal Shops	370	110	22	13
General Retail	355	88	14	8
Fruit & Vegetables	not specified	12	3	2
	included in general retail			
Service and Repairs	15	9	5	3
Total Shops (Formal and Informal)	1,620	475	77	37

In case of resettlement colonies, the total number of retail, service and repair shops may be equally divided between formal and informal.

Special attention is required for the low turnover shops like fruit and vegetable, service and repair. In the last two decades, most of these came up unauthorisedly. To avoid continuance of this situation, land has been allocated for these shops in commercial centres and also specific areas have been earmarked in the Land Use Plan in DUA 81 for service centres.

UTILITY BUILDINGS

In case of each Community Centres a utility building of about 1500 sqm. floor space should be constructed, for the offices of the local bodies, DDA, Delhi Administration for essential services. Initially the cost could be charged to the development of the Community Centre, which could be later on recovered from the beneficiaries. Such a building in case of district centre shall be of about 5,000 sqm. floor area.

INFORMAL SECTOR

Large sections of unemployed and under-employed in rural areas and small towns look

forward to the metropolitan cities like Delhi for employment and enter the city to move up the economy ladder. This brings forth a multitude of small enterprises, petty trading and casual labour. Thus a metropolis like Delhi has (i) modern wage paid sector and (ii) equally large if not larger traditional bazar type informal sector. This sector with highly reduced needs of equipment and buildings is important as a source of employment and also for the economic functioning of the city.

The informal sector units locate themselves strategically near work centres, commercial areas, outside the boundaries of schools, colleges and hospitals, transport nodes and near large housing clusters. As a single item, eatables constitute the highest number (35.14%) followed by personal service (14.36%). Walled City and Trans Yamuna area particularly show a very high percentage of this activity. The Municipal Corporation of Delhi is charging a certain fee termed as teh-bazari for continued use of particular space by such units. However, a large number of units are either mobile or not covered under the teh-bazari.

It is proposed to incorporate the informal sector in trade in the planned development of

various use zones. The norms are given below :

i)	Retail trade :	
	Central Business District	3 to 4 units
	Sub-Central Business District	per 10 formalshops.
	District Centre	As specified
	Community Centre	in the norms
	Convenience Shopping	Centre Separately
ii)	Government and Commercial offices	5 to 6 units per 1,000 employees
iii)	Wholesale trade and Freight complexes.	3 to 4 units per 10 formal shops.
iv)	Hospital	3 to 4 units per 100 beds.
v)	Bus Terminal	1 unit per two bus bays
vi)	Schools	
	Primary	3 to 4 units
	secondary/Senior	
	Secondary/Integrated	5 to 6 units
vii)	Parks	
	Regional/District parks	8 to 10 units at each major entry.
	Neighbourhood parks	2 to 3 units
viii)	Residential	1 unit/1000 population.
ix)	Industrial	5 to 6 units per thousand employees
x)	Railways Terminus	To be based on surveys at the time of preparation of the project.

The above activities may need suitable location of taxi stands.

It would be desirable if few standard efficient and colourful designs for mobile as well as stationery units are evolved and are placed all over the city. It would add to the city scape and would be bringing in lot of richness and experience of the city in a developing country.

At the time of sanction of the building plans/layout plans, the provision of informal sector trade units should be ensured so that (a) the poor clientele to which informal sector serves are not exploited upon and (b) Informal sector units are developed to cater to the target group.

WEEKLY MARKETS

Weekly markets, the traditional style of retail shopping is quite popular in Delhi, specially among the lower and middle income groups. These markets are operating in a systematic manner choosing locations central to a large population either on vacant land or road sides. The largest city level weekly market is held every sunday on ring road at the rear of the Red Fort. Norms for the provision of weekly markets has been worked out as 1 to 2 locations per one lakh population with 300 to 400 units per location (area 0.4 ha.). Parking and other open spaces within the commercial centres could be so designed that weekly markets can operate in these areas during non-working hours.

The areas of Informal Sector should have suitable public conveniences and solid waste disposal arrangements.

ORGANISED INFORMAL SECTOR EATING PLACES

Although there are large number of informal sector eating units in the city but there is no organised clusters. There is a need for this to provide for evening and late evening eating places to be located strategically all over the city. On experimental basis this could be started on the following places:

1. Behind Andrews Ganj in South Delhi.
2. Proposed community centre near Mandi House
3. Near Revolving T.V. Tower Pitampura
4. Near Sub-C.B.D. Trans Yamuna Area.

In the urban extension such places could be part of the planned development on the norm of one subcluster for one lakh population at community level.

WHOLESALE TRADE

There are about 24,600 wholesale shops and establishments in wholesale markets in Delhi. About 12,000 commodity handling shops (at the rate of 2.21 per 1,000 population) have been actually enumerated. Most of the wholesale markets are located in the congested central part in Old Delhi and were established during the late

the Walled city, Trans Yamuna area and commercial areas. A large number of are mobile in nature.

POLICY FOR EXISTING AREAS

The location / concentration of present stationary units shall be considered on case by case basis and steps for relocation / improvement shall be taken. It should be ensured that such activities shall not spill over on the right of way. The Government /concerned local agencies should coordinate the policy.

The areas of informal sector shall have suitable public conveniences and solid waste disposal arrangements.

Formulation of guidelines for schemes, which would include 'Hawking' and 'No Hawking' Zone. Specific areas to be earmarked for stationary and mobile street vendors by the concerned local authority / RWA at neighborhood / cluster level.

The local authorities to take up new designs of stalls, push-carts and mobile van of various sizes and with cleaning facilities. This should be done giving due consideration of urban design requirement of specific area where informal shopping is being permitted.

Defining the role and responsibility of NGO's along with the specific obligations on part of hawkers towards the society for maintenance of law and order within the hawking zones and weekly markets.

An informal unit shall not be permitted within a distance half of the width of the road, from an intersection.

5.9.2. ORGANISED INFORMAL SECTOR PLACES (Haat)

There are large numbers of informal sector units in the city but there are no organized clusters. There is a need to provide for organised informal eating places along with casual shopping, etc. to be located strategically in the city at the following locations:

- i) Near TV Tower Pitampura.
- ii) Near sub C.B.D. Trans Yamuna Area.
- iii) Rohini
- iv) Geeta colony
- v) Adjoining transport nodes including ISBT.

In addition implementing agency may add locations as per requirement.

5.9.3 INFORMAL BAZAAR

In new urban areas, informal bazaars could be part of the planned commercial areas at two levels. These could be implemented in the initial planning stages along with development of residential areas. The planning norms are given in the table 5.3.

5.9.4 WEEKLY MARKETS

Weekly markets, the traditional style of retail shopping is quite popular in Delhi, especially among the lower and middle-income groups. These markets are operating in a systematic manner choosing locations central to a large population centres either on vacant land or on the roadsides. Parking and other open spaces within the service markets, commercial centres could be so designed that weekly markets can operate in these areas during non-working hours.

