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कार्यवृत्त पुस्तिका

कार्यवृत्त सूची

बैठक दिनांक. 10.01.2014

सद संख्या, 1 से 11 तक

दिनांक. 10.01.2014

मुख्य: 11 बजे राजनिवास

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DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner-cum-Secretary)

No. F.2 (2)2014/MC/DDA/06

Dated: the 8th January, 2014

Sub: Agenda for the meeting of the Delhi Development Authority.
Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Friday, the 10th January, 2014 at 11.00 a.m. at Raj Niwas, Delhi.


(Asma Manzoor)
Commissioner-cum-Secretary
Phone No. 24623598

Encl: As above.

CHAIRMAN

1. Shri Najeeb Jung
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri D. Diptivilasa

MEMBERS

3. Shri Abhai Sinha
Engineer Member, DDA
4. Shri Manish Kumar
Finance Member, DDA (officiating)
5. Shri D. Diptivilasa
Additional Secretary
Ministry of Urban Development
Govt. of India
6. Smt. Naini Jayaseelan
Member Secretary
NCR Planning Board
7. Shri Jitender Kumar Kochhar

SPECIAL INVITEES

1. Shri D.M. Spolia
Chief Secretary
Govt. of NCT of Delhi

2. Smt. Nutan Guha Biswas
Principal Secretary to Lt. Governor, Delhi
3. Smt. Archana Arora
Principal Secretary (Finance)
Govt. of NCT of Delhi
4. Shri Arun Goel
Principal Secretary (UD)
Govt. of NCT of Delhi
5. Shri Dharam Pal
Principal Secretary (L&B)
Govt. of NCT of Delhi
6. Shri J.B. Kshirsagar
Chief Planner, T.C.P.O.
7. Shri Manish Gupta
Commissioner
South Delhi Municipal Corporation
8. Shri S. Kumaraswamy
Commissioner
East Delhi Municipal Corporation
9. Shri P. K. Gupta
Commissioner
North Delhi Municipal Corporation
10. Shri T. Srinidhi
Principal Commissioner (LD, Housing & CWG), DDA
11. Shri Dayanand Kataria
Principal Commissioner (Personnel, LM & Systems), DDA

Copy also to:

1. Smt. Swati Sharma
Addl. Secretary to Lt. Governor, Delhi
2. Shri R.N. Sharma
Addl. Secretary to Lt. Governor, Delhi
3. Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi
4. Shri Vishwendra
PS to Lt. Governor, Delhi
5. Smt. Neemo Dhar
Advisor (PR), DDA

**AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY**

DATE: 10.01.2014

TIME: 11.00 AM

VENUE: RAJ NIWAS

DELHI

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3.	03/2014	Delegation of powers to officers in Engineering Wing. F.5(287)2013-14/PC/DDA/Pt.-I	ENGINEERING
4.	04/2014	Policy for continuance of Temporary cinemas. F.11(06)74/MP/Pt.-I	PLANNING
5.	05/2014	Modalities for operationalisation of the enhanced FAR in MPD-2021.	PLANNING
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9.	09/2014	Detail of major projects costing more than 50 crores. F.EM.3(7)77/Vol.VI/2011/Part/	ENGINEERING

Item No. 01/2014



DELHI DEVELOPMENT AUTHORITY

ITEM NO. 01/2014

Sub: Confirmation of minutes of the meeting of Delhi Development Authority held on 27.12.2013 at Raj Niwas.

File No. F.2 (2)2014/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 27.12.2013 at Raj Niwas are submitted for confirmation of the Authority.

(Appendix-A at Pages 02 - 07)

R E S O L U T I O N

Minutes of the meeting of the Delhi Development Authority held on 27.12.2013 were confirmed as circulated.

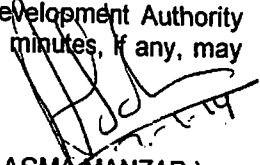
DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner-cum-Secretary)

No. F.2 (2)2014/MC/DDA/04

Dated: the 7th January, 2014

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 27th December, 2013 at Raj Niwas. Amendments to the minutes, if any, may kindly be proposed within 3 days.


(ASMA MANZAR)
Commissioner-cum-Secretary
Phone No. 24623598

Encl: As above.

