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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 6th May, 2005 at 3.30 p.m. at Raj Niwas.

Following were present:

CHAIRMAN

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

VICE-CHAIRMAN

- 2 Shri Madhukar Gupta

MEMBERS

3. Shri A.K. Patnaik
Finance Member
4. Shri Prabhash Singh
Engineer Member, DDA
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Virender Kasana
Municipal Councillor
9. Shri. P.K. Mishra
Member - Secretary, NCR Planning Board
10. Shri K.T. Gurumukhi
Chief Planner, T.C.P.O.

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri S. Reghunathan
Chief Secretary, GNCTD
2. Shri O.P. Kelkar
Principal Secretary (UD)
3. Shri G.S. Patnaik
Secretary to LG
4. Smt. Ameeta Saini
Chief Vigilance Officer

5. *Sh. D.B. Gupta*
Principal Commissioner, DDA
6. *Shri R.K. Singh*
Commissioner (LD), DDA
7. *Shri R.K. Vats,*
Commissioner (LM), DDA
8. *Mrs. Asma Manzar*
Commissioner (Housing), DDA
9. *Shri A.K. Jain*
Commissioner (Planning)
10. *Shri J.P.S. Chawla*
Chief Accounts Officer, DDA
11. *Shri V.D. Dewan*
Chief Architect, DDA
12. *Shri Prabhat Rao*
Regional Manager, HDFC (Ltd.,)
13. *Shri Shamsher Singh*
Sr. Town Planner, MCD.
14. *Shri A.K. Gupta*
Addl. Commr.(Plg.) DDA
15. *Shri S.K. Goyal*
Finance Adviser (Housing)
16. *Shri Alok Swaroop*
OSD to LG
17. *Shri D. Sarkar*
Director (Sports) DDA
18. *Shri B.K. Jain*
Director (DCRYP)
19. *Shri B.S. Jaglan*
OSD (LM), DDA
20. *Smt. M.Z. Bawa*
Jt. Director (Plg.), DDA
21. *Shri Surjit Sadhana*
Asstt. Director (Architect), DDA.
22. *Shri K. Srirangan*
Asstt. Director (Planning), DDA.

ITEM NO. 36/2005

Sub: Confirmation of the Minutes of the meeting of the Delhi Development Authority held on 29.3.2005.
F.No.2(2)2005/MC/DDA.

Minutes of the Authority meeting held on 29th March 2005 were confirmed as circulated.

It was also decided that action taken notes on the minutes of the Authority meetings held during the last one year should be put up to the Authority.

ITEM NO. 37/2005

Sub: Declaration of two pockets of Narela Project as Development Area of DDA.

The agenda item was discussed in detail.

I. Shri Mahabal Mishra pointed out that :

- i) The proposal of declaration of Development Area should be seen alongwith land acquisition in the related area;
- ii) A survey of the available vacant areas should be immediately done and the land simultaneously acquired/ taken possession of, and construction should not be allowed to come up on such identified areas, and only such lands should be notified where possession can be simultaneously taken;
- iii) Built up areas should be left out;
- iv) Wide publicity should be given to acquisition and declaration of development areas so that unscrupulous elements do not indulge in sale/purchase of land;
- v) Isolated and vacant land pockets of Gaon Sabha should be identified and handed over to DDA for speedy development and reducing possibilities of encroachment;
- vi) Construction in the 1071 unauthorized colonies which are under regularization, should not be stopped.

II Shri Mange Ram Garg desired to know the status of 2501 hect. of land, proposed for the green belt and the future policy in respect of this land.

III *Shri Jile Singh Chauhan pointed out that strict preventive measures should be taken to check unauthorized construction in the land proposed to be declared as Development Area.*

After detailed discussions, it was decided that details regarding the area proposed/notified for acquisition with reference to the area proposed to be declared as Development Area may also be provided, and the proposal brought up again with the information.

The Lt. Governor directed that Delhi Govt., Delhi Police and the DDA should take immediate steps against new construction in the area.

During discussions, a proposal was also made by the Planning Deptt. proposed to include the area on both sides of Master Plan roads in the Development Area. It was decided that a separate proposal may be brought on the issue before the Authority.

ITEM NO. 38/2005

*Sub: Change of land use of 70.62 acres of land in the east of G.T. Karnal Road (NH-1) at Tikri Khurd Khampur for utilizing it for wholesale fruit and vegetable market for Delhi Agriculture Marketing board (DAMB).
F.20(10)97/MP.*

Shri Mahabal Mishra pointed out that the proposal will lead to parking problems in the area. He sought details of the proposed road network before approving the change of land use.

The Chief Secretary, Delhi, however, pointed out that the existing Azadpur Sabzi Mandi had already got choked and a new Fruit & Vegetable Market with modern infrastructure needed to be set up at a very early date.

After detailed discussions, the Authority approved the proposals contained in the agenda item with the direction that the proposed 'road network' and 'traffic circulation plans' should be got specifically approved from the Technical Committee of DDA.

ITEM NO. 39/2005

Sub: Alternative Modes of Assembly & Development of Land and Housing.
File No.3(53)2003/MP.

Proposals were discussed in detail.

(A) *Shri Mahabal Mishra pointed out the following:*

- (i) *This was an important matter having far-reaching implications. It should therefore be first discussed with the Delhi Govt. and the Delhi's Urban Development Minister;*
- (ii) *He queried that after such a policy is made, whether DDA will be left with any role in housing construction, and suggested that DDA should step up its construction activity;*
- (iii) *In his view the proposed policy would lead to by-passing of the housing needs of the middle classes;*
- (iv) *Action should first be taken to identify the lands which are available for private assembly and development; and*
- (v) *It should be seen whether sufficient water, electricity and other civic amenities will be available to sustain the proposal.*

(B) *Shri Mange Ram Garg pointed out that the land pockets proposed under the scheme should be clearly identified because it may happen that the DDA's EWS/JJ units come up in the vicinity of development by the private developers.*

(C) *Shri Jile Singh Chauhan advised that this was an important matter and should not be approved in a hurry.*

(D) *Shri Virender Kasana pointed out the following:*

- (a) *DDA's future role and responsibilities should be clearly defined.*
- (b) *It must be kept in view that the management aspect in the group housing societies was already very poor and the flat buyers/members were suffering extreme harassment at the hands of society office bearers.*

- (c) *DDA should engage private builders for multiplying its construction activity rather than inviting them to directly take up such construction.*
- (d) *Availability of sufficient drinking water should be simultaneously ensured.*
- (E) *Secretary to LG suggested that detailed zonal plans would need to be finalized so that the proposed policy can be meaningfully implemented.*
- (F) *The Vice Chairman mentioned that the MPD-2021 had, after due deliberations proposed involvement of private sector in land assembly, development and housing activity, and that even if this was accepted. A significant element of housing/developmental activity shall still have to be done by DDA. He also mentioned that the proposals under discussion were only in of the nature of enabling provisions so that the housing/developmental activity is speeded up in a planned manner. He pointed out that the various models of associating the private sector in housing construction/developmental activity had been explored and the discussions in the Authority would also give an opportunity of getting the views of GNCTD.*
- (G) *The Chief Secretary advised that private town planners should also be given direct entry in order to check delays. He advised that private sector should be associated with the development and maintenance of the green areas also.*

After discussions, LG observed that the proposal envisages a harmonious blend and co-existence of the activities to be undertaken by DDA and the private developers so as to add pace to the Housing activities. He, however, agreed with the suggestion that more time may be given to study the proposal. Accordingly, after detailed discussions, it was decided to defer the proposal and to put it up in the next meeting.

ITEM NO. 40/2005

*Sub: In-situ slum rehabilitation at village Tehkhand.
File No.3(60)2005/MP.*

The Authority appreciated the proposals and approved the same.

ITEM NO. 41/2005

Sub: Modification in MPD2001 with regard to Development Control norms for hospitals and health infrastructure.
F.13(1)96-MP-Pt.I.

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

ITEM NO. 42/2005

Sub: Modification in MPD-2001 with regard to Development Control norms for "Recreational Clubs".
F.3(44)94/MP.

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

ITEM NO. 43/2005

Sub: Departmental proceedings against Shri V.K. Aggarwal, F.E. (Retd.) Date of Retirement 31.7.2003.
F.27(15)2003/Vig./DC.

The Lt. Governor directed that the existing system of inquiries should be reviewed and streamlined so that cases pertaining to retiring officials could be finalized well in time.

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

ITEM NO. 44/2005

Sub: Allotment of alternative land for petrol pump sites.
F.13(70)94/CRC/DDA.

After discussion, the proposals contained in the agenda item were approved by the Authority.

Other Points

1. Shri Virender Kasana pointed out that running of public schools should be allowed in 1071 unauthorised colonies, which are under regularization. He sought a clear policy of regularization of schools, as had been demanded by a number of MLAs through a separate written communication.

Shri Mahabal Mishra pointed out that these schools were not being recognized because of non-approval of the unauthorized colonies in which they were functioning. He suggested that these schools should be allowed to continue in the existing premises till a final decision is taken in the matter so that the students do not suffer.

2. *Shri Jile Singh Chauhan pointed out that allotment of residential plots in lieu of acquired land should continue as per the existing Govt. policy. He was joined in this proposal by Shri Mahabal Mishra, Shri Mange Ram Garg and Shri Virender Kasana. The LG directed that pending cases of alternate allotment should be processed as per the existing policy.*

3. *Shri Mange Ram Garg sought early denotification of the villages Jasola, Alipur, Tehkhand, Fatehpur, Meethapur, Molarband, Jaidpur and Prahladpur.*

VC pointed out that an effort was being made to process all such cases in a time bound manner, but it may not be feasible to bring up all the proposals at one time together.

4. (i) *Shri Mahabal Mishra sought early cadre review of all the departments of DDA, specially the Ministerial and Accounts cadres. He was joined by Shri Mange Ram Garg, Shri Jile Singh Chauhan and Shri Virender Kasana.*

(ii) *Shri Mishra referred to a recent report regarding irregularities in some mega housing projects allotted to Sh. Vilayati Ram Mittal, and desired that such projects need to be properly inquired into.*

(iii) *He also sought action against induction of fake members by the Group Housing Societies.*

5. *It was pointed out by Shri Mahabal Mishra that the non-official members should be informed and involved alongwith the concerned MLAs whenever the Hon'ble LG makes an official programme of inauguration of projects, etc. L.G. agreed with the proposal.*

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

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

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for **Friday, the 6th May, 2005 at 3.30 P.M.** at Raj Niwas, Delhi.

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2	37/2005	Declaration of two pockets of Narela Project as Development Area of DDA. F.3(56)2004 MP	16-20
3	38/2005	Change of land use of 70.62 acres of land in the east of G.T. Karnal Road (NH-1) at Tikri Khurd Khampur for utilizing it for wholesale fruit and vegetable market for Delhi Agriculture Marketing Board (DAMB). F.20(10)97/MP/	21-22
4	39/2005	Alternative Modes of Assembly & Development of Land and Housing. (File No. F3(53)2003/MP)	23-43
5	40/2005	In-situ slum rehabilitation at village Tehkhand. (File No. F3(60)2005/MP)	44-47

Item No.
36/2005

Sub: Confirmation of the Minutes of the meeting
of the Delhi Development Authority held on
29th, March, 2005.
F.2(2)2005/MC/DDA.

Minutes of the meeting of the Delhi Development
Authority held on 29th March, 2005 are submitted for
confirmation of the Authority (Appendix 'A' Page 2 to
15).

RESOLUTION

Minutes of the Authority meeting held on 29th March,
2005 were confirmed as circulated.

It was also decided that action taken notes on the
minutes of the Authority meetings held during the last one
year should be put up to the Authority.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on
29th March, 2005 at 11.00 a.m. at Raj Niwas.

Following were present:

CHAIRMAN

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

VICE-CHAIRMAN

- 2 Shri Madhukar Gupta

MEMBERS

3. Shri A.K. Patnaik
Finance Member
4. Shri Prabhash Singh
Engineer Member, DDA
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Virender Kasana
Municipal Councillor
9. Shri. P.K. Mishra
Member - Secretary, NCR Planning Board
10. Shri P.K. Pradhan
Jt. Secretary (D&L), MOUD

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri S. Raghunathan
Chief Secretary, GNCTD
2. Shri G.S. Patnaik
Secretary to LG
3. Smt. Ameeta Saini
Chief Vigilance Officer

4. *Sh. D.B. Gupta*
Principal Commissioner, DDA
5. *Shri R.K. Singh*
Commissioner (LD), DDA
6. *Shri R.K. Vats,*
Commissioner (LM), DDA
7. *Shri A.K. Jain*
Commissioner (Planning)
8. *Mrs. Asma Manzar*
Commissioner (Housing), DDA
9. *Shri J.P.S. Chawla*
Chief Accounts Officer, DDA
10. *Shri S.K. Tandon*
Chief Legal Adviser
11. *Shri V.K. Bugga*
Chief Planner, MCD
12. *Shri A.K. Gupta*
Addl. Commr.(Plg.) DDA
13. *Shri R.N. Patnaik*
Director (Finance) DDA
14. *Shri Alok Swaroop*
OSD to LG
15. *Shri D. Sarkar*
Director (Sports) DDA
16. *Shri Prahlad Singh*
Director (LC)
17. *Shri Rajeev Malhotra*
CRP (N.C.R. Planning Board)
18. *Shri B.S. Jaglan*
OSD (LM), DDA
19. *Shri S.N. Bansal*
Dy. CAO (LC) DDA
20. *Shri S. Kant*
Jt. Director (Plg.), DDA
21. *Shri A.K. Dutta*
Sr. Accounts Officer (Budget)
22. *Shri S.P.S. Raghava*
Asstt. Accounts Officer (Budget)

ITEM NO. 19/2005

Sub: Confirmation of the Minutes of the meeting of the Delhi Development Authority held on 28.2.2005.
F.No.2(2)2005/MC/DDA.

Minutes of the Authority meeting held on 10th January 2005 were confirmed subject to the following amendments:

i] Amendment against Item no. 15/2005 regarding provision of Community Facilities/Utilities and Burial and Cremation Ground at Madanpur Khadar Resettlement Colony:

Shri Mahabal Mishra suggested that instead of the term burial ground, the term graveyard should be used to avoid any confusion about its use. This was accepted after discussion. It was also decided that allotment of land for public facilities including the facilities, to be set-up by the Government departments, MCD etc., may, in the public interest, be made in anticipation of the change of land use and that allotment of land for other semi-public facilities should be considered only after notification of the change of land use.

ii] Amendment against Item No. 16/2005 regarding change of land use of pockets from Recreational (District Park) to other uses in village Lado Sarai:

The last para of the minutes would read as follows :

"after detailed discussions, the Authority approved the proposals contained in the agenda item except the proposed change of land use for part hospital site at sl. No.1 (ii) (0.29 Ha.) and part college site at sl.no. 1(v)(0.90 Ha.) as indicated in para 4.0 of the agenda item. The former will be covered by the proposal made in respect of the area lying west of the proposed alignment of Aurobindo Marg, while the latter will be for "public and semi-public facilities."

Item no. 20/2005

Sub: Revised Budget Estimates for the year 2004-05 and Budget Estimates for the year 2005-06.
F.No.F.4(3)Budget/2004-2005/BE/DDA.

Finance Member, DDA presented the Budget Estimates of the Authority for the year 2005-06 and Revised Budget Estimates for the current year 2004-05. He explained that Section 6 of DDA Act is the mandate for DDA and Budget Estimates of the Authority in respect of all receipts and payments are compiled in accordance with the provisions contained in Section 24 of DD Act 1957 and chapter 3 of DDA Budget and Accounts Rules 1982. He further explained that DDA prepares its Budget under three broad heads viz. Nazul Account I, Nazul Account II and BGDA.

FM also explained that Nazul Account I records transactions pertaining to the old (1937) Nazul estates entrusted to DDA for Management & development; Nazul Account II exhibits the receipts and expenditure pertaining to the scheme of large scale acquisition, development and disposal of land in Delhi; and, BGDA records transactions pertaining to houses and shops, etc.

FM further informed that DDA is a self sustaining organization receiving no grant or loans.

FM explained that the DDA faced a big challenge in the form of development of land for residential, industrial and commercial purposes, providing shelter to all especially the economically weaker sections, providing greens and parks to the city to provide adequate open lung space and fresh air, development of sports facilities and complexes and providing lands for schools, hospitals and other institutions, up-gradation of markets, preservation of urban heritage, preservation of bio-diversity etc., as per requirements of the Master Plan. FM explained that the budget for the year 2005-06 is a balanced budget - the total receipts are anticipated as Rs.2405.39 Crs. with expenditure anticipated as Rs.2404.61 Crs. The revenue and expenditure have been kept at a conservative level and new projects have been taken up after proper financial viability study.

FM gave the details of the consolidated receipts and payment position in respect of all the three accounts of the Authority. He further explained that in RE 2004-05 receipt from disposal of land (Commercial, Industrial and Residential) was projected as Rs.1793.64

Crs. at the time when the estimates were initially prepared, but the actual receipts are likely to be considerably higher.

FM explained that in BE 2005-06 receipts amounting to Rs. 2405.39 Crs. were anticipated. The major contribution, to the extent of Rs. 1535.84 Crs. (64%) is expected from the disposal of land and Misc. Receipts and interest from investment have been anticipated as Rs. 308.30 Crs. (13%) and receipts from land allotted to Group Housing Societies and from disposal of shops have been estimated at Rs. 31.20 Crs. (1%) and Rs. 24.15 Crs. (1%) respectively. He further explained that estimates for acquisition of land, development of land, construction of houses and shops, establishment expenditure and miscellaneous expenditure have been estimated at Rs. 700.00 Crs. (29%), Rs. 832.87 Crs. (35%), Rs. 466.42 Crs. (19%), Rs. 218.38 Crs. (9%) and Rs. 186.94 Crs. (8%) respectively.

FM informed that for acquisition of land a provision of Rs. 700.00 Crs. has been kept in BE 2005-06, and that land acquisition and development in Rohini Ph. IV & V and Narela will be taken up in big way to reduce the backlog of Rohini Registrants and to give further impetus to the development of Narela sub-city.

Sh. Mahabai Mishra Member of Authority pointed that under this head large amounts were being paid as interest to land owners on account of delay in settlement of their claims. He suggested that payment should be made within a specified period, so that payment of interest could be avoided in future and funds are used mainly for the acquisition of land. In this context, he also desired that details of land acquired in the different localities during current year as well as the land likely to be acquired during the next year should be provided. VC, DDA assured that the same will be provided separately. He also mentioned that funds for compensation were now being released against specific awards/properties, which would help in avoiding the creation of interest liability on the Authority. LG directed that appropriate steps should be taken in consultation with the Chief Secretary, so that payment of interest on compensation could be avoided.

Sh. Mahabal Mishra also wanted to know the details of new sports complexes which will be taken up. FM, DDA informed that the new complexes are proposed at Narela, Dwarka, Rohini Ph.II, Anand Parbat (Rajinder Nagar) etc. FM informed the Members that a token provision of Rs.0.30 Crs. has also been kept for Commonwealth Games which can be augmented later if necessary in the light of the funding pattern that may be decided by the Government.

As regards construction of houses and shops, FM DDA informed that in BE 2005-06 a provision of Rs.466.42 Crs. has been kept. Sh.Mange Ram Garg, Member of the Authority, stated that as compared to flats constructed by Housing Societies, cost of flats constructed by DDA is higher. He suggested that DDA should look into this aspect. FM explained that cost of EWS houses are deliberately kept low, so as to make them affordable, however cost of other category houses are priced as per standard costs as approved by the Authority. Engineer Member also explained that DDA is taking steps to provide seismic resistance in DDA flats which adds to cost.