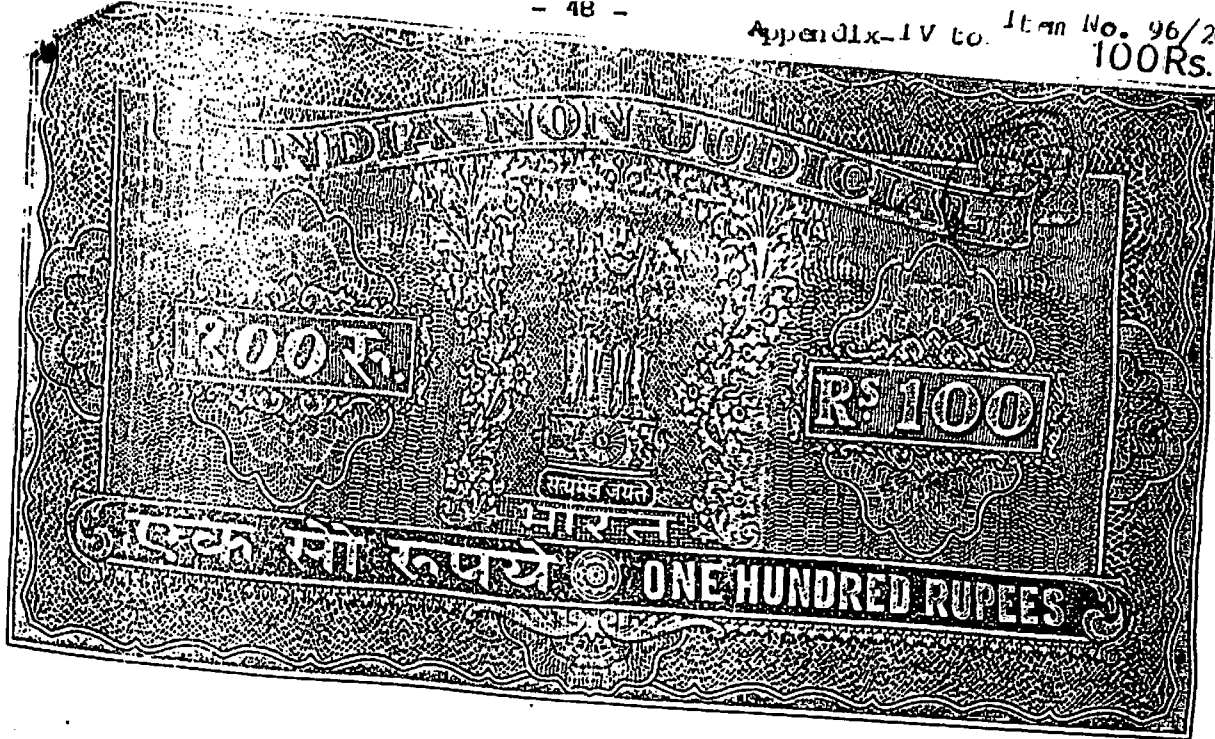
5.9.5 PLANNING NORMS FOR INFORMAL TRADE

The informal sector is to be incorporated in trade in the planned development in various use zones. The provision of informal sector

trade units should be ensured at the time of sanction of the building plans / layout plans as per the norms given in table 5.3.

Table 5.3: Planning Norms

S.No.	Use Zones / Use premise	No. of Informal shops / Units
i)	Retail trade: Metropolitan City Centre District Centre Community Centre Convenience Shopping Centre	3 to 4 units per 10 formal shops (to be provided in informal bazaar / service market components)
ii)	Government and Commercial Offices	5 to 6 units per 1000 employees
iii)	Wholesale trade and Freight Complexes	3 to 4 units per 10 formal shops
iv)	Hospital	3 to 4 units per 100 beds
v)	Bus Terminal	1 unit for two bus bay
vi)	Schools Primary Secondary/ Senior Secondary/Integrated	3 to 4 units 5 to 6 units
vii)	Parks District Parks Neighbourhood parks	8 to 10 units at each major entry 2 to 3 units
viii)	Residential	1 unit / 1000 population
ix)	Industrial	5 to 6 units per 1000 employees
x)	Railways Terminus / MRTS Stations	To be based on surveys at the time of preparation of the project.



Memorandum of Understanding
Between
Municipal Corporation of Delhi
and
Manushi

On the implementation of the Pilot Project for Model Markets for Hawkers of C.G.O. Complex and
Sewa Nagar.

Deputy Commissioner, Central Zone, Municipal Corporation of Delhi, whose office is located at
Jal Vihar, Lajpat Nagar-II, New Delhi -110024, hereinafter referred to as MCD.

AND

Manushi Nagrik Adhikar Manch (Manushi Forum for Democratic Reform) an offshoot of
Manushi Trust, founded in 1978, by Ms. Madhu Kishwar, having its present office at C-1/3,
Sangam Estate No. 1, Underhill Road, Near Exchange Store, Civil Lines, Delhi -110054. Manushi
is a public-spirited organization committed toward strengthening the economic, political, and
citizenship rights of people in India and for the betterment of the society at large, and is hereinafter
referred to as MANUSHI.

Recalling that the Honourable Supreme Court, in its order dated 10th April, 2003, in I.A. No. 393 in
Writ Petition (Civil) No. 1699/1987, expressed its satisfaction with the "Public Purpose and
Welfare of the people sought to be fulfilled by the Municipal Corporation" and allowed the MCD
to implement pilot projects in Sewa Nagar and CGO Complex localities of Delhi, which involved
the creation of model markets for hawkers in order to find a viable and dignified way of absorbing
these vital service providers in the city economy.

recognising that the Supreme Court in the same order also heard the advocate, appearing on behalf of Manushi, seeking intervention in the matter and expressing its willingness to participate in the project.

Providing that the MCD has also acknowledged the key role played by Manushi in:

- a) Highlighting ways for improvement in the existing tehbazari policy, leading to a New Policy formulation by the PMO as well as the Urban Development Ministry;
- b) Developing the whole concept of model markets for hawkers in fine detail;
- c) Involving appropriately skilled professionals to undertake the job of designing and executing the Model Market Projects;
- d) Raising substantial amounts of funds from the concerned street vendors and from Manushi supporters for the development of model market projects; and
- e) Recognizing that Manushi has the necessary expertise, experience, and the ability to mobilise adequate resources to ensure the successful implementation of the two pilot projects.

Pursuant to the adopted Resolution No. 505 dated 9 November, 2002, where the following new policy measures were proposed by the MCD for finding effective solutions which are consistent with the guidelines and directives issued by the Court and the Concept Note for reforming the Licensing Regime for Street Hawkers and Rickshaw Pullers in Delhi, issued by the Honourable Prime Minister of India and the new policy formulated by the Ministry of Urban Development. The salient features of the above mentioned Resolution are as follows:

- a) MCD will declare certain roads as "NO HAWKING ROADS" and "NO TEHBAZARI ROADS" (only the footpaths above the road are to be considered for the Tehbazaris);
- b) On certain parts of roads, certain open areas could be earmarked for hawking and Tehbazaris on footpaths, keeping in mind the socio economic requirements of the neighbouring locality;
- c) Hawking is permitted in residential colonies, as it is a necessary service for these areas. However, if local residents object this is subject to change;
- d) In everywhere except banned areas, permission of vending, hawking and Tehbazaris, both open and covered, will be allowed per the new registration system evolved by the MCD;
- e) Street Traders will pay their licence fee to the MCD, which will enable them to continue their activity, which is recognized by this Hon'ble Court, and allowed to earn their livelihood under protection of "Article 19(1)(g) of the Constitution of India";
- f) No tehbazari or hawking will be allowed in the banned areas;
- g) MCD will charge a fee ranging from Rs. 50/- to Rs. 500/- per month for open tehbazari and upto Rs. 1000/- for a covered tehbazari site;

Pursuant to the above mentioned proposed New Policy Measures and other prevailing laws and regulations, MCD and Manushi have committed themselves to the following :

ARTICLE I

MANUSHI'S CONTRIBUTION

Manushi will undertake following work as per the plans submitted to the Commissioner MCD by the team of architects working for Manushi:

- 1) Improve the physical infrastructure of the area, including beautification of the pavements, boundary walls, local parks and greening the area in terms of the scheme submitted by the Manushi;
- 2) Scientific management and recycling of garbage through voluntary contribution from hawkers;
- 3) Build effective, water-harvesting structures to improve the water table in the area and to ensure that there are no stagnant pools of water during rains;
- 4) Redesign the *rehdis* and vending platforms to improve their functionality and aesthetic appeal. These will be custom made for different categories of Vendors. The redesigned *rehdis* and platforms will not only provide protection from natural elements but will also be on wheels so they can be moved for regular cleaning of the market. Manushi will pay the fee of architects and designers of the new vending structures. However, the size of the Rehdis/Structure/Platform will be subject to maximum 8'X7' for Stall and 5' X 3' for Rehris, in terms of the pilot project submitted by MANUSHI.

- 6) Acquire written commitment from each hawkker that they will not put up any unauthorized permanent structure on the pavements or anywhere else in the market. Manushi will assure compliance of this commitment, also.
- 7) Administer a proper survey of the space available for placing hawkkers and written commitment from them to keep within a consensually agreed "Sanyam Rekha" or Line of Self Discipline. This line will be a standard feature of all markets. Manushi undertakes to bring under its management and supervision. Hawkers who do not observe this discipline will be denied membership in Manushi Nagrik Adhikar Manch and support from Manushi. Such denial of cancellation of membership shall be duly informed to the MCD, which will be free to take appropriate action against those vendors who refuse to abide by the agreed upon norms of civic discipline.
- 8) Ensure tax compliance by Manushi members so that the MCD gets its amount of revenue from all those street vendors who opt to become part of the model market projects.
- 9) Take responsibility for collecting electricity and water dues to prevent pilferage and theft of these services, after proper electricity and water meters are provided. Manushi architects will organize these services in an appropriate, aesthetic, and safe manner as an integral part of their overall architectural plans for Model Market.
- 10) Involve residents from neighbouring colonies, who come to shop in these markets, to collaborate with Manushi's efforts and get involved in initiating a high level of self-discipline among both shoppers and sellers.
- 11) Provide appropriate open space for cultural events and maintain the local parks as beauty spots as per procedures and law prescribed by MCD.
- 12) Earmark and maintain proper parking spaces for vehicular traffic, including cycle rickshaws, in a way that decongests the area and makes pedestrian shopping a pleasant experience.
- 13) Take care of the administrative and designing costs of running these projects on a continuing basis.