CHAIRMAN

1. Shri Najeeb Jung
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri D. Diptivilasa

MEMBERS

3. Shri Abhai Sinha
Engineer Member, DDA
4. Shri Manish Kumar
Finance Member, DDA (officiating)
5. Shri D. Diptivilasa
Additional Secretary
Ministry of Urban Development
Govt. of India
6. Smt. Naini Jayaseelan
Member Secretary
NCR Planning Board
7. Shri Jitender Kumar Kochar

SPECIAL INVITEES

1. Shri D.M. Spolia
Chief Secretary
Govt. of NCT of Delhi

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2. Smt. Nutan Guha Biswas
Principal Secretary to Lt. Governor, Delhi
3. Smt. Archana Arora
Principal Secretary (Finance)
Govt. of NCT of Delhi
4. Shri Arun Goel
Principal Secretary (UD)
Govt. of NCT of Delhi
5. Shri Dharam Pal
Principal Secretary (L&B)
Govt. of NCT of Delhi
6. Shri J.B. Kshirsagar
Chief Planner, T.C.P.O.
7. Shri Manish Gupta
Commissioner
South Delhi Municipal Corporation
8. Shri S. Kumaraswamy
Commissioner
East Delhi Municipal Corporation
9. Shri P. K. Gupta
Commissioner
North Delhi Municipal Corporation
10. Shri T. Srinidhi
Principal Commissioner (LD, Housing & CWG), DDA
11. Shri Dayanand Kataria
Principal Commissioner (Personnel, LM & Systems), DDA

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Addl. Secretary to Lt. Governor, Delhi
2. Shri R.N. Sharma
Addl. Secretary to Lt. Governor, Delhi
3. Shri Ajay Chaudhary
OSD to Lt. Governor, Delhi
4. Shri Vishwendra
PS to Lt. Governor, Delhi
5. Smt. Neemo Dhar
Advisor (PR), DDA

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 27th December, 2013.
at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Najeeb Jung,
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri D. Diptivilasa

MEMBERS

3. Shri Abhai Sinha
Enginccr Member
4. Shri Manish Kumar
Finance Member (officiating)
5. Shri D. Diptivilasa
Addl. Secretary, MOUD
6. Smt. Naini Jayaseelan
Member Secretary,
NCR Planning Board
7. Shri Jitender Kumar Kochar

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Smt. Nutan Guha Biswas,
Principal Secretary to Lt. Governor, Delhi

2. Shri J.B. Kshirsagar
Chief Planner, TCPO
3. Shri Manish Gupta,
Commissioner,
South Delhi Municipal Corporation
4. Shri S.Kumaraswamy,
Commissioner,
East Delhi Municipal Corporation
5. Shri P.K.Gupta,
Commissioner,
North Delhi Municipal Corporation
6. Shri T.Srinidhi,
Principal Commissioner (Housing, LD & CWG), DDA
7. Shri Dayanand Kataria
Principal Commissioner (LM, P & S), DDA
8. Smt. Swati Sharma,
Addl. Secretary to Lt. Governor, Delhi
9. Shri R.N.Sharma,
Addl. Secretary to Lt. Governor, Delhi
10. Shri Vishwendra
PS to Lt. Governor, Delhi
11. Shri A.V.Prem Nath
Jt. Secretary (UD), GNCTD
12. Shri P.K.Vats,
Chief Engineer (Projects), DDA
13. Shri R.K.Jain
Addl. Commissioner (Planning)MP&UE, DDA
14. AVM (Retd.) V.K. Dayalu
Advisor (SA&GR), DDA
15. Shri Amardeep Singh,
Financial Adviser (Housing), DDA

I. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, special invitees and senior officers present at the meeting of the Authority.

Item No.146/2013:

Confirmation of minutes of the meeting of the Delhi Development Authority held on 19.09.2013 at Raj Niwas.
F.2(2)2013/MC/DDA

1. Request of Addl. Commissioner (Planning)MPR&AP for amendment of the minutes of the meeting of the Authority held on 19.9.2013 was approved. Accordingly, "Addl. Commissioner (Planning)AP&MPR, DDA" would be read as "Addl. Commissioner (Planning)MP&UE, DDA" in para 1 of the minutes for item no. 140/2013.
2. The remaining minutes of the meeting of the Authority held on 19.9.2013 were confirmed as circulated.

Item No.147/2013:

Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 19.08.2013 and 05.09.2013 at Raj Niwas.
F. 2(3)2013/MC/DDA

1. Hon'ble Lt. Governor directed that final policy for disposal of EWS houses at Dwarka should be prepared on priority. PC(LD) to ensure the same in a time bound manner.
2. Action taken reports on the minutes of the meetings of the Authority held on 19.8.2013 and 5.9.2013 were noted by the Authority.
3. The matter relating to revised definition and activities permitted for 'Hotel' use premise needs to be legally examined.
4. Principal Commissioner (Land Disposal) to ensure time bound finalization of policy for disposal of EWS Houses at Dwarka.