The Chief Secretary, Delhi Govt. pointed that there have been wide gaps between budget projections and actuals. He also mentioned that a provision of Rs.729.81 Crs. for development of land had been kept in RE 2004-05 against which expenditure incurred up-to Nov. 2004 was only Rs.315.66 Crs. Further in respect of construction of houses and shops, against budget provision of Rs.426.32 Crs., the expenditure incurred up-to Nov. 2004 was Rs.180.99 Crs. only. Looking at the trend of the expenditure in the aforesaid activities, there was need for regular monitoring to watch the progress of the schemes from time to time, so as to ensure that most of the funds allocated are not spent at the end of the financial year. It was suggested in this context that a quarterly expenditure/progress review should be conducted.

FM DDA presented the details of some major on-going schemes, major new schemes proposed to be taken up in BE 2005-06, and infrastructure development schemes in the form of Master Plan Roads and Flyovers, etc. Engineer Member DDA explained the

achievements and progress made in construction of major Master Plan Roads and flyovers. He also apprised the members about the steps being taken for improvement of quality through measures like third party quality assurance through outside expert institutions/agencies.

FM informed that DDA has developed approximately 4585 Hectares of greens and in BE 2005-06 Rs.176.49 Crs. have been provided to take up the city level schemes, beautification, up-gradation/re-development of parks, etc.

Sh. Jile Singh Chauhan Member wanted to know whether any provision of funds was kept in budget for relocation of squatters. FM confirmed that a provision has been kept for this purpose in the B.E. of 2005-06.

Sh. Mange Ram Garg Member informed that DDA's precious land was being encroached and wanted that effective arrangements should be ensured to protect DDA land against encroachment. He suggested that till such time the vacant DDA land is developed for disposal, action should be taken to protect it from encroachment by planting trees, etc., in such manner that this does not create a limitation at a later stage. It is also intimated, in this context, that for protection of DDA's land a provision of Rs.12.24 Crs. has been kept in BE 2005-06.

Sh. Mahabal Mishra Member wanted to know about the nature of the banks in which DDA funds are being invested. FM explained that DDA funds are being invested in the nationalized banks only.

FM DDA presented that up-to 31.1.2005 total accumulation in the UDF account was Rs.599.46 Crs. and out of this the total commitment was to the extent of Rs.487.88 Crs. up-to 31.1.2005 and with the approval of MOUD an amount of Rs.389.19 Crs. has been released.

FM informed that for better connectivity to Dwarka, DDA is co-financing the extension of the Metro Line to Dwarka. For this the Govt. of India, Ministry of UD, has approved Rs.320.00 Crs. to be paid

to DMRC. Out of this Rs.240.00 Crs. will be financed by DDA out of its own funds and another Rs.80.00 Crs. will be financed out of UDF. In addition, further extension of Metro Line from Sector 9 to 22 is proposed to be taken up. VC, DDA stated that DMRC has requested for an additional sum of Rs.275.00 Crs. which is under discussion with MOUD.

Sh. Mahabal Mishra pointed to the need to make adequate provision for training of DDA Officers, so that the talent available could be developed and utilised, and various positions in DDA could be manned by departmental employees as per the Govt. orders. Sh. Virendra Kasana Member also suggested that training to DDA Officers may be given special attention so that they could contribute significantly and occupy senior positions. Principal Commissioner-cum-Secretary informed that 2300 persons have been trained and training to another 3000 persons is likely to be given. In this connection FM informed that Rs.142.68 lacs had been provided in the BE 2005-06 for this purpose. FM assured the Members that the training programmes will not suffer because of shortage of funds. VC, DDA also informed that a comprehensive study has been assigned to the Administrative Staff College of India to develop a Human Resource Development strategy for DDA, of which training would be an important component. LG pointed out that IIPA had shown its inclination to prepare special training packages for DDA, and this should be followed up with them.

FM informed that with a view to streamline various operations and transactions in the Authority various initiatives have been taken for development of IT based applications. An agreement has been signed with Software Technology Parks of India for comprehensive computerization in DDA and a detailed Systems Requirement Study (SRS) is presently being conducted by the Consultants for the purpose. A Budget provision of Rs.12.00 Crs. has been kept in BE 2005-06 for computerization.

Sh. Virender Kasana Member raised the issue of projects for development of villages. He stated that DDA was focussing only on Dwarka, Rohini and Narela areas, and no attention was given to other

areas where lands had been acquired in earlier years. VC DDA informed that the issue of development of villages had been discussed at the level of the MOUD, and apart from DDA's plans for the Urban Extension areas (3 villages each in Dwarka, Rohini and Narela) the MCD has also been asked to take up 25 villages in other areas, and it had been assured on behalf of DDA that the Authority would pay for the preparation of these plans.

Sh. Mange Ram Garg Member informed that a number of LSCs and CSCs developed by DDA were in bad shape and needed up-gradation. VC DDA informed that there were 600 complexes of various levels, out of which work on upgradation of 96 complexes had been taken up in the first phase. It had been proposed that after up-gradation work in these complexes has been carried out, the members of Welfare Association in the area should be motivated to take up further maintenance at their own level, but the experience in this respect has not been satisfactory. The position in respect of the work undertaken so far will be put up before the Authority in due course. Shri Garg assured that he would ensure proper involvement of the associations in the maintenance of such complexes.

Sh. Mange Ram Garg, Member, also advised that more community halls should be constructed for use by public. Members of the Authority expressed the view that community hall plots should be placed at the disposal of MCD to construct the same as per the requirement.

Shri Garg also informed that about 20 to 22 plots in Jailor wala Bagh, Ashok Vihar Ph.II under the green belt have been encroached by JJ clusters, and emphasized the urgent need for vacation of such encroachments. Vice Chairman assured that due attention is being given to this.

After detailed discussions, the Authority approved the receipts of Rs.2796.47 Crs. and payment of Rs.1983.25 Crs. for RBE 2004-05 and the BE of receipts of Rs.2405.39 Crs. and payment of Rs.2404.61 Crs. with a total surplus of Rs.78.00 lacs for the year 2005-06. The Authority also approved the proposals for utilization of RBE 2004-05 and BE 2005-06 pending formal confirmation of the minutes of this meeting.

Other Suggestions given by the non-official members.

i) Shri Mahabal Mishra, Shri Mange Ram Garg and Shri Jile Singh Chauhan suggested that the rate of penal interest on the defaulted amount of damage charges should be reduced.

The LG asked that this suggestion should be examined.

(ii) Shri Mange Ram Garg pointed out that we should have better coordination and tie-up with the different departments of the Govt. so that basic services can be provided simultaneously with the allotment of flats. He mentioned that a large number of DDA flats were lying vacant due to non-availability of the basic amenities.

(iii) Shri Garg while seeking early removal/relocation of about 400 jhuggies in his constituency desired to know when the DDA's proposed scheme of resettlement of jhuggi dwellers in multi-storeyed resettlement units shall be started. The Vice-Chairman informed that various models for this were under preparation, whereafter actual implementation would be taken up on a pilot basis.

(iv) Shri Mahabal Mishra sought a separate presentation on the DDA's role in the Commonwealth Games.

v) Shri Mange Ram Garg sought construction of underground/multi level parkings in various areas under the greens. The Vice-Chairman informed that one or two such proposals were under consideration, but the real problem was to make such projects financially sustainable and the RWAs would need to contribute in this process. Shri Garg also wanted to know the scheme of multi-gyms/yoga centres, and sought early allotment of land for Transport Authority Office in Ashok Vihar.

vi) Shri Mange Ram Garg pointed out that a large area of land along the Laxmibai College was being encroached upon, and desired that immediate action should be taken in this regard.

vii) He also suggested that there should be one coordinator for all the activities of the DDA in each Assembly constituency.

ITEM NO. 21/2005

Sub: Annual Accounts for the year 2003-2004.
F.No.F.6(26)2004/DDA-Accounts (Main).

The LG pointed out the need to improve compliance of audit paras and further strengthen the system of audit. The Finance Member informed that a number of steps had been taken in this matter and will be given more attention.

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

ITEM NO. 22/2005

Sub: Fixation of Pre-determined Rates (PDRs) in Narela for the year 2005-06.
F.No.F.4(17)2004/AO(P)/DDA.

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

ITEM NO. 23/2005

Sub: Fixation of Pre-determined Rates (PDRs) in Dwarka for the year 2005-06.
F.No.F.4(15)2004/AO(P)/DDA

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

ITEM NO. 24/2005

Sub: Fixation of Pre-determined Rates (PDRs) in Rohini for the year 2005-06.
F.No.F.4(16)2004/AO(P)/DDA

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

ITEM NO. 25/2005

Sub: Standard Costing for flats - Plinth Area Rate from 1st April 2005 to 30th September 2005.
F.No.F.21(1671)2001/HAC.

Shri Mange Ram Garg advised that there should be more emphasis on improving the quality of construction. EM mentioned the various measures that were being taken in this direction.

After discussion, the proposals contained in the agenda item were approved by the Authority.

ITEM NO. 26/2005

Sub: Sanction of funds for projects DDA Metro extension of Metro line No. III Barakhamba Road Connaught Place - Dwarka Corridor into Dwarka sub-City.
F.No.62(1)2003/UDF/WAC-II.

Proposals contained in the agenda item were approved by the Authority with the advice that the Airports Authority of India should also be persuaded to contribute to the funding of the project as indicated in para-6 of the agenda item.

ITEM NO. 27/2005

Sub: Change of land use of plot No. 12, Rajpur Road measuring 4.4 Acres located in Zone-C from Residential to Public & Semi Public facilities,
F.No.F.3(69)2003/MP.

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

ITEM NO. 28/2005

Sub: Change of land use of an area measuring 3.05 hact. for the DMRC project in Vishwavidyalaya area in Zone-C from Public & Semi Public & Semi Public facilities to Residential.
F.No.20(2)2000/MP/Part.II.

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

ITEM NO. 29/2005

Sub: Policy for Restoration of cancelled DDA flats.
F.No.F.2(10)2001/Coordn./H/PL.

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

ITEM NO. 30/2005

Sub: De-Notification of DA-125, 174, 136 & 32 under the Delhi Development Act, 1957.
F.No.SW(23)03/LM/SWZ.

The Authority asked for further details viz. exact demarcation of land, details of Khasra numbers, extent of construction etc., so that the matter could be examined in detail before taking a final decision.

ITEM NO. 31/2005

Sub: Payment mode on instalment for alternative plots of Idle Truck Parking Centre - Majnu Ka Tilla.
F.No.F.100(147)2000/CL/II.

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

ITEM NO. 32/2005

Sub: Change of land use of 1.60 ha. Land from Rural (A3) to Public & semi-public use (PS 1 Hospital Cat.'B') at Burari (Kaushik Enclave) in Zone 'P'.
F.No.F.13(4)2000-MP.

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

ITEM NO. 33/2005

Sub: Change of land use of an area measuring 3.00 hact. in Tri Nagar in Zone-H for DMRC Project from 'Recreational' to 'Commercial'.
F.No.20(2)2000/MP/Pt./II.

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

ITEM NO. 34/2005

Sub: Change of land use from 'Public' and Semi-public Facilities' to 'Commercial' area measuring 2.84 hact. at Wazirpur for DMRC Project.
F.No.3(81)2001/MP.

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

ITEM NO. 35/2005 [Laid on the Table]

Sub: Change of land use of approximately 31.707 sq.m. (3.1ha. approx.) land from 'Transportation and Recreational' to 'Public-semi Public Facilities' (Motor Driving Training Centre).
F.No.F.5(3)97-MP.

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

Other Points:

- i] The Vice Chairman informed that the notification regarding the Draft Master Plan-2021 was likely to be published in the very near future. He also informed that a Committee was proposed to be constituted under the Chairmanship of Vice-Chairman DDA, and comprising of Engineer Member DDA, Commissioner MCD, the Chief TCPO, with Commissioner (Planning), as its Secretary to act as the Board of Enquiry and hearing /examining the objections and suggestions which may be received after notification of the draft Master Plan. The proposal was noted and approved.
- ii] The LG desired that a list of identified school sites should be sent to the Delhi Government and the MCD to accommodate their requirements in the first instance, whereafter a decision to dispose of the remaining sites can be taken.
- iii] Shri Mahabal Mishra pointed out that the 1071 unauthorised colonies which were under regularization are already 100% built up, but even for the renovation/repairs of these built-up properties the residents were being harassed by the field staff. It was noted that the issue was separately under discussion and consideration at the level of GNCTD and the Govt. of India.
The meeting ended with a vote of thanks to the chair.

RESOLUTION

Item No.
37/2005

Sub: Declaration of two pockets of Narela Project as Development Area of DDA.

F3(56)2004 MP/

1. Background

The total area of Narela Subcity Project is 9866 Hects out of which 7501 hec is proposed as green belt/ buffer between the urban area and the GNCTD boundary. The balance area of 7365 hec is proposed as urbanizable area under the Narela Subcity Project. As per the Land & Building Deptt Notification dated 06.05.1992 (App. 2) an area of 9000 hec was notified as Development Area No. 175.

2'A' at page
18-19).

2. Examination

Development Area 175 covers Rohini and Narela Projects. An area of about 6118 hec is covered under the Narela Project. Following areas/pockets are not forming part of Development Area 175 but are forming part of Narela subcity/Industries being developed by DSIDC.

Pkt. I

Due to the diversion of the G.T. Karnal Road (NH-1) near Alipur village, on the eastern side an additional area of about 75 hec has been made available. This area is not covered under Development Area -175.

Pkt. II

A pocket of about 925 hact (approx) is part of the Narela-Bawana industrial area which is not covered under the Development Area -175.

Pkt. III

247 hec. under DSIDC Narela Industrial area is not covered under the said development area. The layout has since been developed & there is no need to notify this area.

3. Proposal

Now, the all round development of Narela Project is being expedited, the area along the G.T. Karnal Road is of prime importance and accordingly the pkt. of about 75 hec. made available by the shifting of highway needs to be included in the development area. The Narela-Bawana industrial area which is contiguous to the Bawana Industrial area is also being proposed to be developed on priority. Section 4 & 6 of Land Acquisition has been notified in this area. Further the pkts to be proposed for development area have the following details (App. 'B' at Page- 20)

Pkt. I

This area is bounded by:

- a) G.T. Karnal Road bypass in the East)
 - b) Old G.T. Karnal Road abutting Alipur village in the West) 75 ha.
 - c) Merging areas with G.T. Karnal Road in the North and South.) Ref. (App. 'B')
- (This includes the unauthorised structures/encroachments).

The area is yet to be acquired. The proposed landuse of this pocket is partly Public & Semi Public and partly "Recreational" as shown in the zonal development plan of Narela Subcity.

Pkt. II.

This area is bounded by:

- a) Narela-Bawana Road (proposed 80 mt. R/W UER-I) in the North)
- b) Proposed 100 mt. R/W UER II / H.T. line in South) 925 ha.
- c) Extension of the H.T. lines in the East) Ref. (App. 'B')
- d) Western Yamuna Canal & 60 mt. R/W road in the West.)

The above said areas are proposed for notification as "development area" of DDA excluding the following:

i) **DSIDC Industrial Area.**

The above said proposals were referred to Commr. (MCD) and CLM, DDA vide letter dated 03.08.04. The comments of DLM (IIQ) are as follows:

Pkt I

The land has not been acquired. The proposal received for this pocket is under process. It is also informed that a BDO office college etc. is functioning there.

Pkt. II

The land has been notified under Section 4&6 of LA Act and some awards have also been announced but copies of the awards are still awaited.

Comments from MCD have not been received.

4. **Decision of the Technical Committee**

The case was discussed in the Technical Committee meeting held on 25.10.04 in which the following decision was taken:

The proposal of notification of the two areas in Narela Project measuring 1000 ha. (details in para 3 of the Agenda) for declaration of Development Area was approved. On the suggestion made by the representative of MCD, it was agreed that the existing village Sanoth may also be notified as Development Area.

5. **Recommendations**

The proposal as contained under para 3 for declaration of the two pkts as Development Area is placed before the Authority for approval.


(D.K. Saluja)
Director (Plg.)NP


(Ashok Bhattacharya)
Jt. Director (NP)

RESOLUTION

The agenda item was discussed in detail.

I. **Shri Mahabal Mishra pointed out that:**

i) The proposal of declaration of Development Area should be seen alongwith land acquisition in the related area;

ii) A survey of the available vacant areas should be immediately done and the land simultaneously acquired/taken possession of, and construction should not be allowed to come up on such identified areas, and only such lands should be notified where possession can be simultaneously taken;

iii) Built up areas should be left out;

Contd....

- iv) Wide publicity should be given to acquisition and declaration of development areas so that unscrupulous elements do not indulge in sale/purchase of land;
 - v) Isolated and vacant land pockets of Gaon Sabha should be identified and handed over to BDA for speedy development and reducing possibilities of encroachment;
 - vi) Construction in the 1071 unauthorized colonies which are under regularization, should not be stopped.
- II. Shri Mange Ram Garg desired to know the status of 2501 hect. of land, proposed for the green belt and the future policy in respect of this land.
- III. Shri Jile Singh Chauhan pointed out that strict preventive measures should be taken to check unauthorized construction in the land proposed to be declared as Development Area.

After detailed discussions, it was decided that details regarding the area proposed/notified for acquisition with reference to the area proposed to be declared as Development Area may also be provided, and the proposal brought up again with the information.

The Lt. Governor directed that Delhi Govt., Delhi Police and the BDA should take immediate steps against new construction in the area.

During discussions, a proposal was also made by the planning Deptt. proposed to include the area on both sides of Master Plan roads in the Development Area. It was decided that a separate proposal may be brought on the issue before the Authority.

(To be published in part IV of the Delhi Gazette)

Delhi Administration (Delhi.)
Land & Building Department

No. F16(2)/91-1&II/A/Plp/15399-474

Dated: 6.5.92

Notification

In exercise of the power conferred by sub section (1) of Section 12 of the Delhi Development Act, 1957 (61 of 1957) read with notification of the Govt. of India in the Ministry of Health, Family Planning and Urban Development No. 18011 (28)/67-UD, dated 14th Feb, 1969, the Administrator of the Union Territory of Delhi, hereby declaring the area of 9,000 hects. described in the schedule given below to be a "Development Area" for the purpose of the said Act.

Schedule

Development Area No.	Zonal	Area in Hects.	Description
173	As per zonal plan	9000 hects.	Area bounded by G.T. Road in the east existing 220 KV High Tension Line in the north and north west and the existing road between Mungolpur Khurd, PatKalan, Mohamdpur Mazra, Kanjwaln and the existing limits of the Rohini Scheme in the south, excluding the following four locations: 1. Sanjay Gandhi Transport Nagar. 2. Badli Industrial Estate, Ph. I, II & III 3. Complex of Delhi Engineering College Badli 4. DSIDC Indl. Complex Narela.