ARTICLE II

MCD'S CONTRIBUTION

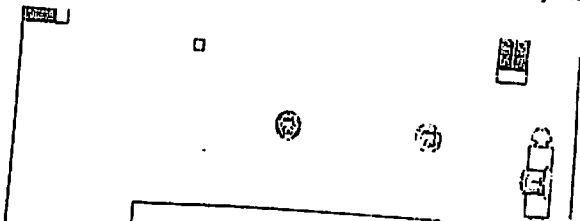
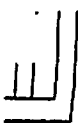
On its part, the MCD will provide full assistance to Manushi in ensuring that needless hurdles are not placed in its way by any of the M.C.D. during the execution of these projects and that the projects are not threatened with demolition or clearance operations after they have been executed successfully. MCD commits itself to the following in the spirit of Bhagidari:

- a) MCD will give NOC in getting water and electricity connections for both projects as per the rules and regulations of the concerned authorities;
- b) Provide expeditiously all relevant information available, with the MCD with regard to drainage, water and invert level in the project areas;
- c) Help in coordinating with the Police, PWD and other relevant government agencies to ensure that they do not obstruct the execution of these pilot projects;
- d) MCD will assist in providing the basic civil works, which the corporation would do in the normal course;

ARTICLE III

FINDING AND TRANSPARENCY IN ACCOUNTS

- i) Each Hawker will contribute a minimum of Rs. 500/- per year towards the development fund of the area in which they are located. This money will be collected and duly receipted by MANUSHI and spent exclusively for carrying out repairs and improvements and maintenance of the physical infrastructure of the area.
- ii) The Hawkers will bear the cost of the aesthetically designed *rehdis* with adequate storage space to curb their using the pavements for keeping their stocks. These structures will be custom made for each vendor at cost price. The details of expenditure on *rehdis* will be provided to each hawkker.
- iii) Manushi will raise a certain proportion of funds through its network of supporters and also solicit contributions from the MLA/M.P. of that area to contribute to this project from his/her development fund.
- iv) In order to ensure complete transparency and accountability in execution of this project, Manushi commits itself to provide a full account of the money raised and the expenditure.



PA

undertaken for this project to the MCD as well as to the concerned group of vendors by putting up the entire account statement for that area on a Public Notice Board.

This will be a standard practice for any project Manushi undertakes in collaboration with the MCD.

ARTICLE IV

COMMENCEMENT AND TERMINATION

- 1) This memorandum will come into effect on the date of its signing and shall be valid for six months initially. It shall be renewed/extended for a period of five years only with mutual consent of the parties. And may be further renewed, after every five years with mutual consent of the parties.
- 2) The work on the Pilot Project at Sewa Nagar would commence on the date of signing of the MOU and be completed in six months of signing the MOU, provided no hurdles are placed by any official agencies in its execution.
- 3) The work on the Pilot Project for CGO complex vendors will be underway per the instructions of the security in-charge of the CGO Complex, that is 100 meters away from the main gate of CGO Complex, after a safe space is allocated for setting up the Pilot Project.
- 4) In the event of violation of any terms and conditions of this MOU by the MANUSHI, the Commissioner, MCD shall be within its rights to terminate the same forthwith.
- 5) The title of the land on which these Tebhazaris are given shall remain with the Municipal Corporation of Delhi.

IN WITNESS WHEREOF, the undersigned, being duly authorized, have signed this Memorandum of Understanding on 21/1/2003

SIGNED BY:

Punya S. Srivastava

(PUNYA S. SRIVASTAVA)

DEPUTY COMMISSIONER, Central Zone, Jalvihar, New Delhi. M.C.D.

Madhu Kumar (MADHU KISHWAR)

FOUNDER, MANUSHI

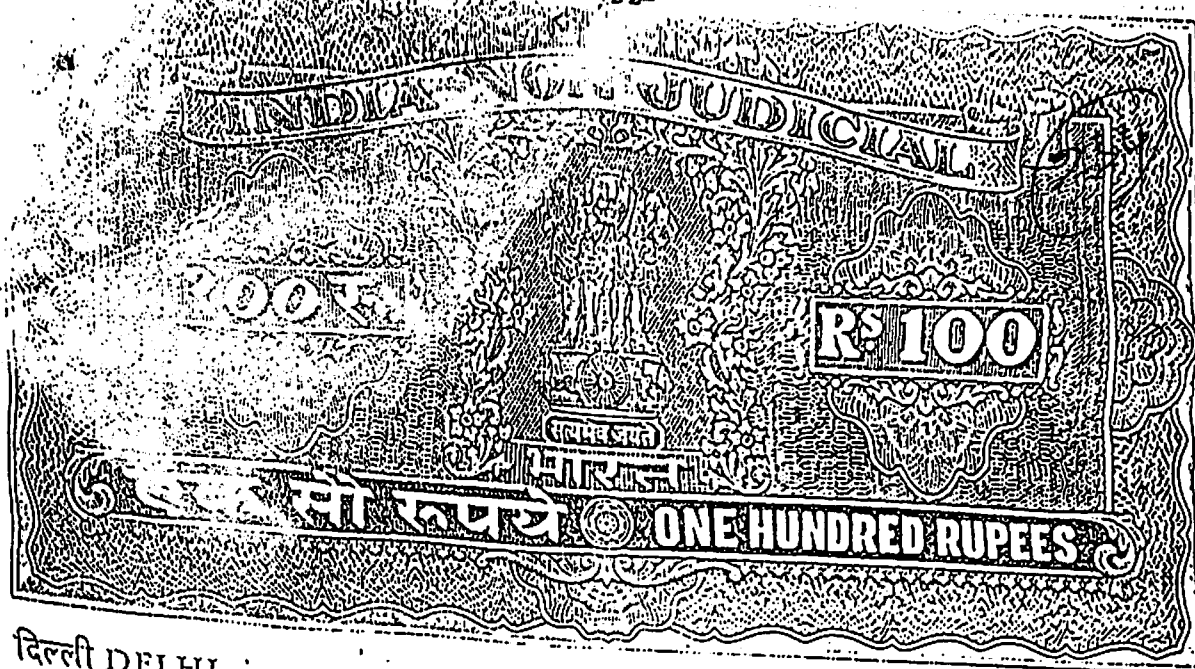
Witnesses

1. *Rakesh Mehta*

(RAKESH MEHTA)

2. *Renuka Vishwanathan*

(RENUKA VISHWANATHAN)



दिल्ली DELHI

AMENDMENT

063538

Memorandum of Understanding
Between
Municipal Corporation of Delhi
And
Manushi

As mutually agreed Section-4 of Article-I, of the MOU signed between Municipal Corporation of Delhi and Manushi on 5.11.2003 on the Implementation of Pilot Project for Model Market for Hawkers In C.G.O. Complex and Sewa Nagar, Is hereby replaced with the following:

"Redesign the rehds and vending platforms to improve their functionality and aesthetic appeal. The redesigned rehds and platforms will either be on wheels or be planted on grounds. However, all these structures will be of temporary in nature. It will lead to larger utilization of place for public purposes and it will help in better cleanliness in the project area. Rehds/structure/platform will be subject to maximum 8'X7' for stall and 5'X3 for Rehds, in terms of the pilot project submitted by MANUSHI".

The other terms and conditions will remain same.