Item No.148/2013:

Framing of policy regarding misuse of Institutional plots
F18(74)91/IL

1. As the agenda was not clear whether it pertains to framing of policy regarding misuse of institutional plots allotted to private societies or also to government institutions, it was decided that the agenda item should be withdrawn and would suitably be redrafted and also a presentation made before the Authority to clarify the amendments required in the terms and conditions of allotment of such plots. If required, exceptions could be made for government institutions.

2. As regards construction of unauthorized structures in play field areas of schools which as per the terms and conditions of lease deed are required to be kept vacant, DDA should write to the concerned schools that either the unauthorized construction should be demolished or the lease would be determined in accordance with the lease conditions. A copy of the notice should be sent to the municipal corporation for suitable action.

Item No.149/2013:

Change of landuse from 'Recreational' (Community Park) to 'Public & Semi Public' (Burial Ground) in Layout Plan of Facility Centre No. 8 at Wazirabad Road and Loni Road Crossing.
F.3(125)98/MP

Proposal contained in the agenda item was approved by the Authority.

Item No.150/2013:

Proposal for utilization of an area measuring 4000 sq.m. for Police Station (i.e. "Public & Semi Public (PSP) use") having residential land use as a part of approval of layout plan for 10.97 acres approx. of vacant land under possession of DDA at Revenue Estate of Village Neb Sarai.
F.3(50)/2013-MP

Proposal contained in the agenda item was approved by the Authority.

Item No.151/2013:

Proposed Change of Landuse of 13 cases in the MPD-2021 and Zonal Development Plan of Zone-'E'.
F.20(13)2010/MP

1. Vice Chairman, DDA stated that the proposal contained in para 3.0 of the agenda item was incomplete as instead of 13 cases only 6 have been mentioned, though the complete list was included in Annexures-III and IV of the agenda item.
2. Proposals contained in the agenda item were approved by the Authority.

Item No.152/2013:

Standard Costing of Flats - Plinth Area Rates of Construction effective from 1st October, 2013 to 31st March, 2014.
F.21(1671)2001/HAC/Pt.

1. Hon'ble Lt. Governor while disapproving the agenda item expressed his extreme displeasure as the agenda item had not been properly prepared and proposals in the agenda item could have caused financial loss to DDA. Costing for all works done by DDA should be obtained and the agenda should be suitably redrafted.

2. Hon'ble Lt. Governor also directed that the quality of all Authority agenda items should be improved and more thought should be given by the officers concerned while preparing agenda items for the Authority.

Item No.153/2013:

Change of landuse of land measuring 3744 Square Meters from "Industrial/Manufacturing" to "PSP (Graveyard)" at Shahzada Bagh. F17(01)2001/MP/Pt.II

Proposal contained in the agenda item was approved by the Authority.

Item No.154/2013:

Retrofitting/Reconstruction of unsafe structures in Delhi
F.CE(Projects)5(6)13/DDA

1. Hon'ble Lt. Governor felt that it may not be practical to get occupied buildings vacated for retrofitting /reconstruction.
2. Shri Jitender Kochar stated that since DDA is unable to vacate unauthorized construction on its own land, it may not be feasible to vacate occupied buildings in areas where land is not owned by DDA for the purpose.
3. Hon'ble Lt. Governor stated that even through several buildings have been declared unsafe, these have not been demolished.
4. Commissioner, NDMC stated that according to the proposal most of the buildings in Old Delhi are unsafe and should be demolished.
5. Commissioner, SDMC stated that as per the Special Provisions Act, all buildings constructed before 2007 cannot be demolished. Most of the unsafe buildings are those without sanctioned building plans in unauthorized colonies. Commissioner, SDMC also cited the example of Mumbai where residents of unsafe unauthorized construction had been rehabilitated by a system of land pooling and the construction had been undertaken through developers with the provision of additional FAR. Temporary rehabilitation of all affected persons had been provided and it was compulsory for all residents of the area to participate in the scheme.
6. Commissioner, EDMC stated that the system of identifying unsafe buildings and their demolition needs to be improved.
7. Hon'ble Lt. Governor stated that many buildings in old areas of Delhi have sanctioned building plans but over a period of time a lot of unauthorized additional construction have

been carried out in these buildings which could be unsafe. Hon'ble Lt. Governor desired to be apprised whether such unauthorized additional construction could be demolished.