By order

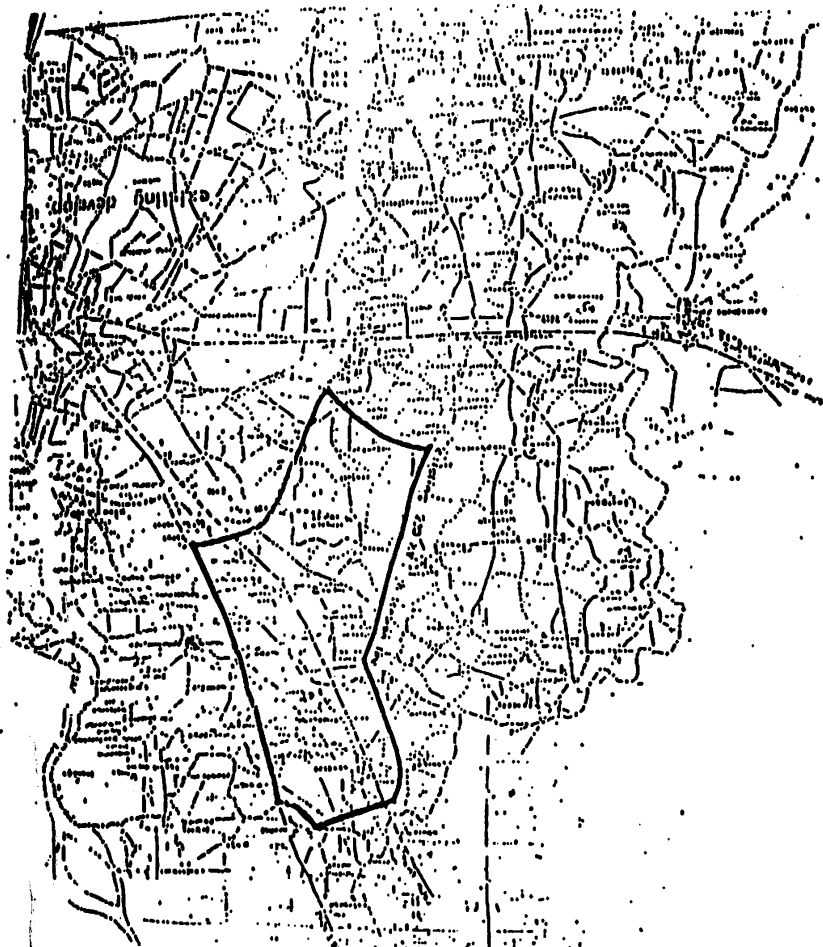
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Y.P. Dikshit
18-6-92

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दिल्ली

(G.K. Dikshit)
Jt. Secretary (Land & Bldg)
Delhi Administration (Delhi)

Contd....P/2



Area Proposed To Be Declared
As Development Area

(Area 9000 Hanoi City)



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<i>Shirley</i> FREE (PLG)	ADD COM (PLG) JUD	COMMISSIONER (PLG)
	REVISED SEP. 29 1968	OCT. 10



SUB CITY : ZONAL DEVELOPMENT PLAN - DELHI DEVELOPMENT AUTHORITY

Tikri Khurd Khampur for utilizing it for wholesale fruit and vegetable market for Delhi Agriculture Marketing Board (DAMB)

File No. F.20(10)97/MP/

1.0. Background

1.1. This is regarding the change of landuse of an area measuring 70.62 acres situated in the east of G.T. Karnal Road (NH-1) of village Tikri Khurd, Khampur from "Rural to "Wholesale and Warehousing" for utilizing the land for wholesale fruit and vegetable markets by DAMB.

1.2. This land was earlier proposed for an abattoir (Slaughter House) to be constructed by MCD. As the proposal could not mature, this land was handed over to DAMB in the year 1997 by MCD

1.3. As follow up to the meeting held under Chief Minister, GNCTD on 6.1.05, a meeting was taken by VC, DDA on 14.1.05 where various issues pertaining to DAMB were discussed. In this meeting, regarding above mentioned case, the following was decided:

"This land was originally acquired for construction of Slaughter House to be constructed by MCD. The case after approval of TC/Authority was referred to the Ministry for change of landuse. The change of landuse could not be notified due to public resistance. Therefore, no such notification for change of land use was issued. The land was later on transferred to DAMB in 1997. The DAMB wants to develop wholesale fruit and vegetable market on the latest technology of collection, grading, packing etc. to bring it in line with international standard. It was explained that the major problem of having a fruit and vegetable market is that it would affect large volume of trucks on GT Karnal road which will congest the area. This matter was discussed in the Technical Committee meeting held on 3.7.02 wherein it was decided to have a consensus decision through a meeting to be chaired by Commr. (Plg.). A meeting was held on the subject under Commr. (Plg.) on 9.9.03, in which DAMB, NCRPB and concerned DDA planners were also present. In this meeting, it was decided that let the DAMB submit a proposal at this location working out alternative proposals for dispersal of traffic on GT Karnal road. DAMB submitted alternative proposals prepared by the consultant with their relevant merits and demerits. Thereafter, the matter was also referred to MPPR unit of DDA in which they desired that the market be developed by DAMB in the designated Freight Complexes. It was also mentioned that GT Karnal Road (NH-1) being the entry corridor to the city, landuse on either side of the road should be developed on the basis of High Value Development. It was further pointed out that a wholesale fruit & vegetable market would lead to shifting of activities/traffic on NH-1. VC, DAMB said that the land is already available, shifting the proposed market to another site is not feasible or appropriate as regards spill over of traffic and activities on NH-1, or congestion, the NHAI had already been consulted and the plans would be made in such a manner that there is no spill over of activities onto the main NH-1".

2. NCRPB Observations.

2.1 The matter was referred to NCRPB by DAMB and DDA for clearance. The Chief Regional Planner NCRPB vide letter dated 14.08.2000 informed that the development of wholesale markets in isolation and in disregard to MPD-2001 and Regional Plan is not in the interest of the planned development of the city of Delhi. However, subsequently, Chief Planner NCRPB vide letter dated 21.01.03 intimated that proposal for change of landuse of this site may be approved by DDA & the same be sent to NCRPB for consideration of their Planning Committee.

3. **Proposal**

SE, DAMB vide letter dated 3.4.03 addressed to Commr. (Plg) has submitted a proposal of fruit and vegetable market at this location along with the circulation details on NH-1 prepared by the consultant.

4.0 **Examination & observation**

Land use

Land use of the proposed site is rural as per the MPD-2001 which involves change of land use under section 11A of DD Act. However, this area falls under zone 'P' and is proposed for urban use as per draft MPD 2021.

5.0 **Technical Committee Meeting**

The case was discussed in the Technical Committee meeting held on 03.02.05 vide item no. 9/2005 and the decision of the Technical Committee is reproduced below:

"The proposal was recommended for approval with the following directions:

- i) a circulation plan integrating traffic movement of wholesale fruit & vegetable market and G.T. Karnal road may be prepared, keeping in view that Highway traffic is not disturbed by proposed fruit & vegetable market. Preferably a new road network be created on the periphery of the site/along drain from which exit/entry to this complex may be taken."
- ii) An overall plan be prepared for the area upto the drain, indicating an ISBT site.
- iii) Clearance of NHAAI and other organisations may be obtained by DAMB.
- iv) Decentralisation of wholesale activities from Azadpur Market may be worked out and plying of trucks to Azadpur Market be controlled by DAMB."

5.1 Draft zonal plan of zone 'P' is under preparation in which the said aspects are being considered. DAMB while detailing out the project shall incorporate the above said circulation proposals in the layout plan to be submitted to Technical Committee of DDA for approval.

6. **Recommendations:**

6.1 The case is put up to the Authority for consideration.


(D.K. Saluja)
Director (Plg.)NP


(Ashok Bhattacharjee)
Jt. Director (NP)


(Prakash Narain)
Addl. Commr. (Plg.)-III

RESOLUTION

Shri Mahabal Mishra pointed out that the proposal will lead to parking problems in the area. He sought details of the proposed road network before approving the change of land use.

The Chief Secretary, Delhi, however, pointed out that the existing Azadpur Sabze Mandi had already got choked and a new Fruit & Vegetable Market with modern infrastructure needed to be set up at a very early date.

After detailed discussions, the Authority approved the proposals contained in the agenda item with the direction that the proposed 'road network' and 'traffic circulation plans' should be get specifically approved from the Technical Committee of DDA.

Item No.
39/2005

**Subject: Alternative Modes of Assembly & Development of Land
and Housing
(File No. F3(53)2003/MP)**

1.0 Introduction

The Authority in its meeting held on 10-01-05 has approved draft MPD-2021. The Plan projects that by the year 2021 the population of Delhi would be around 220 - 230 lakhs and would require another about 22000 hectares of land which will be developed as urban extension. This will accommodate around 12 -15 lakh dwelling units and city infrastructure, public & semi public facilities, industrial and commercial areas, etc. This massive requirement of land for urbanization, and the experience of the past Master Plans in respect of land acquisition and development calls for a review of the existing policy of Large Scale Land Acquisition, Development and Disposal of land and the development of new approaches. Past experience has shown that due to delays and shortfalls in land acquisition, there have been unauthorized developments/construction on notified lands and shortages in planned housing, etc. Therefore, a new policy providing for alternative modes of land assembly and development, and also in the development of housing, with the involvement of the private sector in a public-private partnership framework, has become necessary.

2.0 Background

2.1 As already mentioned, DDA has been pursuing the policy of Large Scale Acquisition, Development and Disposal of land vide Govt. of India, Ministry of Home Affairs letter dated 2.5.61. This policy was adopted almost simultaneously with the launching of the MPD-1962, and could be seen also as a tool for implementation of the Master Plan. Consequently, it could also be seen as a part of the basic planning strategy and process.

2.2 Consequent to the policy of economic liberalization of the Govt. of India (1991) as well as the recommendations of various Committees, the DDA in 1992 constituted a Task Force under the chairmanship of Principal Commissioner to work out the modalities for involvement of the private sector in land assembly, development and housing. The recommendations of the Task Force were considered by the Authority in its meetings in June/ July, 1994. The Task Force had suggested three models for involvement of private developers - (i) on lands acquired by the Authority, (ii) on lands to be assembled by Private Developer and (iii) selective land acquisition by DDA. The Authority constituted a committee under the Chairmanship of Principal Commissioner, DDA to work out a pilot project.

2.3 A study was also entrusted to the National Institute of Urban affairs (NIUA) in May, 1993 for Public-Private Sector participation in Land Development and a report was submitted by NIUA in June, 1995.

2.4 The report of the Committee under Principal Commissioner was considered by the Authority in September, 1995 and February, 1996 and the Authority approved the proposal. The Scheme was referred to the Government of India, MOUAE and MOUAE vide its OM dated 22.5.96 appointed a Committee under the Chairmanship of Addl. Secretary (UD) on the subject. (Salient features of The Scheme placed at App. 'A' at page 32-33)

2.5 The Authority vide Resolution No. 115/96 dated 6.9.96 further considered the proposal in the light of amendments needed in the Nazul Rules and other issues. The Government of India was accordingly requested to consider the proposals for its approval.

2.6 MOUAE vide its letter dated 19.6.98 addressed to Lt. Governor issued guidelines on the participation of private sector in Land assembly and housing, whereby a minimum area of 30 acres was prescribed. (Copy at App. 'B' at page 34 to 36).

2.7 Vide MOUAE letter dated 5.3.99, however, the minimum area required for land assembly through private sector participation was reduced to 10 acres.

2.8 Further a Gazette Notification was issued on 3.6.99 by MOUAE, whereby the minimum area for Group Housing was prescribed as 3000 sq.mtrs. (Copy at App. C at page 37 to 38).

3.0 MPD-2021

It would be seen from the above that the matter of private sector participation in land assembly/development and housing has been under consideration for over 10 years, but no clear cut policy has been formulated. The latest guidelines referred to in para 2.8 can be seen mainly in the context of housing and have limited relevance, if any, in terms of land assembly and development, as also with reference to the planning process, as such. Further, these guidelines have been operated only in the context of Co-operative Group Housing Societies and have not been implemented vis-à-vis the private sector as such.

3.1 MOUD in July, 2003 issued Guidelines for MPD-2001, which, inter alia, state the following: "It is necessary to seek a suitable alternative to the past policy of large scale acquisition and disposal of land by DDA. The Ministry is happy that in a number of seminars held on the subject progress has been made towards evolving an alternative approach which would obviate the taking of land by DDA ahead of the commencement of development and which would also provide the farmers a fair share in the developed urban land. The approach should also give the private sector its due role in urban development and housing. Before it is considered for incorporation in the new Master Plan the alternative approach has to be worked out in its details, particularly giving regard to the interests of the poor migrants. Also, regulatory and enforcement

arrangements will have to be strengthened to prevent any further growth of unauthorized colonies and JJ Clusters."

3.2 As part of the work on MPD-2021, a study on policy for development of land in the context of Delhi-2021 was assigned to the Association of Metropolitan Development Authorities (AMDA). The AMDA submitted its report in March, 2003, which proposed land pooling with about 16% land return, in the form of developed land to the land owners, on the model of New Mumbai. The same was discussed in a number of meetings and in August, 2003 draft regulations for land pooling and TDR were prepared. The draft regulations proposed a participatory framework and an alternative to compulsory acquisition of land under Land Acquisition Act, 1894. It was proposed in the draft Regulations that the owners of agriculture land shall be entitled to receive one-eighth of developed land for residential use with proper services, which will be situated within 3 kms. of their original lands. The allottees of these returnable plots shall not be required to pay any land use conversion charges and development charges. With a view to discourage fragmentation of lands and to encourage formation of associations or cooperatives of agriculture land owners, a bonus land return of 2.5% (over and above 12.5%) was proposed to be granted for land pools of 40 ha. (100 Acres) and above.

3.3 The matter has been further discussed in a number of meetings under VC, DDA and was also discussed in the meetings held under Hon. LG/ Chairman, DDA and Secy.(Urban Dev.), MOUD where it was desired that to initiate the process, a proposal may be brought before the Authority. Accordingly the following proposals have been worked out.

4.0 Proposals

4.1 Draft MPD-2021 has projected that by the year 2021 about 20 - 24 lakh dwelling units would be required. Excluding redevelopment and re-densification of existing urban areas, there will still be a need to build about 12 -15 lakh dwelling units and development of about 22000 Ha. of land. It is estimated that around 50-55 percent of the housing requirement would be for urban poor in the form of houses of two rooms or less. Keeping in view the experience of the past Master Plans, it is necessary that further urbanization is taken up in partnership with the Private Sector, including the land owners, which will mitigate, the problems associated in the process of land acquisition, and also speed up the process of development and the implementation of the Master Plan.

4.2 As per the Master Plan norms about 50 percent of the area taken up for development is required for city level infrastructure in the form of transportation, public and semi-public facilities, industrial and commercial complexes, which are, by and large developed by the DDA/Government agencies, either directly, or through a process of development and disposal of land for designated purposes. These activities are proposed to be provided in facilities corridors to developed along MRTS routes/major Roads (30 meters and above). The remaining area which, in terms of the Master Plan, can be seen as gross residential use zone comprising housing and related internal roads, utilities,

parks/green areas, local commercial areas and community facilities, can be developed to a large extent through the private sector, including the land owners.

4.3 In the above background, the following parameters are proposed for lands to be assembled and developed by the DDA/Government bodies:

- (i) MRTS corridor: about 500 m wide belt on both sides.
- (ii) 100 m & 80 m wide roads and National Highways: about 200 -300 m wide belts on both sides.
- (iii) 30m to 60 m wide roads: 100 m to 200 m wide belts on both sides.

Actual width of belts will be decided keeping in view existing built up area, roads, services and land status.

The lands falling within the above corridors are proposed to be acquired by DDA. In order to promote the participation of land owners, an option can be given to the landowners to take back residential land, against their land at the rate of one-eighth of their land holding as mentioned earlier in para 3.2. Such lands can be given within the scheme area, if the owner is ready to wait for about one year for the planning and development of the land. Otherwise compensatory plot can be given from the land pool of DDA, in a reasonable vicinity of land holding, immediately after taking over the land. The landowners will also have the choice to receive compensation as per the prevailing practice.

4.4 The remaining land will be divided into modules of community (1 lakh population - 200 to 225 Ha.), Neighbourhoods (10,000 population/ 18 to 20 Ha.), and Housing Area (5000 population/8-10 Ha.). These areas will be available for development in a composite manner by Developers/Owners. The plot owners can form an Association/Cooperative to promote land assembly and pooling amongst themselves on the basis of a layout plan within the framework of the approved Structure Plan/ Zonal Plan, to be approved by the DDA. Such schemes can also be taken up by a Developer, who may procure land directly from the landowners and seek permission from the DDA to carry out land assembly, development, management and maintenance of the area.

4.5 In case of built up areas like unauthorized colonies, villages and their Extensions slated for regularization, and clusters of non-conforming industries, the owners shall form their Association/Society/Cooperative and submit the layout plan/ redevelopment scheme for approval of the DDA. The modalities of their regularization and redevelopment shall be as per MPD-2021 and the Guidelines as may be finalized by the Government from time to time.

5.0 Alternative Model of Land Assembly and Development

5.1 Land pooling/assembly is proposed to be promoted by the DDA in the areas to be identified in the Urban Extensions (excluding Urban Areas as per MPD-2001, Rohini, Narela and Dwarka). The peripheral development shall be undertaken by the DDA along

with the service agencies, and the internal development shall be the responsibility of the developer. The scheme does not envisage in-situ development of agriculture lands for urban uses on the basis of land ownership and sppt conversion of land use, but aims at integrated planned development with proper networks, services, facilities and open spaces. Conversion charges and other levies shall be paid by the owner developer/cooperative society/promoter, hereafter referred as 'Developer'.

5.2 To ensure integrated land development it shall be necessary to prepare Zonal Plans / Structure Plans and prescribe development control norms for the development areas, not yet acquired. The lands would be acquired mainly by DDA for various Master Plan Roads/Corridors, Public and Semi-public Facilities, Commercial centers, major Parks, Utilities/Services, Grid Stations, Industrial use, DDA's own Housing/resettlement Schemes etc., and also by the concerned implementing agencies (for specific infrastructure works) as per the Structure/Zonal Plans

- ❖ So far the lands for various utilities, govt. uses, roads, Metro Corridors, etc. which are to be developed by the Govt. Deptts. are being acquired by the DDA and then allotted to concerned agencies/departments. It is proposed that subject to NOC from the DDA, such lands could be acquired directly by the concerned deptt./service agencies, either through L.A. Act or by direct purchase from the land owners.
- ❖ Through open advertisements, Expression of Intent may be invited by the DDA for pre-qualifying the developers/promoters and for grant of Planning Permission before taking up of land assembly and development operations by them.

5.3 The developer shall be required to take permission to assemble and develop the lands with the following broad planning parameters:

- (i) Minimum area: 10 ha., in the location to be identified by the DDA. It should be part of proposed Urban Extn. as per MPD-2021.
- (ii) Minimum 35 per cent of Housing to be developed shall be between 25 to 40 sqm of floor area, which is to be allocated under the supervision of DDA on no profit no loss based and with mandatory reservation for SC/ST/disabled etc.
- (iii) Developer/Society/Promoter shall pay external development charges for development of off-site infrastructure, besides conversion charges, betterment levies etc., as may be determined by the DDA from time-to-time.
- (iv) To give bank guarantee to the DDA for keeping 30 per cent of land proceeds in a separate account by way of security and for clearing payments/other charges.
- (v) The developer shall complete internal site development and the construction as per approved specifications and conforming to minimum standards.