SIGNED BY

SIGNED ON 11.03.2005

Deputy Commissioner, Central Zone, Jal Vihar, New Delhi.MCD

Founder MANUSHI

Madhu Kishan

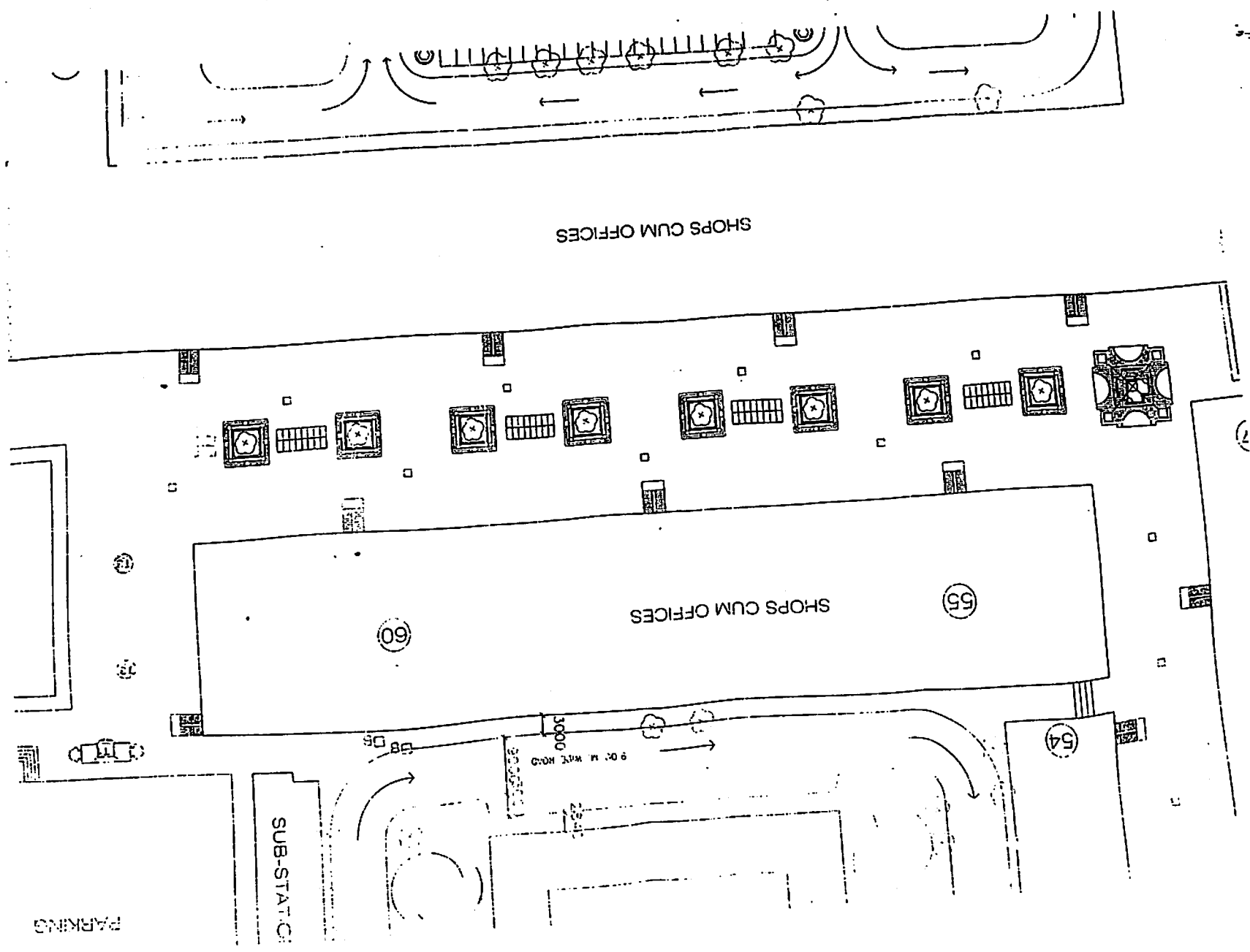
Witness

1.

S. Shukla
AC/Cen.Zone

2.

M. Kishan
AO (Cen.Zone)



Item No 97/2006

**Subject: Change of land use of site measuring 3923 sqm. from
Recreational, (Distt. Park) to PSP facilities, (Burial Ground)
File no. F20(13)05/MP**

- 1.0 BACKGROUND:** As per D.O. letter dt. 4.2.05 of Sh. Sajjan Kumar, MP, addressed to LG, Delhi, the site for Burial Ground was identified for an area of about 3923-sqm. and put up in the Technical Committee in its meeting held on 22.7.05 vide Item no. 28/2005 for change of land use from "Recreational" (District Park) to 'Public & Semi-public facilities, (Burial Ground). The Technical Committee recommended the approval of the proposed change of land use of 3923-sqm. from 'Recreational' (Distt. Park) to 'Public & Semi-public facilities, (Burial Ground) with the condition that no trees will be cut and NOC be obtained from Health Deptt., MCD for the proposed Burial Ground. Appendix-I Page No. 55 to 56
- 2.0 I) MASTER PLAN / ZONAL PLAN PROVISIONS:** In MPD-2001 Cremation ground/Burial ground is permitted in the 'Public and Semi Public use'. There are no specific norms for such site about the size, area and number of sites as per population.
- ii) LAND USE AS PER MPD-2001/ZONAL PLAN OF ZONE 'F':** The site which has been identified and is proposed for Burial ground measures 3923-sqm. is a part of the land earmarked as 'Recreational' (Distt. Park) as per Land use plan of MPD-2001 and in Zonal Plan of Zone 'F' approved by Govt. of India on 5th June 98.
- 3.0 EXAMINATION:** As per the decision of the Technical Committee, Dy. MHO, Health Department was requested for NOC of the said site. Dy. MHO(PH) vide his letter no. Dy.MHO(PH)/2006/134 dt. 27.7.2006 has sent the no objection for the allotment of land for Burial Ground at Badarpur. Appendix-II Page No. 57.
- 4.0 PROPOSAL:** It is proposed to consider the change of land use of the land about 3923-sq.mt. falling in Sub-Zone F-19 bounded by District Park in the North-West, existing Road in the South-East, District park in North-East and Railway line in the South-West, from "Recreational" (District Park) to 'PSP' facilities (Burial Ground), Badarpur for inviting objection/suggestions from public under Section 11-A of DD Act 1957.
- 5.0 RECOMMENDATION:** The proposal given in para 4.0 above is put up for the consideration of Authority.

R E S O L U T I O N
- - - - -

This item was not taken up for consideration.

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Change of land use of site meas. 3923 sqm. from 'Recreational' (Distt. Park) to 'PSP facilities' (Burial ground)
File no. PA/Dir. (Plg.) AP 1/05/D-150
F-20(13) 05/MP

1.0 BACKGROUND

As per letter dt. 4.2.05 of Sh. Sajjan Kumar, MP the site for Burial ground has been identified in 'Recreational' (Distt. Park) having an area of about 3923 sqm. for which change of land use is to be processed.

This site has been selected after joint site visit by MP and officers of DDA. This is agreeable in principle by VC, DDA and local residents.

2.0 MASTER PLAN/ ZONAL PLAN PROVISIONS

In MPD-2001 Cremation ground/Burial ground has been permitted in the Public and Semi Public use. There are no specific norms about the size, area and number of sites as per population for such site.

2.1 LAND USE AS PER MPD-2001/ZONAL PLAN OF ZONE F

The site which has been identified and is proposed for Burial ground meas. 3923 sqm. is a part of the land earmarked as 'Recreational' (Distt. park) as per Land use plan of MPD-2001 and in Zonal plan of zone F approved by Govt. of India on 5th June 98.

3.0 EXAMINATION

- i) The proposed site meas. approx. 3923 sqm. is adjoining to the existing Cremation ground which has also been constructed by DDA in the Dist park without change of land use. This would also be taken up for the change of land use in Zonal plan /Master Plan separately.
- ii) The approach to the proposed site is from the new proposed road adjoining to existing road having jhuggies and encroachment which would require removal by L.M. deptt. This was brought to the notice of L.M. deptt., DDA during the site visit and the report is still awaited.
- iii) While processing the change of land use of other two sites i.e. Police station and Cremation ground, it is apprehended that the existing police station site may get affected which shall be taken up separately.
- iv) The clearance and the observations/comments of the Health deptt. of MCD are not available, as the same is necessary for locating cremation ground/burial ground.
- v) An elevated sewer line is passing on the western side of the site. The details of this line, i.e. its diameter, its height from the ground and road level is not readily available which shall be kept only while handing over the site to have proper entry to the site.
- vi) The dimensions of the site may have some variations which is also to be confirmed by the Engg. and Land deptt. before the site is handed over or the proposal is processed further for the change of land use.

4.0 PROPOSAL:

It is proposed to consider the change of land use of about 3923 sqm. of land from 'Recreational' (Distt. park) to 'PSP facilities' (Burial ground) in Badarpur area. This change of land use is being processed in anticipation of clearance from the Health deptt. of MCD for locating the graveyard.

5.0 RECOMMENDATION

The proposal given in para 4.0 is put up for consideration of Technical Committee.