- (vi) The developer shall complete the works within a mutually agreed time frame, failing which a penalty would be leviable.
- (vii) Services plans would be prepared and got approved by the concerned service agencies.
- (viii) Provision of recreational, circulation, parking and community facilities shall be made as per the MPD norms.
- (ix) Development of lands, services, roads etc. shall be as per the norms of Bureau of Indian Standards, CPWD, IRC and National Building Code.
- (x) The developer will retain the land for community facilities, such as schools, clubs, shopping complexes, community halls, health facilities etc. The services/facilities shall be developed by the developer and shall be made operational within 60 days of the handing over of housing.
- (xi) The developer after properly developing the transportation/service corridors, parks, play grounds, plots for Primary School, Fire Station, Water Tank, Sanitary landfill/Garbage Disposal structures/sites, Police Stations etc. shall make them available free of cost to the concerned Government/Local Body/Service Agency.
- (xii) In case, the development is not completed within a period of 5 years from the date of approval of layout plan, the land including buildings shall be liable to be taken over by the DDA. DDA may also impose penalty and blacklist the developer in such cases.
- (xiii) The responsibility of maintaining the area including roads, amenities, utilities and internal services shall be that of the Developer till they are handed over to the Local Body/MCD along with deficiency charges, if any.
- (xiv) For violation of any of the above terms and conditions and unauthorized construction the developers shall be liable for penal action and penalty including taking over the lands and buildings.

5.4 The procedure proposed for the grant of permission/NOC for private land assembly/pooling and development is indicated in Appendix 'D' at page 39 to 41).

6.0 Involvement of Private Sector in Housing

Apart from involvement of the private sector in assembly and development of bulk land as outlined in Para 5.0 above, it is proposed that the private sector should also be involved directly in housing ventures on lands acquired/developed by DDA. This would be in addition to housing activity to be undertaken through Cooperative Group Housing Societies.

6.1 While preparing proposals in this regard the policy regarding Foreign Direct Investment (FDI) in townships, housing, built-up infrastructure and construction-development projects, has also been kept in view. A copy of a Press Note issued in this regard by the Department of Industrial Policy and Promotion on 3 March, 2005 is enclosed at Annexure 1. As would be seen from this, the minimum area to be developed under each project would be as under:- (at page 42 to 43).

- i. In case of development of serviced housing plots a minimum land area of 10 hectares.
- ii. In case of construction-development projects, a minimum built-up area of 50,000 sq. mts.
- iii. In case of a combination project, any one of the above two conditions would suffice.

6.2 In the above background the following two alternatives are proposed:-

- (i) Minimum total built up area of 50000 sqm (or land area of min. 3 Ha.) (as would be available under the FAR norms of Master Plan).
- (ii) Minimum land area : 10 Ha.

6.3 In both the above alternatives the following guidelines/conditions would be applicable:-

- (i) The private developer shall provide minimum of 35% of DUs for LIG/EWS categories (25 to 40 sqm/2 room sets), which shall be handed over to DDA, either free of cost or at a pre-determined price.
- (ii) The developer shall provide internal roads, services, infrastructure, parks/parking facilities as per planning norms and approved layout plan.
- (iii) The developer shall make the prescribed contribution towards planning permission fee, scrutiny fee, conversion charges, betterment charges, external development charges, wherever applicable.
- (iv) At least 50% of the project must be developed within a period of 5 years from the date of obtaining land. The developer shall not be permitted to sell or make agreement to sell undeveloped/unbuilt properties where roads, water supply, street lighting, drainage, sewerage, and other conveniences, as applicable under prescribed regulations, have not been made available. It will be necessary that the developer provides this infrastructure and obtains the completion certificate from the concerned local body/DDA before he is allowed to dispose of housing.
- (v) The project shall conform to the norms and standards, including land use requirements and provision of community amenities and common facilities, as laid down in the Master Plan, building bye-laws, rules, and other regulations.

- (vi) The Developer shall be responsible for obtaining all necessary approvals, including those of the building/layout plans, developing internal and peripheral areas and other infrastructure facilities, payment of development, external development and other charges and complying with all other requirements as prescribed.

6.4 The involvement of the private sector in housing as above could be either through a joint venture between the DDA and the concerned Developer/through the formation of a SPV as has been done in some other places like Andhra Pradesh which have also been studied, or it could be on the basis of outright disposal on tender/auction basis. In either case the Developer would need to be identified through a two-part bid process involving short listing of Developers on the basis of financial capacity, technical capability and experience, etc., followed by financial bids. Alternately, the pre-selection could be carried out as a general process and financial bids invited from short listed Developers for specific sites which may be identified from time to time.

7.1 As far as Cooperative Group Housing is concerned, it is proposed to amend the guidelines at Annexure "C" in the light of recent developments which have taken place in respect of allotment of land to such societies. To briefly recapitulate, the DDA had referred back to the Registrar of Cooperative Societies a list of 135 societies received from him for re-verification of membership, etc. in the light of certain complaints which had been received and allegations made in a writ petition filed in the High Court in the case of Yogiraj Krishna CGHS Vs. DDA (Writ Petition (C) No. 10066/2004). During the hearing of the petition, the Hon'ble High Court, inter alia, issued directions that the whole policy of allotment of land to CGHS should be reviewed because while the land was being allotted at highly concessional rates private builders had stepped in to make heavy profits, and also suggested that such land could be disposed of by auction so that its market value could come to the public agencies/exchequer and utilized for purposes of housing for the economically weaker sections. The court has also directed that a policy should be formulated in this regard.

7.2 In the above background, after a number of discussions at the level of Ministry of Urban Development who have also been made a party on the directions of the Court, it was felt that auctioning the land for cooperative group housing society would not be desirable and that other means should be found for bridging the gap between the rates at which land is being allotted to cooperative group housing societies and the market rates. During the discussions it was also noted that the present provision requiring group housing societies to make a contribution of Rs.25,000/- per dwelling unit of size 1000 sq. ft. (sq. mts.) or more plinth area (Para 1.6 of the Guidelines annexed to the Notification at the Annexure-C) also needs to be reviewed, both from the angle of the need for housing for economically weaker sections, and the rates at which land is being allotted to cooperative group housing societies.

7.3 In the above background it is proposed that all cooperative group housing societies would, on a mandatory basis, have to construct an equivalent number of single room./EWS tenements (of around 25 sq. mts. Area each) as the number of

dwelling units for which they have applied to get land. This would mean that they would be required to purchase from DDA additional land for this purpose and such tenements would be given back to DDA free of cost for being utilized against the EWS requirement, including rehabilitation of JJ dwellers as per policy. The implications of this would be " (a) that the total cost of land would effectively get increased even though it would still be less than the market rates; (b) the DDA would be able to get EWS accommodation for purpose of rehabilitation of JJ Dwellers/outright allotment; (c) the concept of linking Community Service Personnel with regular housing would also be implemented on the ground.

7.4 The EWS housing referred to above would be developed as per prescribed specifications and the allotment of flats to members of the cooperative group housing societies would be done only after this accommodation has been made available to the DDA.

8.0 In the light of the above, the following proposals are put up for consideration and approval of the Authority:-

- i. Approval of the approach for the preparation of Structure Plans of urban extension as brought out in Para 4 of the note.
- ii. Approval for the policy proposed for private sector participation in land assembly and development (Para-5) and Housing (paras 6.1 to 6.4).
- iii. Approval for the changes proposed in paras 7.1 to 7.4 in the guidelines pertaining to cooperative group housing societies.
- iv. Approval to forward the above proposals to the Ministry of Urban Development for consideration and decision.

After approval of the Authority, follow up action will also be initiated for working out the amendments that would be required in the Nazul Rules and any other relevant legal provisions. Further, action will also be initiated to work out the manner of levying conversion charges in the case of private sector involvement in land assembly and development, along with details about the planning permission, fees for the same and computation of external development charges, etc.

RESOLUTION

Proposals were discussed in detail.

(A) Shri Mahabal Mishra pointed out the following:

- i) This was an important matter having far-reaching implications. It should therefore be first discussed with the Delhi Govt. and the Delhi's Urban Development Minister;
- ii) He queried that after such a policy is made, whether DDA will be left with any role in housing construction, and suggested that DDA should step up its construction activity;
- iii) In his view the proposed policy would lead to by-passing of the housing needs of the middle classes;
- iv) Action should first be taken to identify the lands which are available for private assembly and development areas;
- v) It should be seen whether sufficient water, electricity and other civic amenities will be available to sustain the proposal.

(B) Shri Mange Ram Garg pointed out that the land pockets proposed under the scheme should be clearly identified because it may happen that the DDA's EWS/JJ units come up in the vicinity of development by the private developers.

Contd....

(C) Shri Jile Singh Chauhan advised that this was an important matter and should not be approved in a hurry.

(D) Shri Virender Khasana pointed out the following:

a) DDA's future role and responsibilities should be clearly defined.

b) It must be kept in view that the management aspect in the group housing societies was already very poor and the flat buyers/members were suffering extreme harassment at the hands of society office bearers.

c) DDA should engage private builders for multiplying its construction activity rather than inviting them to directly take up such construction.

d) Availability of sufficient drinking water should be simultaneously ensured.

(E) Secretary to LG suggested that detailed zonal plans could need to be finalized so that the proposed policy can be meaningfully implemented.

(F) The Vice Chairman mentioned that the MPD-2021 had, after due deliberations proposed involvement of private sector in land assembly, development and housing activity, and that even if this was accepted, a significant element of housing/developmental activity shall still have to be done by DDA. He also mentioned that the proposals under discussion were only in of the nature of enabling provisions so that the housing/developmental activity is speeded up in a planned manner. He pointed out that the various models of associating the private sector in housing construction/developmental activity had been explored and the discussions in the Authority would also give an opportunity of getting the views of GNCTD.

(G) The Chief Secretary advised that private town planners should also be given direct entry in order to check delays. He advised that private sector should be associated with the development and maintenance of the green areas also.

After discussions, LG observed that the proposal envisages a harmonious blend and co-existence of the activities to be undertaken by DDA and the private developers so as to add pace to the Housing activities. He, however, agreed with the suggestion that more time may be given to study the proposal. Accordingly, after detailed discussions, it was decided to defer the proposal and to put it up in the next meeting.

Salient features of scheme for Involvement of Private Developers in Land Development and Housing Construction Activity in Delhi as referred to MOUAE and MOUD, GOI by DDA in 1996.

With a view to evolve guidelines and procedures for involvement of private developers, the proposals were submitted for two modes of development, the first one where land is to be assembled by DDA and allotted to the Developer and the second one where the land is to be assembled by the Developer. The role of DDA, the Developer, the Legal issues and other matters were brought out in the scheme. The amendments needed in Nazul Rules and delegation of power needed to grant exemption to developer under Urban Land Ceilings & Regulation Act were also suggested. The salient features of the modes proposed were:

(I) DEVELOPMENT BY PRIVATE DEVELOPER in the schemes on DDA LAND ON LEASEHOLD BASIS to undertake on-site development and property disposal in the agreed manner.

The private developer will:

- (i) Prepare layout, building and service plans and carry out the development work as per the DDA/ MCD approved plans
- (ii) Pay a security deposit of Rs 50 lakhs and ground rent after the fifth year
- (iii) Construct a prescribed component of EWS and LIG houses (developer will be given additional FAR for this) to be handed over along with community facility and park plots, open spaces free of cost to DDA for its allotment
- (iv) Permitted to dispose off commercial properties and rest of the residential component
- (v) Complete Internal (general) and Internal (plotted) development of the land and hand over services to concerned agencies through DDA with obligation to pay deficiency charges.

The role of DDA to :

- (i) Prepare tender document containing terms and conditions of allotment and the premium on land to be paid by the selected Developer as per the Nazul rules.
- (ii) Approve layout plans as per MPD. Prepare service Plans for peripheral services and get approval from MCD/ Local bodies and provide the same.
- (iii) Dispose EWS and LIG housing and community facility plots.
- (iv) Review and monitor the progress for smooth and timely implementation of the Project.

Legal Issues :

Amendment required in DDA Nazul Rules, 1981 for permitting allotment of land which is more than 500 sq.m and definition of the 'Developer'

(II) DEVELOPMENT OF LAND TO BE ASSEMBLED BY PRIVATE DEVELOPERS

Scheme to be taken up in Urban Extension areas on a minimum 40Ha area as per MPD-2001 where land is yet to be acquired.

The role of Private Developer is:

- (i) Prepare layout, building and service plans and carry out the development work as per the DDA/ MCD approved plans
- (ii) Construct EWS & LIG houses as per DDA norms and develop other facilities.
- (iii) EWS & LIG houses are to be given back to DDA at mutually agreed cost for disposal by DDA
- (iv) Hand over services to the Local Body with obligation to pay deficiency charges, if any.
- (v) Hand over the land for laying down peripheral services within the assembled land to DDA/concerned agency free of cost.
- (vi) Hand over community facilities including parks, open spaces to the concerned Local Body with obligation to pay deficiency charges, if any.

The role of DDA to :

- (i) Ensure integrated land development and to prepare Zonal Plan/ General Development Plan and prescribe development control norms for the Development Area not yet acquired and make it available to intending developer at a cost.
- (ii) Identification of Development/ Non-Development Areas in proposed Urban Extension, sub cities and growth centers.
- (iii) Issue letter of intent for granting of planning permission to developer. After which he shall deposit betterment and development charges.
- (iv) Approve layout submitted by Developer and reserve 25 percent of residential landuse for Co-Operative Group Housing Societies.

Legal Issues for :

- (i) Grant of exemption to the Private Developer under Urban Land Ceilings and Regulation Act.

Other issues to be considered :

- (i) Grant of saleable additional FAR to developer, subject to approval, for handing over of the community facilities/buildings free of cost to the agencies.
- (ii) Betterment charges, to be maintained as a separate account by DDA and use 85 percent for city development and the rest 15 percent to be utilized by MCD/Local Body for the area specific improvement.

APPENDIX 'B' TO ITEM NO. 39/2005

No. R. 13011/17/96-DDIB
GOVERNMENT OF INDIA
DEPARTMENT OF URBAN DEVELOPMENT
(DELHI DIVISION)

New Delhi, June 19, 1998

To
The Lt. Governor
Raj Niwas,
Delhi.

Sub: Land Assembly, Development : Involvement of private developers in housing activities.

Sir,

The National Agenda of this Government had set out a target of building two million additional houses a year. The Government is committed to remove forthwith all impediments in policy in the realization of the stated goals.

2. Ever since 1961 private assembly and development of Land in Delhi was not being permitted. This has created acute shortage of housing in Delhi with the result that unauthorized colonies and slums have come up distorting the face of the city. As on date, it is believed that over 50% of the people of Delhi live in unauthorised colonies and slums. This has happened because of the shortage of dwelling unites in Delhi. While the incremental requirement of dwelling units in Delhi is over one lakh per annum, the actual supply is below 5,000. Therefore, it is necessary to allow private assembly and development of land for construction of houses so that objectives laid down in the National Agenda for governance are achieved.

3. By involving private sector in a big way in the housing industry it is expected that a healthy competition would emerge in the market, which, would ultimately benefit the citizens of the capital.

4. In order to ensure that the assembling of urban land, timely development and proper disposal takes place with optimum and judicious utilization, safeguarding the interest of the clientele, certain guidelines have to be laid down. This is to ensure that the private sector while functioning with a profit motive also fulfills certain basic requirements of the State.

5. The following conditions are hereby laid down for taking up projects for housing within Delhi.

- (i) Private developer will henceforth be allowed to take up land assembly and development as a part of a housing project.

- (ii) The minimum area required for land assembly will be 30 acres of contiguous land.
- (iii) The private agency/person should have legal ownership and/or legal possession of the land with conforming land use as per MPD-2001.
- (iv) Building norms will be as are permissible under the Master Plan/Building bye laws.
- (v) The developer will pay 20% of the market value of the gross area to be developed based on 100 FAR into the Shelter Fund to be set up by the govt. in DDA. Proportionate increase will be levied depending on the FAR over and above 100. Market value will be the notified rates of the L & DO as is being done in the case of contribution to Shelter Fund under ULCAR Act. However, while the ULCAR Act is in operation, necessary provision/relaxation will need to be taken from GNCTD and the required amount remitted to the Shelter Fund being operated by GNCTD.
- (vi) 10% of the built up area will be houses of EWS/LIG category.
- (vii) Preparation of lay-out and building plans will be done by the developer for approval by all statutory agencies.
- (viii) Private developer will be responsible for internal and peripheral development and ensure that the development coincides with construction of houses.
- (ix) Private developer will liaise with agencies providing infrastructural facilities for tying up with the trunk services.
- (x) Peripheral services will be handed over to the local authority with obligation to pay deficiency charges, if any by developer.
- (xi) Land necessary for peripheral services within assembled area will be provided free of cost to DVB, DJB, etc.
- (xii) The developers will hand over land free of cost to the local authority for such purposes as Police Station, Milk booths etc. as per the Master Plan/Zonal Plan requirements.
- (xiii) The developers will retain the land for the following community services: -
 - (a) Schools
 - (b) Shopping Complex
 - (c) Community Centre
 - (d) Ration Shop
 - (e) Hospital/dispensaries etc.

These Community services will be developed by developer himself and should be operational by the time the houses are ready for occupation.

- (xiv) The developers will surrender free to the local authorities, the following categories of land after they have been properly developed:-
(a) Play ground
(b) Parks.

- (xv) To avoid any delay in clearance of a scheme submitted by a private developer for a housing project, DDA/MCD/NDMC will follow a time bound decision making process. DDA/MCD/NDMC will give clearance of the layout plan within one month of filing of complete application. All cases in which decision is delayed beyond a month will be reported to the Ministry of Urban Affairs & Employment along with reasons for the delay on a monthly basis.

- (xvi) A committee under the Chairmanship of VC, DDA with representative of local bodies/authorities as Members will be set up to coordinate the grant of necessary clearances by such bodies. A representative of the Ministry of Urban Affairs & Employment will be Member of this Committee. This Committee will fix time schedule for grant of various permissions by the local bodies for such projects and monitor the adherence to these schedules.

- (xvii) The provisions under the Private Developers Bill which is under examination and other relevant statutes in existence will be applicable.

6. This scheme would not take away the right of the DDA to acquire all the necessary lands required for the planned development of Delhi.

7. This issues with the approval of Minister for Urban Affairs & Employment.

Yours faithfully,

Sd/-

(S. Banerjee)

Joint Secretary to Government of India

Copy to:

1. Chief Secretary, GNCTD
2. Principal Secretary, (UD), GNCTD.
3. Vice Chairman, DDA.
4. Commissioner, MCD
5. Chairperson, NDMC.

APPENDIX 'C' TO ITEM NO.39/2005.

Ministry of Urban Development
(Delhi Division)

NOTIFICATION

New Delhi, the 3rd June, 1999

S.O. 428 (E)--- Whereas the guidelines dated 5-3-99 had been issued by this Ministry revising the Group Housing areas for Delhi. However certain clarifications had been sought for by the local bodies/agencies some modifications in the guidelines have also been suggested. The matter was discussed in detail in the Ministry when local bodies, Govt. of NCT of Delhi, NCR Planning Board representatives of builder's, architects and members of public were consulted through a sense of meetings and public notice issued.

2. Now, therefore after careful consideration in supersession of this Ministry's guidelines dated 5-3-99 and partial modification of Notification dated 23rd July, 1998 the Central Government in exercise of the powers conferred by sub-section (2) of Section 11A of Delhi Development Act, 1957, hereby make certain modifications in MPD-2001 to the Group Housing norms in Delhi and lay down guidelines for taking up Group Housing by both co-operative societies and private builders as per Annexure. These guidelines will come into effect from the date of publication of this notification in the Gazette of India.

[No K-13011/17/96-DDIB]
P.C NAYAK, Under Secr.

ANNEXURE

MODIFICATIONS AND GUIDELINES

- (i) The minimum size of plot for group housing is reduced to 3000 sq. m with FAR of 167, height 33m and ground average 33.33% with density of 15 DUs (minimum) and 45 DUs (maximum) per 1000 sq. m depending on the discretion of the builder. In addition proportionate use in number of DUs will be permitted allowing additional DU for every additional 100 sq. m upto 4000 sq. m. after which the existing norms will apply. In addition to cooperative societies, private developers will be encouraged to take up group housing. The minimum plot size for plots being allotted to cooperative societies of DDA would also be lowered to 3000 sq. m as in the case of private developers.
- (ii) Basement/basements upto the set back lines will have to be constructed which will be free from FAR and shall be used for parking and services as per MPD norms. Basement parking will be mandatory. Total required parking will be provided in basement and in other floors/open space within the plot.

- (iii) The parking requirement will be 1.80 Equivalent Car Space (ECS) per 100 sq. m of total floor area.
- (iv) Plots for group housing should be located on roads facing a minimum width of 60 ft. (18 m.) for existing colonies within MPD 1962 urban limits and 20 m. in other areas.
- (v) Levy on additional FAR i.e. the difference between FAR of 167 and FAR earlier provided vide MPD-2001 will be collected @ Rs. 450/- per sq. m. or as revised from time to time, at the time of sanction of building plans.
- (vi) All Group Housing while applying for sanction of plan will henceforth make contribution to Housing for EWS Fund. The contribution will be @ Rs. 25,000 per dwelling unit of size 1000 sq. ft. (92.90 sq. m) or more plinth area. The amount will be paid to the DDA. A separate escrow account for this purpose will be opened by the DDA Funds available in the account will be utilized for construction of houses for the EWS. The Fund will be operated by DDA under specific direction of this Ministry
- (vii) The private builders will 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 sq. m) minimum and 500 sq. ft. (46.44 sq. m.) maximum.
- (viii) The developer shall make the prescribed contribution towards license fee scrutiny fee; conversion charges, external development charges, etc. wherever applicable.
- (ix) All other Master Plan norms will be adhered to. The above guidelines will not apply to cooperative group housing societies where the constructions stand completed. The guidelines will also not apply to such cooperative group housing societies building plans stand approved. In all other cases, the above guidelines will be applicable. For group housing taken up by private builders all applications will be covered under the above norms including those which are under process by the local bodies in all such cases the applicant shall apply a fresh after fulfilling the above norms.

Procedure for grant of Planning Permission/ NOC to a Developer for land pooling & for housing development scheme

Any Developer who desires to undertake land pooling shall make an application, to the VC, DDA for grant of Planning Permission/ NOC to develop an area in the prescribed form and pay such fee as may be prescribed along with the following documents:

- (i) Application fee by demand draft for a sum calculated @ of rupees 50 lakh per gross ha. of the land proposed for land Pooling and Development.
- (ii) Income Tax Clearance Certificate.
- (iii) Particulars of experience in urban land development and housing giving details of areas/ colonies already developed/ built.
- (iv) Particulars about financial position so as to determine the capacity to develop the land for which he is applying.
- (v) The following plans and documents in triplicate:
 - (a) Copy or copies of all title deeds and other documents showing the interest of the applicant in the land along with a list of such deeds and documents.
 - (b) A copy of shajra plan showing the location of the land along with the names of revenue estate, khasra number and area of each land holding.
 - (c) A guide map on a scale of not less than 1: 1000 showing the location of the neighborhood areas to be developed in relation to surrounding geographical features to enable the identification of the land.
 - (d) A survey plan of the land under the proposed land pooling/ development on a scale of 1:1000 showing the spot levels at a distance of 30 meters and where necessary, contour plan. The survey will also show the boundaries and dimensions of the said land, the location of streets, buildings and premises within a distance of at least 30 meters of the said land and existing means of access to it from existing roads.
 - (e) Layout plan on a scale of 1:1000 showing the existing and proposed means of access, the width of roads and streets, sizes and type of plots, sites reserved for open spaces, community facilities, with area under each and proposed building lines, Landscape Plan and Transportation/ parking plan shall also be prepared and submitted along with the layout plan.
 - (f) An explanatory note explaining the salient features of proposed development, in particular, the sources of drinking water supply, arrangements and sites for disposal and treatment of storm and sullage water, rain water harvesting, solid waste management, water recycling etc.
 - (g) Plans showing the cross-sections of the proposed roads indicating, in particular the width of the proposed drainage ways, cycle tracks and footpaths, green areas, position of electric poles and any other works connected with such roads.
 - (h) Services Plans indicating the position of sewers, storm water channels, water supply and any other public health services.

- (i) Detailed specifications and design of sewerage, storm water and water supply schemes with estimated cost of each.
- (j) Detailed specifications and design of sewerage, storm water and water supply schemes with estimated cost of each.
- (k) Detailed specifications and designs for disposal and treatment of storm water and sullage with estimated cost of each.
- (l) Detailed specification and designs for electric supply including street lighting.

On a receipt of the application in the prescribed form and complete in all respects, the DDA shall examine following and such other matters as may be considered necessary:

- a) Title to land.
- b) Extent and situation of the land.
- c) Capacity to assemble land and to develop the area.
- d) Layout plan.
- e) Plan regarding the development works to be executed.
- f) Conformity with the land use and development controls.

The developer shall be required to pay, within a period of thirty days, planning permission/ layout plan fee as may be prescribed.

After the applicant has fulfilled all the above conditions to the satisfaction of the V.C., DDA, DDA shall grant the planning permission. The planning permission granted shall be valid for a period of five years from the date of its issue during which period all Development works of the neighborhood areas to be developed shall be completed and certificate of completion shall be obtained from the DDA.

In case the Developer fails to complete the development works within the specified period for the reasons beyond his control, he may apply to VC, DDA for the renewal of permission in the prescribed form at least thirty days before expiry of the planning permission and the said application shall be accompanied by prescribed fees, clearances and an explanatory note indicating the progress or are yet to be undertaken, and reasons for non-completion of the development works.

On receipt of application for renewal of planning permission, the DDA, if satisfied, that the delay in execution of development works was for reasons beyond the control of the developer shall renew the permission for a period of one year. However, while rejecting the application, an opportunity of developer being heard shall be given.

After the neighborhood areas have been laid out according to approved layout plan and development works have been executed according to the approved designs and specifications, the developer shall make an application to the VC, DDA for issuance of completion certificate.

After such scrutiny, as may be necessary, the DDA may issue a completion certificate or refuse to issue such certificate stating the reasons for such refusal provided that the Developer shall be afforded an opportunity of being heard before such refusal.

Procedure for grant of permission of conversion of land use and sanction of layout plan

Application for conversion of land use is to be made to the VC, DDA along with the following documents:

- (i) Land use conversion charges as per prevailing rates by a demand draft.
- (ii) Survey plan of the land on a scale of 1:500 showing the existing means of access to the land and building and the use of land falling in 100 meters of the periphery of said land (in triplicate).
- (iii) Copy of the sale deed showing title of the land and the copy of jamabandi and intqal etc.
- (iv) Dimensioned sazra of the land with area details.
- (v) Land utilization plan/ layout plan and project report, justifying the requirement of land for the project, article of memorandum and authorization to deal with department (if any).
- (vi) No objection certificate from the lands and Bldg. Deptt., GNCTD for land status.
- (vii) Any other document, which may be required by the DDA specifically in a particular case.

In case the requested site fulfills the parameters prescribed above and the provisions/ regulations of the Master Plan/ Structure Plan, the planning permission will be granted and conversion of land use will be approved by the DDA under section 11A(1) of Delhi Development Act, after the payment of land use conversion charges, and other levies as applicable. The applicant shall have to start the construction after getting the layout plan and building plans sanctioned within a period of six months, from the date of grant of permission for change of land use and complete the development of site within two years and construction of buildings within 5 years from the date of permission. It is proposed that the power for conversion of land use (vesting with the Central Govt. and the Authority) is further delegated to Vice-Chairman, DDA, and approval of schemes and layout plans is done by the Technical Committee of the DDA.

Decision on the request for permission for change of land use and sanction of layout plans is to be conveyed within 90 days from the date of their submission with complete documents.

Government of India
Ministry of Commerce & Industry
Department of Industrial Policy & Promotion
SIA (FC Division)

Press Note 2(2005)

Subject: Foreign Direct Investment (FDI) in townships, housing, built-up infrastructure and construction-development projects.

With a view to catalyzing investment in townships, housing, built-up infrastructure and construction-development projects as an instrument to generate economic activity, create new employment opportunities and add to the available housing stock and built-up infrastructure, the Government has decided to allow FDI up to 100% under the automatic route in townships, housing, built-up infrastructure and construction-development projects (which would include, but not be restricted to, housing, commercial premises, hotels, resorts, hospitals, educational institutions, recreational facilities, city and regional level infrastructure), subject to the following guidelines:

- a. Minimum area to be developed under each project would be as under:
 - i. In case of development of serviced housing plots a minimum land area of 10 hectares.
 - ii. In case of construction-development projects, a minimum built-up area of 50,000 sq.mts.
 - iii. In case of a combination project, any one of the above two conditions would suffice.
- b. The investment would further be subject to the following conditions:
 - i. Minimum capitalization of US\$ 10 million for wholly owned subsidiaries and US\$ 5 million for joint ventures with Indian partners. The funds would have to be brought in within six months of commencement of business of the Company.
 - ii. Original investment cannot be repatriated before a period of three years from completion of minimum capitalization. However, the investor may be permitted to exit earlier with prior approval of the Government through the FIPB.
- c. At least 50% of the project must be developed within a period of five years from the date of obtaining all statutory clearances. The investor would not be permitted to sell undeveloped plots.

Government of India
Ministry of Commerce & Industry
Department of Industrial Policy & Promotion
SIA/FC Division

For the purpose of these guidelines, "undeveloped plots" will mean where roads, water supply, street lighting, drainage, sewerage, and other conveniences, as applicable under prescribed regulations, have not been made available. It will be necessary that the investor provides this infrastructure and obtains the completion certificate from the concerned local body/service agency before he would be allowed to dispose of serviced housing plots.

- d. The project shall conform to the norms and standards, including land use requirements and provision of community amenities and common facilities, as laid down in the applicable building control regulations, bye-laws, rules, and other regulations of the State Government/Municipal/Local Body concerned.
- e. The investor shall be responsible for obtaining all necessary approvals, including those of the building/layout plans, developing internal and peripheral areas and other infrastructure facilities, payment of development, external development and other charges and complying with all other requirements as prescribed under applicable rules/bye-laws/regulations of the State Government/Municipal/Local Body concerned.
- f. The State Government/ Municipal/ Local Body concerned, which approves the building / development plans, would monitor compliance of the above conditions by the developer.

2. Para (iv) of Press Note 4 (2001 Series), issued by the Government on 21.5.2001, and Press Note 3 (2002 Series), issued on 4.1.2002, stand superceded.

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(Umesh Kumar)
Joint Secretary to the Government of India

No. 5(6)/2000-FC dated 3rd March 2005

Copy forwarded to Press Information Officer, Press Information Bureau, for giving wide publicity to the above Press Note.

Item No.
40/2005

SUB: In-situ slum rehabilitation at village Tehkhand.

File No. : 3(60)2005/MP

1. Background

The problem of clearance and relocation of Slums/JJ Clusters which have come up by way of unauthorised occupation on public lands belonging to various agencies, including the DDA, has been engaging the attention of the Government over the years. As per the present policy eligible JJ Dwellers viz. those who have proof of existence since prior to 1990 and 1998, respectively, are being given plots measuring 18 sq. mts. and 12.5 sq. mts. each in identified relocation sites. Keeping in view the scale of the problem, the Ministry of Urban Development vide OM No. J-19011/1/2004-DDIIB dated 24.6.2004 set up a Committee under the Chairmanship of VC, DDA to prepare a Master Plan for making Delhi Slum Free. The Committee had submitted its report to the Govt. of India in October, 2004.

2. The Committee had *inter-alia* recommended that there is no alternative but to continue with the present three-fold policy of "Relocation", "*in situ* upgradation" and "Environmental Improvement of Urban Slums" (as an interim measure). In so far as relocation and *in situ* upgradation are considered the Committee had recommended that the pattern of horizontal, plotted rehabilitation should be replaced by a high density, high rise (multi-storeyed) pattern of rehabilitation in which built up accommodation would be provided. The main reasons for this, apart from the constraints of land availability, were that such a pattern would be less susceptible to misuse by way of alienation of land and growth of planned slums on large relocation sites. It had also been suggested that wherever possible private sector involvement may also be encouraged in the process of relocation/*in situ* rehabilitation as mentioned above.

3. In subsequent discussions at the level of the Ministry of Urban Development it had been decided that a Pilot Project for *in situ* rehabilitation as brought out above may be developed. This aspect had also been under consideration separately for some time and certain sites for possible *in situ* rehabilitation, with the involvement of the private Sector had also been broadly identified. One of these sites pertain to Teh Khand where around 1400 JJ Dwellers are in unauthorised occupation of approximately 4 Ha. of DDA's land. In this case Orders had also been issued by the Hon'ble High Court for demolition/eviction and time was sought by DDA on the ground that a plan for *in situ* rehabilitation was being worked out.

4. It may be mentioned here that, separately, a DDA housing scheme had also been proposed on an adjacent piece of land measuring 12 ha. in which a mix of HIG, MIG, LIG & EWS housing was proposed. In the context of this housing scheme a question was subsequently raised that 30 acres of land in Teh Khand had earlier been allotted by the DDA to the Slum & JJ Wing for relocation of JJ Dwellers and that developing DDA housing thereon would not be appropriate. This matter was also discussed at the level of Secretary (UD). At that stage, the possibility of utilising the entire piece of land for *in situ* rehabilitation of JJ Dwellers was also discussed and it has been suggested that launching of pilot project should be completed before May 22, 2005.

5. In the above background, the HDFC, on the advice of the Secretary (UD) had been requested to prepare a possible model for *in situ* rehabilitation of JJ Dwellers at Teh Khand. A detailed site inspection was also carried out by the VC along with other concerned senior officers on April 14, 2005.

6. It was noticed during the inspection that the site is adjacent to an Inland Container Depot due to which there is very heavy congestion in the area. Keeping this in view, as also the location of the 4 acres patch of land presently occupied by the JJ clusters, it was felt that, by itself this patch may not be suitable for viable scheme for *in situ* rehabilitation through the private sector. It was, therefore, felt that the entire site measuring around 16 Ha. should be seen together and a comprehensive *in situ* rehabilitation/housing scheme, with the involvement of the private sector should be prepared.

7. Keeping in view the density norms indicated in the Draft Master Plan-2021, it was felt that in such a plan around 4000 EWS tenements (approximately 25 sq. mts. each in five Storeyed blocks) could be constructed, and the private party would be in a position to construct around 1200-1500 additional dwelling units for disposal in the open market. The development control norms as per draft MPD-2021 are placed at (Appendix 'A' at page 46).

8. The broad model would be that the private sector party would be called upon to bid for the land with the condition that the stipulated number of EWS tenements would be constructed and made available to DDA free of cost. Other conditions will also be stipulated regarding building and planning control norms, as is being presently done while disposing all sites in commercial centres, etc. and it would also be stipulated that the EWS tenements would be made available to DDA before completion/occupancy of the disposal component of housing is given. The details in respect of the terms of contract and planning/building control norms are in the process being worked out separately.

9. As mentioned earlier, there are around 1400 JJ Dwellers at the site presently, out of whom a little over 1000 are eligible as per the policy. It would be seen from this that around 2500 to 3000 additional tenements would become available to DDA for relocating eligible JJ Dwellers from other sites if this project is executed.

10. Vide notification No.K-13011/30/95-DDIB dated 8.1.2002, change of land use of an area measuring 12.4 ha. had been notified from 'Recreational' (District Park) to 'Residential' (Appendix 'A' at Page 47). The land use of remaining area measuring about 3.6 ha (presently under occupation of JJ clusters) is proposed to be changed from 'Recreational' (District Park) to 'Residential'. It is also proposed to interchange the position of Community Centre (about 4.0 ha.) and District Park for continuity and viability of the proposed pilot project.

11. The proposal given above including proposed change of land use and interchange of Community Centre (Para 10) is put up for consideration of the Authority and approval in principle. A presentation about the proposed project, giving details, will be made during the meeting.

RESOLUTION

The Authority appreciated the proposals and approved the same.

Development Controls for In-situ Rehabilitation as per draft MDP-2021

1. Density

Slum/EWS housing (upto 25sq.m)- 600 DUs/ha
 Category I (25- 40 sqm) - 500 DUs/ha
 Category II (50- 70 sqm) - 250 DUs/ha
 Category III (85sqm and above) - 175 DUs/ha

2. Guidelines for Collective Community Rehabilitation / Relocation - In-situ Upgradation / Rehabilitation of Slum & JJ Clusters

- (i) Maximum density of the dwelling units - 600 units per hect. $\pm 10\%$ variation.
- (ii) The scheme is to be designed in a composite manner with an overall max. FAR of 250 for in-situ rehabilitation.
- (iii) Mixed land use Commercial component upto 10%.
- (iv) Specific situations may require clubbing of scattered squatters JJ sites in the neighbourhood to work out an overall comprehensive scheme.
- (v) The minimum component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.
- (vi) Area of Dwelling Unit for rehabilitation not to exceed 25 sq. m.
- (vii) The space standards are to be as per IS Code 8888, (1993).
- (viii) Common parking is to be provided which can be relaxed wherever required except for the parking for remunerative component.
- (ix) No restriction on ground coverage (except set backs)
- (x) Schemes to be approved by specified body.

Norms for Utilities

- i) Common toilets- Jan Suvidya Complex
- ii) 1 WC for 10 families
- iii) 1 Bath for 20 families
- iv) Individual WC and water connection can be provided by the owners at their own cost.

3. Planning Norms for Facilities/Social Infrastructure (Applicable for Collective Community Rehabilitation/Relocation as In-situ upgradation of Slums, JJ & Resettlement Colonies, Villages, Special Area & Unauthorised Colonies)

1. Primary school - 800 sq.m./5000 population
2. Senior Secondary School - 2000 sqm/10,000 population

The following multi facilities can be clubbed in a composite facility centre - (500 - 1000 sq.m.)

- i. Multi-purpose community hall - 100 sqm.
- ii. Basti Vika Kendra - 100 sqm.
- iii. Religious site - 100 sqm.
- iv. Police Post - 100 sqm.
- v. Health Centre - 100 sqm.
- vi. Park/Shishu Vatika- 200 sqm.
- vii. Area for essential retail outlets e.g. Dairy, Fair Price Shop, Kerosene shop, etc. may be provided.
- viii. Provisions for informal trade units and weekly market to be made wherever necessary.