27/19/7/05

Janet

CHANDROUS Badarpur Crematorium 05/05/05

" DECISION "

Item No. 28/2005

Sub: C.U. of site measuring 3923 sqm from 'Recreational'(Distt Park)
to 'PSP facilities' (Burial ground) Badarpur.
F20(13)2005-MP

The Technical Committee recommended for approval^{d/} the proposed change of land use of 3923 sq. mts. from 'Recreational(District Park)' to 'Public & Semi Public Facilities(Burial Ground)' with the condition that no trees will be cut and 'No Objection Certificate' be obtained from the Health Department, MCD for the proposed Burial Ground.

I.D. MP's Office
Diary No. 1134
Date 21/2/06

Municipal Corporation of Delhi
Office of DY.MHO (PH), Health Deptt.
Town Hall, Delhi-110 006

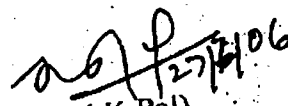
Dated: 27/7/2006

No: DY.MHO (PH)/2006/134

✓ Sh.A.K.Manna
Joint Director (MP)
DDA, 5th floor
Vikas Minar, I.P.Estate
Delhi.

Sub: Reg: issue of No Objection Certificate for the Burial Ground at Badarpur.

With reference to your letter dated 08.02.2006 received through FAX on the subject cited above. In this regard, it is to inform you that Health Department, MCD has no objection for the allotment of land for Burial Ground at Badarpur.


(Dr.M.K.Pal)
DY.MHO(Public Health)

Copy for information to:

1. PS to Sh. Sajjan Kumar(MP), Delhi
2. DHO, Central Zone
3. ADC (L & E)

Pls put up in
the concerned file

V-1

Atk
2/8

Item No. 98/2006

Sub: Norms for the Proposed International Convention Centre (ICC) Sector-24, Dwarka.

File No. F.1(454) 2085/DWK/Pt.

1.0 In the Zonal Plan of Zone 'K' approved by the Govt. of India vide Notification No. K-13011/7/2006/DDIB dated 9.8.06 as well as in the land use of Dwarka Sub City which was notified by the Ministry of Urban Development vide Notification No. K-13011/15/93/DDIB dated 16th Oct., 2000, site of about 18 ha has been ear-marked for the Hotel complex. In this site of 18 ha, one International Convention Center has been proposed in an area of 14 ha with two components, 9 ha consisting of International Conventional Center and 5 ha for the Hotel. International Convention Complex is to be developed through private ventures and International bids. In this bid document, the development control norms are to be specified

2.0 Provisions of the MPD-2001 :

(i) In the MPD-2001 definition of International Convention Center has been given as "A premises having all facilities for a conference, meeting, symposium etc. where a number of different countries will be participating". Specific Development Control Norms have not been given of ICC. Master Plan Delhi-2001 also recommends wherever development control norms are not available for Public & Semi Public premise, the general; Development Control Norms applicable to Public, Semi-Public buildings i.e. 25% ground coverage and 100 FAR shall be followed.

(ii) Development Control Norms for the Hotel Complex have been modified vide Notification No. K-20013/13/2004/DDIB dated 27.1.2006 as given below:

Ground coverage: 30%,

FAR: 150,

Height - no restriction

20% of the FAR can be used for the commercial offices, retail and service shops.

3.0 Approval of Technical Committee :

The Proposal for modification in the lay out plan and the norms for the International Convention Centre was considered by the Technical Committee meeting held on 3.5.2006 vide Item No. 23/2006 wherein the development control norms for the International Convention Center based on the Development Control Norms of the socio cultural activities were worked out. The Technical Committee had given its approval on the proposal as was suggested in the Agenda,

4.0 Proposal :

The following development control norms for the International Convention Centre are proposed.

Max. Ground Coverage
Maximum FAR
Height

30%

120

No restriction subject to
AAI/Statutory Clearance.

The ground coverage of 30% is same as that of Hotel, whereas proposed FAR of 120 is lower as compared to 150 FAR of hotel.

- a) Parking : A maximum of 2 ECS/100 Sq.m. of floor area (3ECS for Commercial component).

-A proper scheme for visitors parking and parking and circulation plan may be prepared taking into consideration the expected number of visitors for next 20 years.

-Minimum two level basements for parking be provided.

- b) Maximum 5% additional ground coverage shall be allowed for providing atrium.
c) Maximum 20% of the FAR can be used for commercial component (Offices, Retail, Service Shops etc.)
d) Any other provision/control as may be deemed suitable for project with the approval of the VC, DDA/Technical Committee, DDA.

5.0 Recommendation:

Development Control Norms as proposed in para_4.0 are put up for consideration for Authority, so that these norms are followed in bidding process of the project and subsequently, are suitably incorporated in the Master Plan for Delhi.

R E S O L U T I O N

This item was not taken up for consideration.

Item No. 99/2006

Name of work : Impro
const
Airpo

File No. F.SED 8/F.2

Delhi Traffic Police

to VC/DDA (copy enclosed)

problems being faced to

and from Domestic Air

Airport Road. It has

increased substantially

R/A. Further, it has bee

likely to increase further

travellers.

2. Hon'ble L.G., D

27.12.2005 has also d

Traffic Police and Airp

3. The Police Dep

constructed a ramp w

which would further ar

4. Keeping in view

made to sort out the

tenders have been fi

"Improvement of cir

about (R/A) along

connecting Dwarka

Item No. 99/2006

Name of work : Improvement of circulation road around newly constructed Round about (R/A) along Domestic Airport road and approach road connecting Dwarka

File No. F.SED 8/F.299

Delhi Traffic Police vide letter from Jt. Commr. (Traffic) dated 22.5.06 to VC/DDA (copy enclosed ^{Page No. 62 to 63} ~~Appendix -A~~ / have pointed out the serious problems being faced for the discharge of increased volume of traffic to and from Domestic Airport after construction of 'Round about' (R/A) on Airport Road. It has been pointed out that the volume of traffic has increased substantially and traffic conflict situation is seen regularly on this R/A. Further, it has been mentioned that in the next two years the traffic is likely to increase further due to impetus being given to low fare to the air travellers.

2. Hon'ble L.G., Delhi vide U.O.No.100(3)/2005/RN/1782/13920 dated 27.12.2005 has also desired to take immediate steps in consultation with Traffic Police and Airport Authorities.

3. The Police Department have further reported that NHAI had also constructed a ramp which would merge the Airport road short of this R/A which would further add to the volume of traffic on this road.

4. Keeping in view the utmost urgency involved, efforts have been made to sort out the traffic conflict situation on this R/A. Accordingly, tenders have been floated for appointment of Consultant for the work "Improvement of circulation road around newly Constructed Round about (R/A) along Domestic Airport road and approach road connecting Dwarka".

Contd...2...

5. As the Administrative Approval and Expenditure Sanction can only be processed after the receipt of the Preliminary Reports from the Consultant, the process for undertaking the work has been started after obtaining in anticipation approval of VC/DDA. For undertaking this work, it is estimated that an expenditure to the tune of Rs.350 lacs will have to be incurred. The likely expenditure to be incurred in 2006-07 may be to the tune of Rs.200 lacs.

6. Since there is no budget provision for this scheme/work the appropriation of funds of Rs.2.00 crores has been approved by VC/DDA in terms of Rule-17 of DDA Budget and Account Rules which provides as under:-

"Inevitable expenditure, which cannot be met by re-appropriation, may be incurred with the previous approval of the Authority, and in emergencies, under the orders of the Vice-Chairman, a report of which shall be made to the Authority in its next meeting.

Provided that the application for additional allotment of funds shall be made to the Authority as soon as possible explaining the circumstances under which the expenditure shall not be incurred unless the scheme has been accepted by the Government and a provision made in the budget".

The case is submitted for kind information of the Authority in accordance with Rule-17 of the DDA Budget and Account Rules.

R E S O L U T I O N -

This item was not taken up for consideration.



GAMAR AHMED
IPS

- 62

आर्ग साहजगरी पत्र सांख्या
D. O. NO. 1029/S0
संयुक्त आयुक्त पुलिस (यातायात)
दिल्ली पुलिस मुख्यालय
इन्द्रप्रस्थ एस्टेट, नई दिल्ली
JOINT COMMISSIONER OF POLICE (TRAFFIC)
DELHI POLICE HEADQUARTERS
INDRAPRASTHA ESTATE
NEW DELHI-110002

२३.०५.२००६
Appendix-A to Item No. 99/2006

Please refer to d.o. letter No.2091/T.E.(D-III), dated 18.3.2005 addressed by Commissioner of Police, Delhi to Vice Chairman, D.D.A. regarding construction of approach road to Dwarka flyover. At the time of construction of R/A on Airport road, it was suggested that rotary would not be suitable for better discharge of increased volume of traffic. It was also apprehended that traffic destined to and from Domestic Airport will find it extremely difficult to negotiate the R/A because of the high volume of traffic destined towards Dwarka through this rotary. It was also suggested that in place of a rotary, a vehicular underpass should be constructed which would segregate the Airport Traffic from Dwarka bound traffic. This was followed by meeting with Shri Sajan, the then Chief Engineer, D.D.A., who is understood to have referred the matter to Commissioner(Planning), D.D.A. vide letter No.CE(SEZ)7(177)/05/3871, dated 19.12.2005. Hon'ble L.G., Delhi vide u.o. No.100(3)/2005-RN/1782/13920, dated 27.12.2005 had also desired the D.D.A. to take immediate steps in consultation with Traffic Police and Airport authorities. Thereafter, nothing has been heard. The volume of traffic has increased substantially and traffic conflict situation is seen regularly on this R/A. The volume of traffic to the Domestic Airport has increased manifold. In the next two years, traffic is likely to increase further due to impetus being given to low fare to the air travellers.

It has now been reported that NHAI has also constructed a ramp which will merge this Airport link road short of this R/A which will further add to the volume of traffic on this road. It can be recorded that Mr. Sajan, the then Chief Engineer, D.D.A. had promised that before the construction of the ramp by NHAI, landing up close to the R/A, engineering solution by way of construction of vehicular underpass would be ready, but nothing has been done about the planning and construction of such vehicular underpass.

Contd.....P-2/C

I shall be grateful if you kindly look into this matter personally and direct the Planning and Engineering Division to work out the vehicular underpass or any other engineering facet to solve the traffic conflicting situation on this R/A.

With regards,

५० बमि० (६० पू० क्षेत्र) कार्यालय
हायरी संख्या ३५४६
दिनांक ६-६-८६

Yours Sincerely
[Signature]
(QAMAR AHMED)

Shri Dinesh Rai,
Vice Chairman,
D.D.A.,
Vikas Sadan,
New Delhi.

Delhi Development Authority
En's Secy.

No. EN.13(104) 2004/Vol II / 1985 dt 2/6/06

Copy to:- 1) Commissioner (Plg) for taking n/a pl
2) CE (SEZ) for taking n/a pl.

10/7/16

SEH
S.E/EE-16

EA-II

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AE 7/EN's office
2/6/06

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2) E.E/SED-8 } 2 further
n/a pl

[Signature]
EA to CE (SEZ)

Confidential

Item No. 100/2006

Sub: Amendments in the MPD-2001 in r/o Development Control
Norms for Residential Plotted Development and Mixed
Use Policy.
F.20(4)2005/MP/Pt.II

- 1) The Ministry of Urban Development vide undated D.O. Letter No.K-130011/9/06-DDIB addressed to Vice Chairman, DDA requested that the proposed amendments in the Master Plan for Delhi-2001 in respect of Development Control Norms for Residential Plotted Development and Mixed Use Policy may be notified under section 11-A of the Delhi Development Act 1957 read with the Rules 16 and 17 of the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959 as amended from time to time. Accordingly the said notifications were published in the Gazette of India of 21.7.2006 and also in the newspapers on 22/23.7.2006 for inviting objections/suggestions from the public within 30 days from the date of issue of the public notice.
- 2) In response to the public notice, around 2000 objections/suggestions were received from the public including Residents Welfare Associations, Traders Associations, NGOs, Professionals and individuals. Further, as per the directions of the Ministry received vide D.O. Letter No. K-13011/2/2006/DDIB dated 11.8.2006 to the Vice Chairman, DDA it was desired to complete the whole exercise of hearing within 7-10 days of the expiry of 30 days notice period.

Accordingly these objections/suggestions were heard and considered by the Board for Enquiry and Hearing, constituted by the Authority vide its Resolution No. 86/2006 dated 03.8.2006, under the provisions of the Delhi Development Act 1957 and Rules framed there under, in the four meetings held on 25/28.8.2006 and 1/2.9.2006. The recommendations of the Board for Enquiry and Hearing as finalized in the meeting held on 03.9.06 are placed at Annexure-A. Page No. 67.

- 3) The modified development control norms for Residential Plotted Development and Mixed Use Policy, based on the recommendations of the Board for Enquiry and Hearing are placed at Annexure-A-I and A-II. Page No. 68 to 69 and Page No. 70 to 72.

The proposal is placed before the Authority for its consideration so that after approval this is forwarded to the MOUD, Govt. of India, for issue of final notification as modification to the MPD-2001 under section 11-A of Delhi Development Act 1957.

R E S O L U T I O N

The Vice Chairman introduced the agenda item and explained the background in which these proposals had been framed.

Shri Mahabal Mishra pointed out that DDA was under moral responsibility to find solution to the problems faced by the public. He thanked the Ministers Urban Development and the DDA for coming up with solutions.

Shri Mishra pointed out the proposals before the Authority did not address the problems of unauthorized regularized colonies and the resettlement colonies where the internal roads were just about 6 mtrs wide.

I Shri Mahabal Mishra and all the non-official members made the following suggestions with respect to the proposals contained in Annexure A-I:

- (i) *Keeping in view the fact that plots in regularized unauthorized colonies, resettlement colonies, rehabilitation colonies, special areas, villages, walled city and the DDA's own allotments were of smaller areas, ground coverage of 100% and FAR of 350 should be permitted on all plots measuring upto 175 sq.mt.*

- (ii) Ground coverage of 75% and FAR of 300 should be permitted on all residential plots measuring between 176 to 251 sq.mt.
- (iii) The condition of providing open court of 2 m x 2 m should be applicable only on the new constructions and not on the existing constructions.

II Shri Virender Kasana and all the non-official members suggested that:

- (i) The proposed relief of increased ground coverage and FAR should be given to all the plot holders uniformly rather than restricting to the existing unauthorized constructions at the cost of the honest and law-abiding citizens.
- (ii) Existing provisions which permit extra coverage on plots on wider roads should continue.
- (iii) Penalty clause should be applied only to the existing unauthorized constructions and not on the law-abiding citizens who will henceforth benefit from the new provisions.

b) All the non-official members pointed out that the honest and law-abiding citizens should not be discriminated against and the modified provisions should not benefit only to the law-breakers.

2. The modifications proposed in Annexure A-II were discussed in detail and following suggestions were made by all the non-official members:

A) Para 10.3 (i) b: ROW in regular residential plotted development should be 13.5 m.

B) Para 10.3 (i) c: ROW should be 6 m in residential plotted development, resettlement colonies, regularized unauthorized colonies, special areas, walled city, villanes, most of which are poor peoples'

C) Para 10.3 (ii): The streets/stretches already notified should be listed at one place and made public. In addition, new roads/streets/stretches should be notified by the competent authorities in a fixed time frame. Shri Jile Singh Chauhan suggested that senior officers of DDA should accompany the survey teams/committees of the MCD.

D) All the non-official members pointed out that the list of professionals should be expanded to include engineers, artists etc. and the benefits should be provided to the occupants rather than the owners/residents, alongwith permission to utilize more than 50% of the residential space for professional activities.

E) All the non-official members suggested that the Basements should be permitted for professional activities by the occupants without counting towards FAR.

F) Existing Guest Houses/Nursing Homes/Banks etc. should be allowed to continue in all the colonies, including the A and B category of colonies, as per existing provisions.

G) 10.4 (xi) Shri Mahabal Mishra and all the non-official members suggested that the existing roads/streets irrespective of their ROW, should be declared as pedestrian shopping streets in E, F and G category of colonies and the special areas, villages, unauthorized regularized colonies, resettlement colonies, special areas, walled city.

H) 10.6(ii)a Shri Mahabal Mishra and all the non-official members pointed out that all kinds of building materials should be allowed to be stored inside the walled premises and allowed to be sold from plots of specific sizes which are situated on 18 mtr or above wide roads, with the condition that these material shall not be stacked on the roads.

aa) Shri Virender Kasana and all the non-official members pointed out that the words "building materials" should be expressively clarified in detail and must include all the materials used in the construction of the building viz timber products,

steel/iron products, plastic products etc. The ROW of 30 mtr mentioned in the public notice would stand amended as 18 mtr.