पंजीकृत सं. डी. १३००४/११

REGD. NO. D. 1.-13004/99

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असाधारण

EXTRAORDINARY

भाग (II) - खण्ड 3 - उप-खण्ड (ii)

PART II - Section 3 - Sub-section (ii)

प्रधिकार से प्रकाशित

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No. 22]

NEW DELHI/TUESDAY, JANUARY 8, 2002/VISUKA 18, 1923

राष्ट्रीय विकास और गरीबी उपशान्त मंत्रालय

MINISTRY OF URBAN DEVELOPMENT AND
POVERTY ALLEVIATION

(दिल्ली प्रभाग)

(Delhi Division)

अधिसूचना

NOTIFICATION

नई दिल्ली, 8 जनवरी, 2002

New Delhi, the 8th January, 2002

क.अ. 37(अ) - या: यहां नीचे उल्लिखित क्षेत्र में प्रत्येक में दिल्ली के मास्टर प्लान/अर्ध-वार्षिक विकास योजना में केन्द्र सरकार द्वारा जारी नगर संशोधन पर आदेश है उन्हें दिल्ली विकास अधिनियम, 1956 (1957 का 6) के खण्ड 44 के प्रावधानों के अनुसार दिनांक/अगस्त, 1999 को राज्यपाल सूचना द्वारा प्रकाशित किया गया जिसमें केन्द्र सरकार की संशोधन के तहत दिन के भीतर उक्त अधिनियम के खण्ड 16-ए के उप-खण्ड (3) द्वारा गठित अधिसूचना/सूचना आदेशित किया गया।

2. या: केन्द्र सरकार ने प्रस्तावित संशोधन के संबंध में प्रमाण/सूचनाओं पर विचार करने के बाद और यह: मानते कि संशोधन/सूचनाओं पर ध्यानपूर्वक विचार करने के बाद भारत/प्लान को संशोधित करने पर निर्णय लिया है।

3. अतः उक्त अधिनियम के खण्ड 11-ए के प्रावधान-2 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केन्द्र सरकार द्वारा प्रकाशित है: अधिसूचना के प्रकाशित होने की तारीख से दिल्ली के उक्त मास्टर प्लान में एतद्वारा निम्नलिखित संशोधन करार है।

आदेशन: पंढर "ए" (दक्षिण दिल्ली-1) में अर्ध-वर्षिक क्षेत्र 12.4 हेक्टेयर (30.6 एकड़) क्षेत्र जो उपर्युक्त सूचना/सूचना: दक्षिण में विला पार्क तथा पश्चिम में इटो पार्क सड़क (विला पार्क) से घिरा है, जो "रेक्रीएशनल" (विला पार्क) से बदलकर "रेसिडेंशियल" किया गया है।

[सं. के-13011/3095-डीडीआई]

देवेन्द्र कुमार गोयल, अवर सचिव

75 GJ/2002

S.O. 37(E).—Whereas certain modifications which the Central Government proposes to make in the Master Plan for Delhi/Zonal Development Plan regarding the area mentioned hereunder were published as a Public Notice by D.D.A. vide dated the 7th August, 1999 in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas after considering objections/suggestions received with regard to the proposed modification and whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan

3. Now, therefore, in exercise of the powers conferred by Sub-section (2) of Section 1-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi with effect from the date of Publication of this Notification in the Gazette of India.

Modifications:

The land use of an area measuring about 12.4 hectares (30.6 acres) falling in Planning Division 'I' (South Delhi-1) and bounded by existing road in the North, District Park in the East and South and existing Hot Mix Plant (District Park) in the West is changed from 'recreational' (District Park) to 'residential'.

[No. K-13011/3095-DI/DI/11]

DEVENDRA KUMAR GOEL, Under Secy.

Item No.
41/2005

SUB: MODIFICATION IN MPD 2001 WITH REGARD TO DEVELOPMENT
CONTROL NORMS FOR HOSPITALS AND HEALTH INFRASTRUCTURE.
F13(1)96-MP-PLI

BACKGROUND:

The Proposed modifications in MPD 2001 with regard to the development control norms for hospitals and health infrastructure were considered and approved by the Authority in its meeting held on 22.11.2004 vide item no. 66/2004. Subsequently the proposal was referred to the Ministry of Urban Development, Govt. of India, which vide its letter dated 3.1.2005 conveyed the approval for issue of a Public Notice under section 11 A of the DD Act 1957 to invite objections / suggestions to the proposed modifications. (App. 'A' at page 52 to 55).

2. In response to the Public Notice 5 objections / suggestions have been received. A summary of objections / suggestions is placed at (App. 'C' at page 56).

3. PROPOSAL:

After analysing the objections suggestions, the proposal has been finalized for consideration and approval of the Authority, after which it will be sent to the Ministry of Urban Development for issue of a final notification.

RESOLUTION

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

No. K-20013/13/99-DDIB
Government of India
Ministry of Urban Development
Delhi Division IB

New Delhi, dated the 3rd January, 2005

To,

✓ Shri A.K. Jain.
Commissioner (Planning)
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi - 110 002.

Subject: Modification in MPD -2001 with regard to Development Control Norms for Hospitals and Health Infrastructure

Sir,

I am directed to refer to DDA's letter No. F.2(2)2004-/MC/DDA/114 dated 20th December, 2004 forwarding therewith minutes of DDA's meeting held on 22nd November, 2004 in which the Authority had approved modification of MPD-2001 with regard to the Development Control Norms and Health Infrastructure (Item No. 66/2004) and to convey the approval of the Government for issue of Public Notice under Section 11-A of the Delhi Development Act, 1957 to invite objection/ suggestions to the proposed modification as per copy annexed.

2. This approval is subject to the following conditions:-

- i) 15% FAR to be used for residential use of essential staff; in the case of hospitals and medical college shall form part of the total FAR of 200 proposed for these categories;
- ii) The enhancement of FAR in the existing sites shall be subject to payment of charges as may be prescribed by the Authority/ land owning agency.

3. A copy of the Public Notice may be sent to this Ministry for record.

Yours faithfully,



(S. Mukherjee)

Under Secretary to the Government of India

Approved Development Control Norms for Hospitals and Health Infrastructure for issue of Public Notice
Under section 11-A of Delhi Development Act for inviting objections/suggestions

Approved Development Control Norms for Hospitals and Under section 11-A of Delhi Development Act for inviting objections/suggestions								
Sl. No	Category	Beds	Population Per unit Approx.	Plot area (average)	Max. Ground coverage	Max. FAR	Max. Height	Other controls
1.	Hospital A	501 and above	1 per 5 lakh	2.5 ha.	30% + additional 5% for multi level parking (not to be included in FAR)	200	37 m.	(i) upto 15% of max FAR can be utilised for residential use of essential staff. (ii) upto 10% of Max. FAR to be kept for dormitory/hostel for attendants of the patients crèche etc. (iii) Parking standard = 2.0 ECS/100 sqm. of floor area.
2.	Hospital B	Upto 201 to 500	1 per 2.5 lakh	1.5 ha.				
3.	Hospital C	Upto 101 to 200	1 per 1 lakh	0.50 ha. to 0.60 ha.				
4.	Hospital D	Upto 100	1 per 1 lakh	0.25 ha.				
5. a)	Other health facility Maternity home/Nursing home	Upto 50	1 per 0.5 lakh as required observation beds only	1000 sqm to 2000 sqm	30%	150	18 m	Parking standard 2.0 ECS/100 sqm of floor area
b)	Family welfare/Polyclinic/ Pediatric/ Geriatric Centre/ Diagnostic Centre	N.A.	1 per 0.5 lakh	500 sqm to 800 sqm				
6.	(a) Veterinary Hospital for pet animals and birds	N.A.	1 per 5 lakh	2000 sqm	30%	150		
	(b) Dispensary for pet animals and birds	N.A.	1 per 1 lakh	300 sqm				
7.	(a) Medical College	N.A.		2.0 ha (subject to Medical Council of India/Ministry	As per norms for Hospitals to which Medical College is attached.			

				of Health norms)				
	(b)*Nursing Training Institute	N.A.	1 per 10 lakh	2000 sqm (subject to Nursing Council of India, Ministry of Health norms)	30%	150	18	2 ECS/100 sqm
	* Hospital norms shall be applicable if attached with the Hospital							

- Note: (i) Plot area for all Hospitals would be worked out @ 100 sqm of gross floor area per bed.
(ii) Upto 300 sqm of floor area shall be allowed to be used for community space/religious shrine/crèche/chemist shop/bank counter on Hospital sites and also on Medical College/Nursing Training Institutes sites.

2.2 Other controls :

- (i) Basements(s) up to the setback line permitted for parking and services such as electric sub - station (with specification and approval of power supplying agencies/authority) and storage. The area provided for services/storage should not exceed 30% of the basement area, with minimum 70% of basement are for parking.
Basement area, if misused is liable to be sealed/taken over by the enforcement agency /land owning agency.
- (ii) In case of super specialty medical facilities/hospital duly certified as such by the competent authority, the gross area per bed can be up to 125 sqm/bed.
- (iii) Enhancement of FAR in existing sites is subject to payment of charges as may be prescribed by the Authority/Land owning agency and compliance with the terms and conditions of allotment.
- (iv) The above norms are not applicable to the Nursing Homes permissible under mixed use in residential plots.

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

PUBLIC NOTICE

New Delhi, the 10th March, 2005

S.O. 301(E).—The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan/Zonal Development Plan for Delhi is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Principal Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, INA, New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and address.

Proposed Modification

On the left hand side of page No. 138 of Gazette of India (Extraordinary) dated 1-8-90 Master Plan for Delhi 2001, the para from the "Health Facility 0.08 to 0.12 ha" under the chapter 'Health' is proposed to be replaced with the following:

"Planning Standards for health facility are given below :

S.No.	Category	Beds	Population per Unit Approx		Plot Area (Average)
			4	5	
1	Hospital A	501 and above	1 per 5 lakh	2.5 ha	
2	Hospital B	201 to 500	1 per 2.5 lakh	1.5 ha	
3	Hospital C	101 to 200	1 per 1 lakh	0.50 ha to 0.60 ha	

Table II - Part 3(ii)

प्राप्त कर राजस्व : अस्पताल

	2	3	4	5
4	Hospital D	Up to 100	1 per 1 lakh	0.2 ha
5	(a) Other health facility Maternity home/Nursing home	Up to 50	1 per 0.5 lakh as required observa- tion beds only	1000 sq m to 2000 sq m
	(b) Family Welfare/Polyclinic/ Pediatric/ Geriatric Centre/Diagnostic Centre	N.A.	1 per 0.5 lakh	500 sq m. to 800 sq m
6	(a) Veterinary Hospital for pet animals and birds	N.A.	1 per 5 lakh	2000 sq m.
	(b) Dispensary for pet animals and birds	N.A.	1 per 1 lakh	300 sq m.
7	(a) Medical College	N.A.		2.0 ha (subject to Medical Council of India, Ministry of Health norms)
	(b) Nursing Training Institute	N.A.	1 per 10 lakh	2000 sq m. (subject to Nursing Council of India Ministry of Health norms)

Note: (i) Plot area for all Hospitals would be worked out @ 100 sq. m. of gross floor area per bed.

(ii) In case of Super speciality medical facilities/hospital duly certified as such by the competent Authority, the gross area per bed can be up to 125 sqm./bed".

On the right hand side of the page 163 of Gazette of India (Extraordinary) dated 1-8-90, Master Plan for Delhi 2001 under the chapter Hospital the development control norms for hospital, health center/nursing home is proposed to be replaced by the following :

"HOSPITAL:—

Maximum ground coverage	30 % + additional 5% for multi level parking (not to be included in FAR)
Maximum floor area ratio	200
Maximum height	37 m

Other Controls :

- up to 15% of maximum FAR can be utilized for residential use of essential staff.
- up to 10% of maximum FAR to be kept for dormitory/hostel for attendants of the patients/creche etc.
- Parking standard = 2.0 ECS/100 sq m of floor area.
- Up to 300 sq m of floor area shall be allowed to be used for community space/religious shrine/creche/chemist shop/bank counter.
- Basement(s) up to the setback line permitted for parking and services such as electric sub-station (with specification and approval of power supplying agencies/authority) and storage. The area provided for service/storage should not exceed 30% of the basement area, with minimum 70% of basement are for parking. Basement area, if misused is liable to be sealed/taken over by the enforcement agency/land owning agency.

- (vi) Enhancement of FAR in existing sites is subject to payment of charges as may be prescribed by the Authority/ Land owning agency and compliance with the terms and conditions of allotment.

Other Health Facilities:

- (a) Maternity home/Nursing Home
(b) Family Welfare/Polyclinic/Pediatric/Geriatric Centre/Diagnostic Centre

Maximum Ground Coverage	30%
Maximum floor area ratio	150
Maximum height	18 mt.

Other Controls:

- (i) Parking Standard = 2.0 ECS per 100 sq m. of floor area.
(ii) Basement(s) up to the setback line permitted for parking and services such as electric sub-station (with specification and approval of power supplying agencies/authority) and storage. The area provided for services/storage should not exceed 30% of the basement area, with minimum 70% of basement area for parking. Basement area, if misused is liable to be sealed/taken over by the enforcement agency/land owning agency.
(iii) Enhancement of FAR in existing sites is subject to payment of charges as may be prescribed by the Authority/ Land owning agency and compliance with the terms and conditions of allotment.
(iv) The above norms are not applicable to the Nursing Homes permissible under mixed use in residential plots.

Veterinary Hospital:

- (a) Veterinary Hospital for pet animals and birds
(b) Dispensary for pet animals and birds

Maximum ground coverage	30%
Maximum FAR	150

Other Controls:

- (i) Basement(s) up to the setback line permitted for parking and services such as electric sub-station (with specification and approval of power supplying agencies/authority) and storage. The area provided for services/storage should not exceed 30% of the basement area, with minimum 70% of basement area for parking. Basement area, if misused is liable to be sealed/taken over by the enforcement agency/land owning agency.
(ii) Enhancement of FAR in existing sites is subject to payment of charges as may be prescribed by the Authority/ Land owning agency and compliance with the terms and conditions of allotment.

Medical College:

Maximum Ground Coverage	As per norms for hospital to which medical college is attached.
Maximum floor area ratio	
Maximum height	
Other Controls:	

Part II - Table 3 (II)

विधि का संक्षेप : असाधारण

Nursing Training Institute :

Maximum ground coverage	30%
Maximum floor area ratio	150
Maximum height	18 mt.

(Note : hospital norms shall be applicable if attached with the hospital)

Other controls :

- (i) Parking Standard = 2 ECS/100 sq m. of the area.
- (ii) Basement(s) up to the setback line permitted for parking and services such as electric sub-section (with specification and approval of power supplying agencies/authority) and storage. The area provided for services/storage should not exceed 30% of the basement area, with minimum 70% of basement are for parking. Basement area, if misused is liable to be sealed/taken over by the enforcement agency/land owning agency.
- (iii) Up to 3000 sq. m. of floor area shall be allowed to be used for community space/religious shrine/creche/chemist shop/bank counter".
- (iv) Enhancement of FAR in existing sites is subject to payment of charges as may be prescribed by the Authority/ Land owning Agency and compliance with the terms and conditions of allotment.

[F.No. 13(196-MP-PT-I)]

V.M. BANSAL, Pr. Commissioner-cum-Secy.

Summary of objections / suggestions in response to the Public notice no. F13(1)96-MP-
Pt.I dated 9.3.2005 and Observations thereupon.

Sl no	Name & Date of the Receipt	Objections / Suggestions	Observations
1.	Delhi Medical Association DMA House, Medical Association Road Daryaganj, New Delhi. 8.4.2005	i) The provision of Nursing Home in the residential plot under mixed land use be included in the Health Facility chapter of MPD 2021 ii) Reduction of permission fee for nursing home may be allowed in the residential premises under mixed land use.	The issues are not related to the Public Notice.
2.	Sh. Mool Chand Khairti Ram Hospital & Ayurvedic Research Institute Lajpat Nagar III New Delhi. 11.4.2005	Proposed increase in FAR and Ground Coverage is appreciated. However, the proposed increase in the parking standard from 1.33 to 2 ECS per 100 sq.mt. of floor area will negate the advantage of increased in FAR to a large extent, since the Voluntary Hospitals mostly cater to the poor and the middle class families.	This issue has been deliberated in various meetings, Technical Committee of DDA, Traffic Police, GNCTD, MCD etc. and also during the preparation of Master Plan for Delhi 2021. Accordingly the standard @ of 2 ECS per 100 sq.mt. has been proposed.
3.	Delhi Voluntary Hospital Forum 13.4.2005	Same as sl. No. 2	Same as given above.
4.	Dr. B L Kapoor, Memorial Hospital Pusa Road, New Delhi 13-4-2005	Same as sl. No. 2.	---do---
5.	Addl. Commr. (Plg.) MPPR, DDA 17.3.2005	Draft MPD 2021 has been approved by the Authority which includes norms for Health Infrastructure, which may also be taken into consideration while finalization of the same.	This require minor modification (such as inclusion of norms for dispensary, allocation of population per Medical College, parking standard for Veterinary Hospital / Dispensary for pet animals and birds and renaming of Nursing Training Institute as Nursing and Paramedic Institute) which have been incorporated.

Proposal for modification in MPD 2001.

On the left hand side of page no. 138 of Gazette of India (extra ordinary) dated 1.8.90 Master Plan for Delhi 2001, the para from the "Health Facility0.08 to 0.12 hac under the chapter Health" is proposed to be replaced with the following: Planning Standards for Health facility are given below:

S.NO.	CATEGORY	BEDS	POPULATION PER UNIT APPROX.	PLOT AREA (AVERAGE)
1.	Hospital A	501 and above	1 per 5 lakh	2.5 ha.
2.	Hospital B	201 to 500	1 per 2.5 lakh	1.5 ha.
3.	Hospital C	101 to 200	1 per 1 lakh	0.50 ha to 0.60 ha.
4.	Hospital D	Upto 100	1 per 1 lakh	0.25 ha.
5. a.	Other Health Facility i) Maternity Home (Upto 50 beds) ii) Nursing Home / Polyclinic/Dispensary (upto 50 beds)	Upto 50	1 per 0.50 lakh as required observations beds only	1000 sq.m. to 2000 sq.m.
b.	i) Family Welfare Centre ii) Pediatric Centre iii) Geriatric Centre iv) Diagnostic Centre	N.A.	1 per 0.5 lakh	500 sqm. to 800 sq.m
6. a.	Veterinary Hospital for Pet animals and birds	N.A.	1 per 5 lakh	2000 sqm.
b.	Dispensary for pet animals and birds	N.A.	1 per 1 lakh	300 sq.m
7. a.	Medical College	N.A.	1 per 10 lakh.	2.0 ha (subject to Medical Council of India / Ministry of Health Norms)
b.	Nursing and Paramedic Institute	N.A.	1 per 10 lakh	2000 sqm. (subject to Nursing Council of India Ministry of Health Norms.)

Note:

- i) Plot area for all Hospitals would be worked out @ 100 sqm. of gross floor area per bed

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- iii) In case of Super speciality medical facilities / hospital duly certified as such by the competent Authority, the gross area per bed can be upto 125 sqm / bed"

On the right hand side of page 163 of Gazette of India (extraordinary) dated 1.8.1990 Master Plan for Delhi 2001 under the chapter Hospital the development control norms for hospital, health centre / nursing home is proposed to be replaced by the following:

HOSPITAL:

Maximum ground coverage	:	30% + additional 5% for multi level Parking (not to be included in FAR)
Maximum floor area ratio	:	200
Maximum height	:	37 m

Other controls:

- i) Upto 15% of maximum FAR can be utilized for residential use of essential staff.
- ii) Upto 10% of maximum FAR to be kept for dormitory / hostel for attendants of the patients / crèche etc.
- iii) Parking standard - 2.0 ECS / 100 sq.m of floor area.
- iv) Upto 300 sq.m of floor area shall be allowed to be used for community space / religious shrine / crèche / chemist shop / bank counter.
- v) Basement(s) upto the setback line permitted for parking and services such as electric sub-station (with specification and approval of power supplying agencies / authority) and storage. The area provided for service / storage should not exceed 30% of the basement area, with minimum 70% of basement area for parking. Basement area, if misused is liable to be sealed / taken over by the enforcement agency / land owning agency.
- vi) Enhancement of FAR in existing sites is subject to payment of charges as may be prescribed by the Authority / Land Owning agency and compliance with the terms and conditions of allotment.

OTHER HEALTH FACILITIES:

- a) Maternity Home / Nursing Home / Polyclinic / Dispensary
- b) Family Welfare / Pediatric / Geriatric / Diagnostic Centre.

Maximum Ground coverage	:	30%
Maximum floor area ratio	:	150
Maximum height	:	18 mt.

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Other controls:

- i) Parking standard - 2.0 ECS per 100 sq.m of floor area.
- ii) Basement(s) upto the setback line permitted for parking and services such as electric sub-station (with specification and approval of power supplying agencies/authority) and storage. The area provided for services/storage should not exceed 30% of the basement area, with minimum 70% of basement area for parking. Basement area, if misused is liable to be sealed/taken over by the enforcement agency/land owning agency.
- iii) Enhancement of FAR in existing sites is subject to payment of charges as may be prescribed by the Authority/Land owning agency and compliance with the terms and conditions of allotment.
- iv) The above norms are not applicable to be Nursing Homes permissible under mixed use in residential plots.

VETERINARY HOSPITAL:

- a) Veterinary Hospital for pet animals & birds
- b) Dispensary for pet animal & birds

Maximum ground coverage : 30%
Maximum FAR : 150

Other controls:

- i) Parking standard - 1.33 ESC per 100 sq.m of floor area.
- ii) Basement(s) upto the setback line permitted for parking and services such as electric sub-station (with specification and approval of power supplying agencies/authority) and storage. The area provided for services/storage should not exceed 30% of the basement area, with minimum 70% of basement area for parking. Basement area, if misused is liable to be sealed/taken over by the enforcement agency/land owning agency.
- iii) Enhancement of FAR in existing sites is subject to payment of charges as may be prescribed by the Authority/Land owning agency and compliance with the terms and conditions of allotment.

MEDICAL COLLEGE:

Maximum Ground Coverage : As per norms for Hospital of which
Maximum floor area ratio : Medical College is attached.
Maximum height and :
Other Controls :

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NURSING AND PARAMEDIC INSTITUTE:

Maximum ground coverage	:	30%
Maximum floor area ratio	:	150
Maximum height	:	18 mt.

(Note: Hospital norms shall be applicable, if attached with a hospital)

Other Controls:

- i) Parking standard = 2 ECS / 100 sq.m. of the area
- ii) Basement(s) upto the set back line permitted for parking and services such as electric sub station (with specification and approval of power supplying agencies / authority) and storage. The area provided for services / storage should not exceed 30% of the basement area, with minimum 70% of basement area for parking. Basement area, if misused is liable to be sealed / taken over by the enforcement agency / land owning agency.
- iii) Upto 300 sq.m of floor area shall be allowed to be used for community space / religious shrine / crèche / chemist shop / bank counter
- iv) Enhancement of FAR in existing sites is subject to payment of charges as may be prescribed by the authority / Land owning agency and compliance with the terms and conditions of allotment.

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Item No.

42/2005

SUBJECT: MODIFICATION IN MPD-2001 WITH REGARD TO
DEVELOPMENT CONTROL NORMS FOR "RECREATIONAL CLUBS"

F-3(44)94,MP

At page
-62)

1. The proposed modifications in MPD-2001 with regard to the development control norms for Recreational Clubs were considered and approved by the Authority in its meeting held on 22.11.2004 vide item No. 71/004. Subsequently the proposal was referred to the Ministry of Urban Development, Govt. of India, which vide its letter dated 19th January, 2005 conveyed the approval for issue of a Public Notice under section 11 A of the DD Act 1957 to invite objections/suggestions to the proposed modifications (App. 'A' at page 63 to 64). Accordingly a Public Notice was issued on 19.3.2005 (App. 'B' at page 63 to 64).

2. In response to the Public Notice 14 objections/suggestions have been received. A summary of objections/suggestions is placed at App. 'C' at page 65 to 67).

3. PROPOSAL

After analyzing the objections suggestions the proposal has been finalized (App. 'D' at page 68 to 69). consideration and approval of the Authority, after which it will be sent to the Ministry of Urban Development for issue of a final notification.

RESOLUTION

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

-62-

APPENDIX 'A' TO ITEM No. 62/2005

No K/20013/20/96-DDIB
Government of India
Ministry of Urban Development
Delhi Division IB

New Delhi, dated the 19th January, 2005

To,

The Commissioner (Planning),
Delhi Development Authority,
Vikas Minar, ITO,
New Delhi.

Subject: Formulation of Development Control Norms for Recreational
Clubs

Sir,

I am directed to refer to DDA's letter No. F.22004/MC/DDA/114 dated 20th December, 2004 forwarding therewith minutes of DDA's meeting held on 22nd November, 2004 in which the Authority had approved modification of MPD-2001 with regard to Development Control Norms for Recreational Clubs (Item No. 71 of 2004) and to convey the approval of Government for issue of Public notice under Section 11-A of the Delhi Development Act, 1957 to invite objection/ suggestions to the proposed modifications of the MPD as per copy annexed.

A copy of the Public Notice may kindly be sent to this Ministry for record.

Yours faithfully,


(S. Mukherjee)

Under Secretary to the Government of India
Tel.No. 23016681

Copy to: The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi.

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

The following modification which the Delhi Development Authority / Central Government proposes to make in the Master Plan / Zonal Development Plan for Delhi is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Principal Commissioner cum Secretary Delhi Development Authority, II Block, Vasant Vihar, P.O., New Delhi-110023 within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and address. Gazette of India, Part II Section 3, sub-section (ii) dated 01.03.00 the following are proposed to be incorporated:

(i) On page 156 (115) under 'Recreational Clubs (047)', the existing provision is proposed to be replaced by the following:

Recreational Clubs, shall purpose hall, Banquet Hall, Restaurant/Cafeteria/ Snack Bar, (only for Public Recreational Clubs) Residential Complex (15% of the total floor area and in the case of 300 sqm), below Games including: Gymnasium and Health Clubs, Library, Children's Games and 'Swimming Pool'.

(ii) On page 163 (115) above 'Bus Stand (05.1)' the following is proposed to be incorporated:

Recreational Club (047)

Norms	Community Recreational Club	Public Recreational Club
Plot Size	2000 sqm & above	5000 sqm & above
Maximum ground coverage	25%	25%
FAR	a) 100 up to area of 2000 sqm b) 50 for area between 2000 & 5000 sqm	a) 100 for area of 5000 sqm b) 50 for area between 5000 and 10000 sqm c) The FAR for area beyond 10000 sqm
Maximum height	Up to 26 m	Up to 26 m
Other Conditions	Within the envelope line equivalent to the area of plot to be exclusively used for parking, maximum 25% for storage and services not to be counted in FAR.	Within the envelope line equivalent to the area of plot to be exclusively used for parking, maximum 25% for storage and services not to be counted in FAR.
Parking	At the rate of 2 ECS per 100 sqm of floor area.	At the rate of 2 ECS per 100 sqm of floor area.

(a) Plot size Norms of (a) Community Recreational Clubs shall be 2000 sqm, which shall also cover club sites below 5000 sqm and (b) The Plot Size Norms of Public Recreational Clubs shall be 5000 sqm, which shall also cover Club sites upto 10000 sqm.

50% of the open area beyond the permitted ground coverage area would be used as green and landscaping 50% of the open area for outdoor games / sports facilities. Swimming Pool would also be permissible upto a maximum covered area of 300 sqm. Area of ground coverage and FAR.

50 FAR shall be admissible on the area beyond 2000 sqm and below 5000 sqm, for Community Recreational Clubs and for Public Recreational Clubs 50 FAR shall be admissible on the area beyond 5000 sqm upto 10,000 sqm. For example on a plot size 3,500 sqm, for community recreation club 100 FAR will be available for the first 2,000 sqm plot area and the remaining 1,500 sqm plot area only 50 FAR will be available. Similarly on a plot size of 7,000 sqm, for public recreation club, 100 FAR will be available on the first 5,000 sqm plot area and for the remaining 2,000 sqm plot area only 50 FAR will be available.

Other Planning Guidelines / provisions.

- The Recreational Clubs may, as far as possible, be located adjacent to the Commercial Areas as per permitted plot area shown in the common parking facilities so that common parking areas could be used by the Clubs also. No parking to be allowed outside.
- Public Recreational Clubs be located preferably on minimum 24 m road R/W with convenient accessibility of residents of neighbouring area.
- The provisions of Community Recreational Clubs / Public Recreational Clubs shall be made as per norms as per of Layout Plans of the various Use Zones in which such Recreational Clubs are permitted.

Date: 19.3.05

No. F-3(1)P-1

(V. M. Bansal)

Comr. cum Secretary

Please visit DDA's Website at www.ddaah.com or dial 8138 450129.

(पुष्प गीतिका अङ्किका)

सार्वजनिक सूचना

ଅନୁଷ୍ଠାନ ନାମ:

(१) जूलै १९७६ का (गोरे की छावनी) (राजीव गांधी) "गोरे की छावनी का तार" (पृष्ठ २)

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(५) १७११ ई. में (अंग्रेजी १७११ ई.) (अंग्रेजी १७११ ई.) (अंग्रेजी १७११ ई.) (अंग्रेजी १७११ ई.) (अंग्रेजी १७११ ई.)

पुस्तिका क्र. १०३४२
'संस्कृत-शब्द-कोष' (१९७८)

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आल गोरठ दिवादिः/पुनः/

[illegible][illegible]

(2) आर्थिक-सामाजिक विकास के लिए आवश्यक संसाधनों को सुरक्षित रखना और उनका उपयोग करना।

दिनांक 19.3.05
पृ. २३/३५५३३/२००५

पूरा www.dadaonline.com पर जाए या बुक पर बाबा का 9804 400300

Summary of Objections/Suggestions received and observations thereof

Sl. No	Date on which the O&S was filed	Objections/Suggestions received from	Objections / Suggestions	Observation.
1.	4.4.05	Ashok Kumar Joshi, CGHS, Mayur Vihar, Phase-I	Parking space should be provided in double basement.	As per proposed norm, already Basement(s) upto the envelop line equivalent to the area of the plot to be exclusively used for parking. Max 25% for storage and services are permissible.
2	5.4.05	S.V. Kaushal, Dy. Chief architect-II	Since NDMC is receiving applications for sanctioning of recreational club. Hence, they sought clarification reg. What norms to be followed.	Norms will be as per the final notification issued by MOUD.
3.	8.4.05	Amamath Bharti, 352 D/2 Munirka Village, N. Delhi-67.	FAR may be increased to 250.	The Authority vide Res. No. 50/98 dated 29.5.98 FAR of only 50 was approved for further processing, Authority vide Res. No 56/2004 dated 24.8.2004 approved FAR of 100 on plot upto 2000 Sqm. (Community recreational club) & 5000 Sqm. (Public recreational club) with 50 FAR on additional plot size i.e bigger than 2000 Sqm. or 5000 Sqm respectively. However, considering various representations for optimum utilization of land FAR and parking norms have been rationalized/enhanced.
4.	8.4.05	Preeti Joshi, 17/7, Rly. Colony, Kishan Ganj, Delhi.	More area should be given to guest room.	-----do-----
5.	8.4.05	Neeraj kumar, 352D, Munirka Village, n. Delhi	FAR and height may be increased.	-----do-----
6.	8.4.05	P.Elugondaiah, B-2836, Netaji Ngr., N. Delhi	For the plot area above 1.5 acre. The FAR should be 150 to 250, on the entire plot at least 2 basement should be allowed for parking, guest rooms should be allowed and 15% of the plot area should be used for Institution.	-----do-----

7.	8.4.05	Mishra, 77-A, Vipin Garden Extn., Uttam Nagar, N. Delhi.	Height should be allowed upto 40 mtrs.	-----do-----
8.	8.4.05	RWA Chittranjan Park, N. Delhi-52.	<p>Plot no. 2&3 between pkt. 52 & m Block which is earmarked as an open space, is located in between highly populated resdl. Unit.</p> <p>CSC at Pkt. 52 is not feasible for various reasons like cause is located inside pkt. 52 and which is locked from all sides.</p> <p>Even after no. of objections by RWA, DDA started constructing the Janta market in apportion of CSC land and during construction, DDA has neither considered the feasibility of the above CSC norms Master Plan guide lines. It was only stopped by the intervention of Hon'ble High Court.</p> <p>In January 2005, DDA published Notice in newspaper for auction of remaining CSC plot ignoring their own statement in Hon'ble Court.</p> <p>RWA has filed a contempt application against DDA and next date of hearing is on 28.4.05. Regarding sports Complex between pkt. 52 & NRI Complex Alkanda.</p> <p>Sports complex proposed by DDA is not at all feasible due to small width approach roads, besides the above reasons, it was the only space left for breathing/walking for the residents. The development of sports complex might hamper the whole area. Though the surrounding roads are already narrow and having no scope for further extension the situation might go worse.</p> <p>Suggestions:</p> <p>A genuine requirement including Technical feasibilities may checked by the member from Urban art Commission/ Environment Deptt. etc.</p>	Objections/suggestions does not pertain to Public Notice.

9.	19.4.05	M/s Recreational and Cultural Society(Regd.) Vasant Kunj, New Delhi	Recreational Clubs allotted earlier than this Public Notice must follow the earlier Dev. Norms as per the existing building bye-laws and DDA Resolution of 1997. As per Master Plan perspective 2001, there is only one category of recreational club of category "A" having plot of 10,000 sqm (1 ha.) per 1 lakh. Recreational club control norms are not given in MPD-2001, the norms for PSP should be followed. The FAR and ground coverage should be same if the allotments have been prior to this Public Notice.	The earlier norms were not finally notified hence MOUD asked DDA/MCD not to sanction Bldg. Plans till these are finalized.
10.	19.4.05	Anil Rawat, anand Vihar, Delhi	For plot area of 5000 sqm. the FAR should be 2.	Norms will be as per the final notification issued by MOUD.
11.	19.4.05	Om Pal singh, 1Oak Drive, Chattarpur Farms, n. Delhi.	The FAR for community recreational club/Public recreation club should be increased.	-----do-----
12.	19.4.05	Mahesh kumar, chatterpur Farms, N. Delhi.	For plot areas more than 4000 sqm. the FAR should be 250.	-----do-----
13.	19.4.05	Pradeep, Chattarpur Farms, N. Delhi	At least upto 3 basement should be allowed.	-----do-----
14.	19.4.05	Rohtas Lohia, 12, Oak Drive, Chattarpur Farms, N. Delhi.	20-25% residential area should be allowed.	-----do-----

Proposal for modification in MPD 2001.

Gazette of India, Part II Section 3, sub-section (ii) dated 1.8.90 the following are proposed to be incorporated:

(i) On page 156 (LHS) under "Recreational Club (047)", the existing provision is proposed to be replaced by the following:

"Recreational Club, Multi purpose hall, Banquet Hall, Restaurant / Cafeteria / Snack Bar, (only for Public Recreational Clubs) Residential Component (15% of the total floor area and to the max. of 300 sqm.), Indoor Games including Gymnasium and Health Clubs, Library, Outdoor Games and Swimming Pool"

(ii) On page 163 (LHS) above "Bus Terminal (063)" the following is proposed to be incorporated:

"Recreational Club(047)

Norms	Community Recreational club	Public Recreational Club
Plot Size	2000 sqm @	5000 sqm @
Maximum ground coverage	25%	25%
FAR	i) 100 upto area of 2000 sqm. ii) 50 for area between 2000 and 5000 sq.m.	i) 100 for area of 5000 sqm. ii) 50 for area between 5000 and 10000 sqm.* iii) No FAR for area beyond 10000 sq.m.
Maximum Height	Upto 26 m	Upto 26 m
Other Controls: Basement(s)	Upto the envelope line equivalent to the area of plot to be exclusively used for parking maximum 25% for storage and services not to be counted in FAR.	Upto the envelope line equivalent to the area of plot to be exclusively used for parking maximum 25% for storage and services not to be counted in FAR.
Parking	At the rate of 2 ECS per 100 sqm. Of floor area.	At the rate of 2 ECS per 100 sqm. of floor area.

@ Plot size Norms of (a) Community Recreational Club shall be 2000 sqm. which shall also cover club sites below 5000 sqm and (b) The Plot Size Norm of Public Recreational Club shall be 5000 sqm., which shall also cover Club sites upto 10000 sqm.

50% of the open area beyond the permissible ground coverage area would be used as green and remaining 50% of the open area for out door games / sports facilities, Swimming Pool would also be permissible upto a maximum covered area of 300 sqm free of ground coverage and FAR.

* 50 FAR shall be admissible on the area beyond 2000 sqm. and below 5000 sqm for Community Recreational Clubs and for Public Recreational Clubs 50 FAR shall be admissible on the area beyond 5000 sqm. upto 10,000 sqm.. For example on a plot size 3500 sqm. for community recreation club 100 FAR will be available for the first 2000 sqm. plot area and for remaining 1500 sqm. plot area only 50 FAR will be available. Similarly on a plot size of 7000 sqm. for public recreation club, 100 FAR will be available on the first 5000 sqm. plot area and for the remaining 2000 sqm. plot area only 50 FAR will be available.

Other Planning Guidelines / provisions :

i) The Recreational Clubs may, so far as possible, be located adjacent to the Commercial Areas as per permissibility given above / near the common parking facilities so that common parking areas could be used by the Clubs also. No parking to be allowed outside.

ii) Public Recreational Clubs be located preferably on minimum 24 m road R/W with preferential membership of residents of neighboring area.

iii) The provisions of Community Recreational Club / Public Recreational Club sites shall be made as per norms as a part of Layout Plan of the various Use Zones in which such Recreational Clubs are permissible.

AGENDA ITEM No. 43/2005

No.F.27(15)2003/Vig./DC

DEPARTMENTAL PROCEEDINGS AGAINST SH.V.K. AGGARWAL,
E.E. (RETD.)

DATE OF RETIREMENT -31.7.2003

Major penalty proceedings were initiated against Sh.V.K. Aggarwal, EE(C) Retd. vide Memo. dated 23.7.2003 on the ground that while working as E.E. in WD-15 during the period 1998 to 2000 had passed the bill for payments for watch and ward services in respect of various housing works at Dwarka.

Sh.B.K.Roy,CE (Retd.)who was appointed as Inquiry Officer vide order No.320/vig. dated 1st April, 2003 submitted his findings vide letter dated 9th August, 2004 and held the charges as partly proved against Sh.V.K. Aggarwal,EE(C).

Accordingly a notice dated 22.2.2005 along with copy of extract of CVC 2nd stage advice, findings of IO and disagreement note was issued to Sh.V.K.Aggarwal, EE for making representation against the disagreement note.

Sh.V.K. Aggarwal,EE(C) has submitted his reply vide letter dated 22.2.2005. In his reply Sh.Aggarwal, EE has intimated that he has nothing to represent.

The file was submitted to the disciplinary authority i.e. V.C.,DDA for taking a view regarding imposition of penalty on Sh.V.K. Aggarwal, EE(C)Retd. as per CVC's advice dated 13.12.2004, who vide his minutes dated 22.11.2004 observed that the various charges taken together are serious, either by way of gross negligence/oversight which can not be condoned or viewed leniently, or by way of a conscious or deliberate act. Therefore, imposition of major penalty would be in order to meet the ends of justice.

The matter was considered by the Sub-Committee of non-official members of the "Authority" constituted under Resolution No. 36(A)97 dated 16.7.97 in its meeting held on 13.4.2005. The Committee recommended imposition of the penalty of 10% cut in pension for a period of five years on Sh.V.K. Aggarwal, EE (Retd.) for the above said lapses.

Now, therefore, the proposal for imposition of the penalty of 10% cut in pension for a period of five years on Sh.V.K. Aggarwal, EE (Retd.) is submitted for consideration of the "Authority".