I) 10.6(ii)b Shri Mahabal Mishra and all the non-official members pointed out that repair shops of bicycles and rickshaws should be allowed on all the roads/streets situated inside all the colonies, leaving aside A and B category of colonies.

J) 10.7.2(i) All the non-official members pointed out that the minimum size of plots on which these activities permissible should be amended to read 80 sq yards instead of 80 sq mtrs.

K) 10.7.2 (viii) a) Shri Mahabal Mishra, Shri Jile Singh Chauhan, Shri Mange Ram Garg, Shri Virender Kasana and Shri Ishwar Dass pointed out that all the recognized schools should be allowed to permanently continue from the existing locations and the play schools should be allowed to run on the first floors also, in view of plots being of small sizes.

b) The Commissioner, MCD suggested that all the recognized schools must be allowed to continue from their existing premises in all the colonies, the A and B category of colonies as this was not a commercial activity. He pointed out that the unrecognized schools should be given sufficient time to seek recognition.

c) Shri Virender Kasana pointed out that distinction should be made in favour of the Tuition Centres where the school going and college going students receive tuitions from the teachers in the residential colonies and that imparting computer skills/education, art and dancing etc. should be similarly permitted in these Tuition centres even in the Basements. All the non-official members supported that tuition centres were different from the high fee coaching centres and must be permitted in all residential areas, including the Basement.

d) All the non-official members supported the suggestion of Shri Virender Kasana that:

- i) *all those activities which are permitted in the residential use zone should be allowed in all the colonies including the A and B category of colonies and the RWA approval should not be required for the permissible activities.*
- ii) *the words "Storage, Godown and Warehouse" should be properly defined. Their size/ activities which can be permitted in the villages should also be clearly identified and defined.*
- iii) *Definition of Professionals may be expanded.*
- iv) *Insurance company offices should be allowed to operate from residential areas.*
- v) *Basement should be permitted for such activities which fall in the permitted use category. These should also be permitted for the use of professional work including diagnostic centres.*
- e) *Shri Jile Singh Chauhan pointed out that DDA should come out with a list of negative items not permitted to be stored in such shops/godown in residential premises so that there is total transparency.*
- L) *Shri Mange Ram Garg made following additional suggestions:*
 - i) *A and B category colonies should not be left out merely because they have better infrastructure or bigger residential plots. He pointed out that the rules/proposals should uniformly apply to all the colonies.*
 - ii) *Removal of encroachments from the Government land should be first priority.*
 - iii) *Resettlement schemes should be taken up on priority and formal proposals brought before the Authority.*

- iv) *Ring Road and Outer Ring Road should be declared as commercial areas.*

Shri Mahabal Mishra suggested that Rohtak Road should also be declared commercial.

- v) *Shri Mahabal Mishra and Shri Jile Singh Chauhan pointed out that Gandhi Market in trans Yamuna area should be added to the list of special areas because of its exclusive character of being the biggest garment market in Asia.*

- vi) *Shri Mange Ram Garg and Shri Ishwar Dass suggested that Tank Road should also be listed as a special area.*

- vii) *All the non-official members suggested that all those roads/streets which had 70% commercial activity should be declared commercial without delay.*

Commissioner (Planning) said that the above suggestions may also be examined in the light of various Supreme Court and High Court orders.

It was resolved that the above suggestions may be forwarded to the Ministry of Urban Development alongwith the proposals contained in the Agenda item.

The Administrator/Lt. Governor, Delhi thanked the non-official members for giving useful suggestions in public interest.

The meeting ended with vote of thanks to the Chair.



**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN FOR DELHI-2021
D-6, VASANT KUNJ NEAR FLYOVER
NEW DELHI-110070
Ph.No.26125459, 26125462**

No. F20(4)2005/MP/Pt-II (A)D-952

Date: September 4, 2006

Sub: Minutes of the meeting of the Board for Enquiry and Hearing for the objections/ suggestions on proposed amendments in MPD-2021 in respect of Development Control norms for Residential Plotted Development and Mixed Use Policy.

The meeting of the Board for Enquiry and Hearing was held on 03/09/2006 at 4.00 PM in the Conference Hall, Vikas Minar, DDA, New Delhi to consider the objections / suggestions on the above aspects. The minutes of the meeting and the modified Development Control Norms for Residential Plotted Development and Mixed Use Policy as recommended by the Board are annexed (A). The list of the members / officers, who attended the meeting is also enclosed.

JD (Plg.) MPPR

Copy to:

Members:

1. Vice - Chairman, DDA, Chairman.
2. Commissioner, MCD
3. Engineer member, DDA
4. Chief Planner, TCPO
5. Sh. Virender Kasana, Councilor MCD and Authority Member
6. Commissioner (Plg.), DDA - (Convener)

Special Invitees:

1. Principal Secretary (UD), GNCTD.
2. Principal Secretary (Power), GNCTD.
3. Chief Executive Officer, DJB.

Others Officers:

1. Addl. Commissioner (MPPR)
2. Director (MPPR)
3. Jt. Directors/Dy. Director (MPPR)
4. Dy. Director (Plg.) MPPR, DDA


JD (Plg.) MPPR

No. F20(4)2005/MP/Pt.-II(A)

Date: September 4, 2006

Sub: Minutes of the meeting of the Board for Enquiry & Hearing held on 03/09/2006 at Vikas Minar for the proposed amendments in the Master Plan for Delhi 2001 in respect of the Development Control Norms for Residential Plotted Development and Mixed Use Policy.

Ministry of Urban Development vide undated D.O. letter No. K-130011/9/06-DDIB, addressed to VC, DDA requested that the proposed amendments in the Master Plan for Delhi 2001 in respect of the Development Controls Norms for Residential Plotted Development and Mixed Use Policy, may be notified under the Section 11-A of the Delhi Development Act 1957, read with Rules 16 and 17 of the Delhi Development (Master Plan & Zonal Development Plan) 1959 and amended from time to time. Accordingly, the said notifications were published in the Gazette of India dated 21.7.06 and in Newspapers on 22.07.06 and 23.07.06 for inviting the objections / suggestions from the public within 30 days from the date of issue of the public notice.

In response to the public notice, around 2000 objections / suggestions, were received within the stipulated period from the public including RWAs, Traders' Associations, NGOs, Professionals and Individuals etc. Further, as per the directions of the Ministry received vide D.O. letter No. K-13011/2/2006/DDIB dated 11.08.2006, it was desired to complete the whole exercise of hearing within 7-10 days of the expiry of 30 days notice period. Accordingly, these objections / suggestions were heard and considered by the Board for Enquiry & Hearing constituted by the Authority under the provisions of the Delhi Development Act 1957 and Rules framed there under, in the meetings held on 25/28.08.2006, 01/2.09.2006 and 03.09.06.

After considering the objections / suggestions and personal hearing of the applicants, who presented before the Board, the modifications as recommended by the Board are enclosed as Annexure - (A) (Pages - 68 to 72).

ANNEXURE-A-I

Sub : Proposed Modifications in the Development Control norms in r/o residential plot/plotted development.

The DDA vide Public Notice dated 21st July, 2006 proposed certain modifications in M.P.D-2001, (page 159 (RHS) of the Gazette of India dated 1.8.90, as modified vide Gazette of India Notification dated 23.07.1998) with respect to *Development Control Norms* of Residential Plotted Development and also *Mixed Landuse Regulation* of MPD-2001, as modified vide Gazette Notification SO No. 425(E) dated 28.03.2006.

In response to the Public Notices about 2000 Objections / Suggestions were received. These were placed before the Board of Enquiry and Hearing (constituted by the Authority vide Resolution No. 86/2006 dated 3.8.2006) and the objections/suggestions were heard on 25th Aug. 06, 28th Aug.06, 1st Sept.06 and 2nd Sept.06. The recommendations of the Board of Enquiry and Hearing with respect to the Public Notices are as given below:

As per Public Notice No.1060(E) dt.21.7.2006					Recommendations of the Board of Enquiry and Hearing				
Sl.No.	Area of plot in sqm	Maximum ground coverage in %	Maximum FAR	Maximum height in metres	Sl.No.	Area of plot in sqm	Maximum ground coverage in %	Maximum FAR	Maximum height in metres
1	Below 100	100	350	15	1	Upto 100	*	350	15
2	From 100 to 250	75	300	15	2	Above 100 upto 250	75	300	15
3	From 250 to 500	75	225	15	3	Above 250 upto 500	75	225	15
4	From 500 to 1000	50	150	15	4	Above 500 upto 1000	50	150	15
5	From 1000 to 1500	40	120	15	5	Above 1000	40	120	15
6	From 1500 to 2250	40	120	15	<p>(b) In category 1, under maximum ground coverage, '100' is to be replaced by the following:</p> <p>* An open court of minimum 2mX2m shall be provided for light and ventilation.</p>				
7	From 2250 to 3000	40	120	15					
8	From 3000 to 3750	40	120	15					
9	Above 3750	40	120	15					

Terms and conditions:-

Para(iv) Plot owners/allottees seeking additional floor or part thereof as per above mentioned norms shall be charged penalty/special compounding charges at the rates notified with the approval of the Government, from time to time.

Plot owners/allottees seeking ex-facto additional floor area or part thereof as per the above mentioned norms shall also be charged penalty / special compounding charges in addition to betterment charges and additional FAR charges as may be notified with the approval of the Government, from time to time.

Para(vi) The benefit of additional FAR etc. shall cover all properties/plots including sub-divided plots. However, the norms for the subplot will be proportionate to that for the entire plot. That is to say if a plot of 1000 sqm is divided into two subplots of 500 sqm each, then each such sub-plot will be entitled to 40% ground coverage and 120 FAR on 500 sqm. The total number of dwelling units in the entire plot shall not exceed 6(8).

The para to be deleted.

Para(viii) Every applicant seeking additional FAR and/or height will submit a certificate of structural safety obtained from a structural engineer where such certificate is not submitted or the Building is otherwise found to be structurally unsafe, formal notice will be given to the owner of the local body concerned, to rectify the structural weakness within a reasonable stipulated period, failing which the building shall be declared unsafe and shall be demolished by the local body.

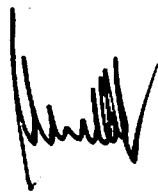
*'will' to be replaced by 'shall';
'owner' to be added before local body.*

Sub: Proposed modifications in the Mixed Use Policy - amendment to the MPD-2001

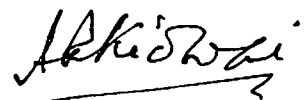
S.No.	Para No.	Draft Provisions	Suggested Modifications	Modified Para
1.	10.3 (i) b.	In colonies falling in Category C and D, subject to consultation of the RWA in residential plots facing streets / roads with a minimum 18 m ROW in regular residential plotted development, 13.5 m ROW in rehabilitation colonies and 9m ROW in special area and urban villages.	In colonies falling in Category C and D, subject to consultation of the RWA in residential plots facing streets / roads with a minimum 18 m ROW in regular residential plotted development, 13.5 9.0 m ROW in rehabilitation colonies. and 9m ROW in special area and urban villages.	In colonies falling in Category C and D, subject to consultation of the RWA in residential plots facing streets / roads with a minimum 18 m ROW in regular residential plotted development, 9.0 m ROW in rehabilitation colonies.
2.	10.3 (i) c.	In all the colonies falling under E, F and G categories, in residential plots facing roads of ROW 13.5m, 9m and 6m respectively in residential plotted development, rehabilitation colonies and special area / walled city / villages.	In all the colonies falling under E, F and G categories, in residential plots facing roads of ROW 13.5m and 9m and 6m respectively in residential plotted development and rehabilitation colonies. and special area / walled city / villages.	In all the colonies falling under E, F and G categories, in residential plots facing roads of ROW 13.5m and 9m respectively in residential plotted development and rehabilitation colonies.
3.	10.3 (ii)	Mixed use shall continue to be permitted on all streets / stretches already notified by the competent authority under MPD-2001 and indicated in Annexure -I (List of identified stretches / Streets)	Mixed use shall continue to be permitted on all streets / stretches already notified by the competent authority under MPD-2001. and indicated in Annexure -I (List of identified stretches / Streets)	Mixed use shall continue to be permitted on all streets / stretches already notified by the competent authority under MPD-2001.
4.	10.4 (viii)	In plotted development, front setback should not have boundary wall, so that it can be used for additional parking. This would also apply	In plotted development, front setback should not have boundary wall, so that it can be used for additional parking. This would also apply to ground floor residence in	In plotted development, front setback should not have boundary wall, so that it can be used for additional parking.

		to ground floor residence in group housing, being used for professional activity.	group housing, being used for professional activity.	
5.	10.4 (xi)	Streets of less than 9m (or 6m in E, F & G category colonies) ROW in Urban villages, special areas and walled city, if notified for mixed use shall be declared as Pedestrian Shopping Streets (PSS) and will not be open to motorized transport.	Streets of less than 9m (or 6m in E, F & G category colonies) ROW in Urban villages, special areas and villages walled city, if notified for mixed use shall be declared as Pedestrian Shopping Streets (PSS) and will not be open to motorized transport.	Streets of less than 9m (or 6m in E, F & G category colonies) ROW in special areas and villages, if notified for mixed use shall be declared as Pedestrian Shopping Streets (PSS) and will not be open to motorized transport.
6.	10.6 ii. a)	Retail shops of building materials (timber, timber products, marble*, iron and steel and sand), firewood, coal and any fire hazardous and other bulky materials.	*Retail shops of building materials (timber, timber products, marble*, iron and steel and sand), firewood, coal and any fire hazardous and other bulky materials.	*Retail shops of building materials, firewood, coal and any fire hazardous and other bulky materials.
7.	10.6 ii. b)	Repair Shops of automobiles repair and workshop, Cycle rickshaw repair, tyre resorting and re-treading, and battery charging.**	Repair Shops of automobiles repair and workshop, Cycle rickshaw repair, tyre resorting and re-treading, and battery charging.**	Repair Shops of automobiles repair and workshop, rickshaw repair, tyre resorting and re-treading, and battery charging.**
8.	Note below 10.6	*Retail shops of finished Marble products, not undertaking cutting and polishing activities and, ** repair shops and workshops in case of automobile and cycle rickshaws, would be permissible on plots abutting mixed use streets of ROW of 30m or more.	*Retail shops of finished Marble building materials products, not undertaking cutting and polishing activities and, ** repair shops and workshops in case of automobile and cycle rickshaws, would be permissible on plots abutting mixed use streets of ROW of 30m or more.	*Retail shops of finished building materials products, not undertaking cutting and polishing activities and, ** repair shops and workshops in case of automobile and rickshaws, would be permissible on plots abutting mixed use streets of ROW of 30m or more.

9.	10.7.2 (i)	Subject to the specific conditions mentioned in succeeding paras, the minimum size of the plot on which these activities shall be permissible, on notified streets, shall be 200 sqm in regular plotted development, 160 sqm in rehabilitation colonies, special area & villages. The maximum size of the plot will be 1000 sqm.	Subject to the specific conditions mentioned in succeeding paras, the minimum size of the plot on which these activities shall be permissible, on notified streets, shall be 200 sqm in regular plotted development, 80 + 60 sqm in rehabilitation colonies, special area & villages. The maximum size of the plot will be 1000 sqm.	Subject to the specific conditions mentioned in succeeding paras, the minimum size of the plot on which these activities shall be permissible, on notified streets, shall be 200 sqm in regular plotted development, 80 sqm in rehabilitation colonies, special area & villages.
10.	10.7.2. (viii)	No para	The existing schools & coaching centers of all kinds functioning on Residential premises be allowed to continue till the end of this academic session or 18 th May 2007 whichever is earlier.	The existing schools & coaching centers of all kinds functioning on Residential premises be allowed to continue till the end of this academic session or 18 th May 2007 whichever is earlier.
11.	10.7.3.	Banquet hall shall be permissible only in industrial areas and not in the residential use zone. Development control norms in respect of Ground Coverage, FAR, height and basement shall be applicable as per Master Plan Norms for the specific land use for that premises.	Banquet hall shall be permissible only in industrial and commercial areas and not in the residential use zone. Development control norms in respect of Ground Coverage, FAR, height and basement shall be applicable as per Master Plan Norms for the specific land use for that premises.	Banquet hall shall be permissible in industrial and commercial areas and not in the residential use zone. Development control norms in respect of Ground Coverage, FAR, height and basement shall be applicable as per Master Plan Norms for the specific land use for that premises.
12.	10.7.3. (i)	No para	The existing Banquet Hall functioning in Residential use zone be allowed to continue till 18 th May 2007.	The existing Banquet Hall functioning in Residential use zone be allowed to continue till 18 th May 2007.



संयोजक
दिल्ली विकास प्राधिकरण
बई दिल्ली



अध्यक्ष
दिल्ली विकास प्राधिकरण
बई दिल्ली