RESOLUTION

The Lt. Governor directed that the existing system of inquiries should be reviewed and streamlined so that cases pertaining to retiring officials could be finalized well in time.

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

Item No.
44/2005

-71-

Sub: Allotment of alternative land for petrol pump sites.
F.13(70)94/OC/PDA.

The Authority vide its resolution No. 33/2003, dated 20th June 2003 had decided that resettlement of petrol pump sites will be carried out only when the land is utilized for any planned project/scheme (A pp. 'A' at page 73 to 77) After this resolution, some of the Oil Companies and their LOI holders) had been representing for alternative sites on different grounds. These have been reviewed and three specific cases of petrol pump sites at Sector 10, Dwarka, Tikri Kalan and Binda Pur were identified. Whereby it was felt that a prima facie case for resettlement was made out. A meeting was held in the chamber of VC/DDA on 2nd Sept., 2004, with the representatives of Planning & Land Disposal Wing, where it was decided that alternative sites should be considered in respect of the above said cases only in the specific grounds mentioned below:

1. Indian Oil Corporation was allotted a site at Sector 10, Dwarka, for its LOI holder Shri Ravi Kant Sharma in the year 1999. The said site need & to be change in view of the changed plan of Dist. Centre, Sector 10, Dwarka, whereby it has been proposed that Linear Dist. Centre will be planned along the route of the Metro Station in 10 & 12 and certain other sectors of Dwarka.

It has been proposed that due to change in the plan, An alternative site will be carved out for allotment to the IOC for its LOI holder, Shri Ravi Kand Sharma in the District centre, Dwarka, keeping in view of the revised layout plan. .

2. Bharat Petroleum Corporation was allotted a site at Bindapur for its LOI holder Shri Feroz Khan in the year 1999, but the site at Bindapur could not be developed as a petrol pump site due to development of unauthorized colony nearby and the fact that the approach road became too narrow for movement of traffic. As per the provision of Master Plan, petrol pump has to be located on a 30 meter wide road, but due to development of unauthorized colony nearby, the approach road is not of 30 meter. The issue was discussed in the 236th Screening Committee held on 9th Dec. 2004, and it was decided that petrol pump site may be converted into a site for Automobile Repair shops.

Now it is proposed to provide an alternative plot by a draw among the existing sites available with the DDA.

3. IOC was allotted a site at Tikri Kalan for its LOI holder Smt. Renuka Rawat in the year 1999. The site had been allotted on the assumption that PVC Market at Tikri Kalan will be developed as per plan, but till date PVC traders have not shifted to this place and they are operating at other places and this place has not been developed yet. The petrol pump site allotted to the IOC is far from the main road and the area is totally undeveloped. It has no traffic circulation or population nearby for catering to a petrol pump. The alternative plot will be given through draw among the existing sites.

Accordingly, it was decided to provide an alternative site in lieu of these 3 sites, as the Oil Companies/LOI holders have been representing that sites can not be established at this place, and there is no possibility of the development of these places in the nearby future.

Proposal:

Since the Authority had earlier resolved that resettlement will only be made when the land is being directly utilized for planned projects; it is proposed that alternative site to these three allottees on the specific grounds mentioned above, as a one time relaxation of the approved policy, may be approved.

RESOLUTION

After discussion, the proposals contained in the agenda item were approved by the Authority.

Item No:

33/2003

Sub: REVIEW OF THE POLICY FOR ALLOTMENT OF PETROL PUMPS / GAS GODOWN SITES

F.13(05)2001/CL/DDA.PRECIS**I. Background:**

- 1) DDA is the main land owning agency which allots land for the petrol pump (PP) gas godown sites to the persons domiciled in Delhi.
- 2) DDA offers following sizes of Petrol pump sites :
 - a) 30x17 mtrs for filling stations where no service station and repair of automobile is permitted
 - b) 36 x 30 mtrs for filling -cum service stations and
 - c) 45 x 33 mtrs also for filling cum service stations.
 - d) in past some small sites of 18 x 15 mtrs for two-three wheelers were also allotted
 - e) for gas godown sites, the standard size is 26 x 22 mtrs.
- 3) DDA allots PP sites in Delhi only to the Letter of Intent (LOI) holders of Dealers Selection Board (DSB) /Ministry of Petroleum, through computerized draw on the basis of seniority fixed on the basis of date of issue of LOI to the dealer by the Oil Companies. The Oil Company makes a formal request to DDA for allotment of Petrol Pump/Gas godown sites.
- 4) There is no comprehensive policy framed or rules laid down for allotment of Petrol Pumps (pps) and Gas godowns. However the guidelines for allotment and management purposes are being derived from the instructions and guidelines issued from the Ministry of Petroleum, Authority Resolutions, Technical Committee of DDA guidelines, and various administrative orders issued from time to time. Important decisions and guidelines being followed for allotment/resitment and other procedures are placed at- Appendix-I (p7 to 10) (Authority Resolution No. 106/95), Appendix- II, Govt of India, Ministry of Petroleum notification dated 18 May 1998, Appendix- III -Resitment (P14 to 16) guidelines framed by Technical Committee vide item no. 41/99-TC.
- 5) The allotment is made on Licence Fee (L/F) as per the license terms and conditions framed under Rule 44 of Nazul Rules 1981, for an initial period of 5 years as per the Resolution No. 23, dated 13.3.1987. (Appendix-IV). (P17).
- 6) The Licence Fee is paid directly by the Oil Companies in case of Petrol pump sites and incases of gas godown sites, it is the dealer who pays the Licence Fee to DDA.
- 7) The Licence Fee demanded is based on the rates prevailing in the year 1994 with a hike of 8% annually since then.. The rates prevailing for the standard size site of petrol pump of 36 x 30 mtrs(1080 sq mtrs) was Rs. 2,41,0000/- per annum in 1994 which for the year 2003 works out to be Rs 4,81,760/- per annum
- 8) There are over 160 petrol pump sites already allotted by DDA in various parts of Delhi but the demand for more sites from the Oil Companies is far from being saturated.

II. Need to Review the Policy of Allotment :

- 1) As per the current policy, the allotment is made strictly as per the seniority of the wait listed LOIs.

- 2) The Oil Companies who have a oligopoly today on setting up retail outlets often reject sites on the grounds of immediate economic un-viability, hence, blocking allotment leading to delay in allotment and long waiting periods for the waitlisted LOI holders. At present ten LOI holders are pending for allotment of petrol pump sites having seniority from April 2001 onwards. Before the recent draw held on 25.5.03 for 18 petrol pump sites, LOI holders of 1995 seniority were awaiting allotment of petrol pump site. For gas godown sites, 18 LOI holders with seniority from 1994 are awaiting allotment of sites. Thus the entire process often comes to stand still.
- 3) Retail marketing of Motor Fuels has been deregulated and Private Companies Like Reliance Petroleum Limited are authorized to set up the retail out lets.
- 4) Other land owning agencies in neighboring states such as NOIDA, HUDA have already allowed Private Sector Oil Companies at par with the other PSUs
- 5) The license fee currently charged is not true reflection of commercial value of the land and many Petrol Pump sites are being used for other commercial activities like ATM Centers/Snack Bars which are not allowed as per the planning norms..
- 6) Quite often there are request for change of petrol pump site on account of less sale as the company does not find a site financially viable and operating in the oligopoly conditions, continuously seeks better opportunities making it a never ending cycle till it is assigned site which would fetch best returns.
- 7) In the wake of deregulation of petroleum sector a level playing field is to be provided to all the participant and no unequal treatment can be meted out based on the pattern of ownership particularly when private companies have been allowed to set up retail outlet, only PSU can not continue to get the Govt land.

III. Advantages of allotment through auction/ tender will be following.

- 1) The site itself will determine its market value and it would not lie un-disposed off with DDA on the pretext that it is unviable site. Since DDA shall be charging commercial value of the land for such allotment, the element of hidden subsidy will go.
- 2) It would be more transparent mode of disposal, as Petrol Pump/Gas godown sites will be taken by company/Private Sector depending upon their needs at competitive rates.
- 3) There will be no request for change of site once allotted on the ground of poor viability/feasibility.

IV. Proposed Policy of Allotment

- A. Mode of Disposal and basis of Licence fee for fresh allotments :
 - 1) **Temporary Allotment** through limited auction or tender. Petrol pumps are allotted on temporary basis as per the licence deed format under Rule 44 of the Nazul Rules. Nazul Rules do not specify the mode of disposal of petrol pumps/ gas godowns and hence do not prohibit the auction/tender mode of disposal. Allotment on perpetual lease is not recommended for such allotments, as it needs tighter controls and regulations.
 - 2) **Who can participate:** Any Company/Firm which has been authorized /granted marketing rights by the Ministry of Petroleum and Natural Gas, may participate in the tender for allotment of PP site on license fee basis.
 - 3) **Period of licence:** The initial period of licence will be five (5) years with annual enhancement of 8% of the bid price for fresh allotments made through competitive mode of disposal by way of limited tenders/auction.
 - 4) **Fixation of Licence Fee:** The reserve license fee will be fixed for the petrol pump sites at 5% of the current commercial value of the petrol pump sites and in cases where current commercial value of land is not available due to no current disposal in the area then the current commercial value of land in the vicinity of petrol pump sites will be taken. This will be the reserve price of the basic Licence Fee for filling station/filling-cum-service stations irrespective of number of dispensing units allowed. The number of dispensing units in any case is restricted as per the building bye laws and also as per explosive substances norms.

The 5 % or 2% of the commercial value as reserve license fee will be fixed for the site being auctioned /tendered for the first time in a particular Scheme/ Zone. For the subsequent auction/tender of sites falling in the commercial scheme/zone where already a petrol pump /gas go down site has been disposed of through auction/tenders shall be determined/fixed by the Price Fixing Committee(PFC) keeping into account the response received while disposing of the petrol pump sites/gas godown site in that Zone/commercial scheme on previous occasions.

- 5) The Licence Fee by the successful tenderer/ bidder will to be deposited within 30 days of allotment letter. The subsequent Licence Fee with annual 8 % hike shall be paid before 30th April for the period of April to March every year.
- 6) Property Taxes and other taxes shall be payable by the Licensees.
- 7) Security deposit as one year Licence fee shall be deposited along with the Licence Fee for first financial year at the time of the allotment. Security deposit shall be refunded after deducting dues on taking back of the possession of the site. In case of over due, unauthorized stay, the same will be forfeited.
- 8) Sites will be carved out by Planning Wing/DDA and be made available to the Land Disposal Wing for auction/ tender.

B. Licence Fee to be charged from the petrol pump/gas-godown sites already allotted:

- 1) The present Licences are granted initially for 5 years. Therefore, for sites where licence is expiring during 2004-2005, the fee will be revised /fixed at the Reserve Licence fee as determined by the Price Fixing Committee(PFC) of DDA, as described above in para A(4) for 2004-2005, and be charged w.e.f from the next Financial Year 2004-2005 and for subsequent years with 8% hike annually. Similarly as and when the initial five year term of other already allotted sites expires, they be brought into the new price mechanism regime.
- 2) This situation will however lead to two different price mechanism of Licence fee for five years. The already allotted sites, where initial five year term of Licence has not expired will continue on the current licence fee being charged, whereas for the sites where initial period of five years of licence has expired and sites that will be freshly allotted through tender/auction, the licence fee will be based on the current commercial value of the land.

C. Commercial component at Petrol Pump sites:

- 1) There are no provisions in the Master Plan for commercial component at petrol pump sites. Hence Amendment in Master Plan is required to allow commercial activities of departmental stores, convenios, ATMs etc at the pp site as at present no commercial component is permitted on the FAR allowed at petrol pumps..
- 2) However when such provisions are made DDA may allow commercial activity at Filling cum Service station only within the FAR permitted on such petrol pump site ie 20. Planning Deptt. has not recommended any commercial activities at Filling Station
- 3) The additional Licence Fee for the commercial component will be kept as 25% of the Licence Fee for the area used for commercial purposes in addition to the regular license fee of the petrol pump site. The commercial component/ area that can be allowed within the permitted FAR shall be decided after the amendment for permitting commercial exploitation at the petrol pump site is made in the Master Plan.
- 4) The licensee will be allowed to exploit the commercial area on payment of additional License Fee as mentioned above. The commercial component will be part of the licence deed executed for the petrol pumps site and to be treated as part of the pp site.

V. **Problem areas and their remedial suggestions.**

A. **Resitement:**

- i) Resitement may be made only when the existing petrol pump/gas godown site is utilized for a planned project/scheme which directly necessitates the closing down of the petrol pump /gas godown site. No resitement will be made on any other grounds. As the petrol pumps will be disposed on annual Licence fee basis rather than on upfront payment, if an allottee does not find the business lucrative due to certain other reasons, he can always chose to surrender the site.
- 2) In all cases of resitement, the existing rates for the new site will be charged and the possession of the old site will be handedover to DDA.
- 3) The alternative site will be allotted through computerized draw from the available sites. For holding the draw atleast 3 sites must be available on the date of holding the draw.

B. **Compassionate/ out of turn Allotment:**

DDA will dispose of the land for PP site through competitive mode of Tender/ Auction only and Cases of allotment on compassionate grounds, special scheme can still be considered by the Oil Companies by procuring the Petrol Pump Sites in open auction & allotting them to the special categories of LOI holders

C. **Action on defaults:**

i) If the licensee defaults continuously on two occasions to deposit the Licence fee, the pp /gas-godown shall be cancelled and the licensee shall be evicted and shall also be liable to pay damages for unauthorizedly occupying the Govt land from the date of cancellation till the actual date of vacating the site. Interest @ 15% per annum shall be charged for delayed payment of Licence Fee if not received by 30 April of every year that is within one month of the beginning of new Financial Year. This clause will be incorporated in the Licence Deed.

ii) A provision of penalty clause be incorporated in the licence deed format for use of commercial area over and above the permitted area for commercial use from the date of detection till the date of rectification.

D. **Petrol Pumps on Private Land :**

The Planning Deptt. DDA has already prepared guidelines for setting up of petrol pump sites on private land in the Rural Zones. Similar guidelines need to be prepared for setting up of petrol pumps in the Urban Area on the private land and to be approved by the Ministry. Such guidelines would envisage interalia, requirement of NOC /scrutiny from DDA to the effect that the proposal conforms to the land use plan of the Master Plan 2001 and subject to payment of conversion charges, processing and other requisite fees. Further for such installations other relevant permission from Fire Dept. and Local body ,building sanction plan etc will also be required before commissioning the Petrol Pump/gas godown. The planning Deptt has been asked to draft such guidelines. Similarly in the changed scenario, conversion fee presently prevailing for setting up of petrol pump in the Rural Zones also need to be re-examined so that the rates become compatible with the rates of sites offered by DDA.

The above proposal has been shown to the Planning Deptt, DDA and Finance Deptt , DDA and their views have been incorporated in the proposed agenda

The above policy is placed for the approval of the Authority

Resolution.

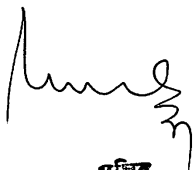
The Vice-Chairman expalned the salient features of the policy on allotment of petrol pumps/gas godown sites. The

Contd...

Lt. Governor pointed out that the old policy needed a review on account of opening of the oil sector to private companies, changing character of the PSUs and in the light of the increasing commercial utilisation of the petrol pumps sites. He appreciated the initiative taken by the Vice-Chairman in finalizing the new policy guidelines.

The Lt. Governor agreed with the suggestion of the Jt. Secretary, Ministry of Urban Development & Poverty Alleviation, Shri P.K. Pradhan that the initial period of licence should be more than five years and suggested that relevant provisions of the Nazul Rules should be taken up for modification, if necessary. The LG also advised early finalisation of policy on petrol pumps on private lands in Urban/Rural Use Zones and the conversion fee to be charged from them.

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

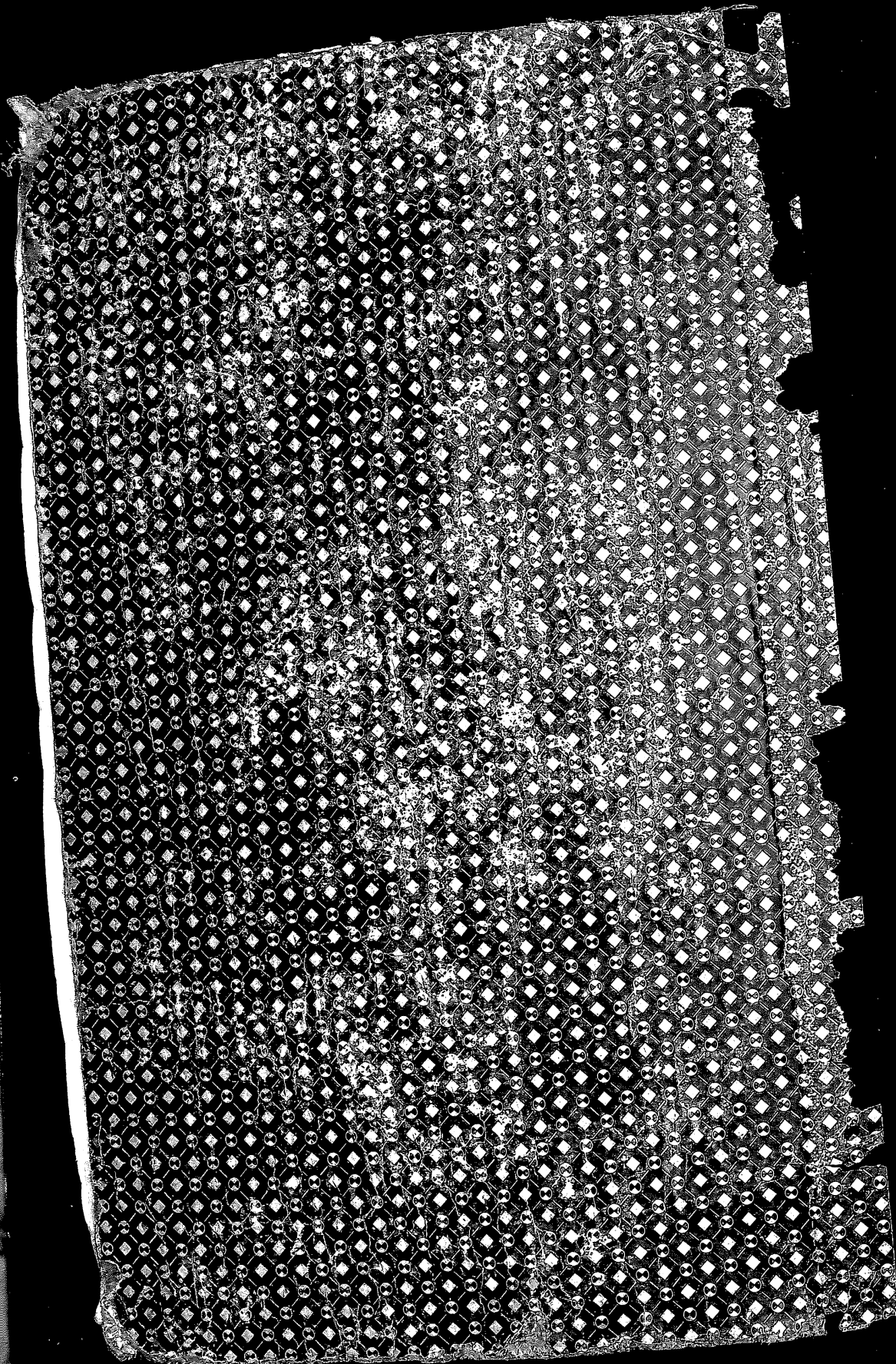


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