8. Hon'ble Lt. Governor stated that rehabilitation of occupants of unsafe buildings would have several practical problems as it would lead to a collapse in the social fabric of these individuals.
9. Engineer Member, DDA stated that since the mandate for retrofitting/reconstruction of unsafe structures in Delhi had been given to DDA by the Authority, the Authority needed to be apprised of the practical problems in the implementation of the policy.
10. Hon'ble Lt. Governor stated that the matter should be examined and a more comprehensive policy should be framed.

Item No.155/2013:

Agenda for adoption of Annual Accounts for the financial year 2012-13
F6(6)/A/C(Main)/DDA/2013-14/Annual A/cs 2012-13

1. Vice Chairman, DDA made the following observations:
 - i) The annual accounts of the Authority should be presented within three months of the close of the period.
 - a) Finance Member, DDA stated that the annual accounts had been approved by the Hon'ble Lt. Governor in July, 2013.
 - ii) Commonwealth Games reserves have been indicated as nil in the detailed financials though some amount against it has been shown in some other parts of the agenda. This needs to be reconciled.
2. Pr. Secretary to Lt. Governor stated that income for the year 2012-13 is less than that of 2011-12. Besides, details of loans granted under UDF and its recoveries have not been indicated.
 - i) Finance Member, DDA stated that lesser income for the year 2012-13 is largely due to the decrease in stock of CWG Village apartments. Since UDF is not an account of DDA and DDA is only managing the fund, till now details of UDF were not being mentioned in the accounts of the Authority. Besides, in recent years mostly grants and not loans are being disbursed from UDF.
3. Commissioner (SDMC) stated that as per orders of the Hon'ble High Court, DDA and MCD were required to jointly assess each property and check whether it is a Union property or otherwise. Thereafter, DDA can decide either to pay the assessed property tax or appeal before the Tribunal. As decided in the meeting convened by Vice Chairman, DDA one joint assessor-cum-collector from MCD and an officer from DDA were to examine these cases. Instead, DDA has filed contempt petitions against the Commissioners of the Municipal Corporations. Since payment of property tax is DDA's liability it should be shown as contingent liability in the accounts of the Authority.
 - i) Finance Member, DDA stated that to bring about clarity in the matter pertaining to payment of property tax, DDA had approached the Hon'ble High Court. As per orders of the Hon'ble High Court, each property was to be checked whether it

- is a Union property or otherwise. However, the municipal authorities were not properly cooperating in the matter. Besides, MCD has taken coercive action and attached bank accounts of DDA and also withdrawn money from these accounts.
4. Vice Chairman, DDA stated that as per the orders of the Hon'ble Court, DDA and MCD were to jointly examine the matter. However, in the past MCD has attached bank accounts of DDA. The matter is presently sub-judice and DDA is going through the process.
 5. Hon'ble Lt. Governor stated that as directed by the Hon'ble High Court, DDA and MCD should jointly examine whether the properties are Union property or otherwise. Hon'ble Lt. Governor stated that it is not proper to file contempt proceedings against the municipal authorities and DDA should rectify it. Vice Chairman, DDA should decide the matter.
 6. The Annual Accounts of the Authority for the financial year 2012-13 were approved and adopted with the above observations.

OTHER POINTS :

1. Hon'ble Lt. Governor applauded the singular efforts made by Pr. Commissioner (Housing, LD & CWG), Finance Member and CLA for the negotiations being undertaken which may be successfully concluded.
2. Shri Jitender Kochar stated that a plot of land for nursing home at Masjid More has been utilized for constructing a mall. Shri Kochar stated that regularization of the unauthorized construction was illegal.
 - i) Pr. Commissioner (Housing, LD & CWG) stated that this was done as per policy of change of land use.
 - ii) Hon'ble Lt. Governor stated that the matter should be examined.

Hon'ble Lt. Governor thanked all the Members, special invitees and senior officers for participating in the meeting.

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



DELHI DEVELOPMENT AUTHORITY

Item No. 02/2014

ITEM NO. 02/2014

**ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETING OF THE DELHI
DEVELOPMENT AUTHORITY HELD ON 19.09.2013 AT RAJ NIWAS.**

SUBJECT	ACTION TAKEN REPORTS
<p>Item No.134/2013: Confirmation of minutes of the meeting of the Delhi Development Authority held on 05.09.2013 at Raj Niwas. F.2(2)2013/MC/DDA</p> <p>1. Shri R.K.Jain, Addl. Commissioner(Plg.), DDA stated that typographical errors in agenda item nos. 125/2013 and 126/2013 need to be corrected and incorporated in the minutes of the meeting of the Authority held on 5.9.2013.</p> <p>i) It was decided that these issues should be submitted separately in file for consideration. Proposed amendments which would make substantive changes in the proposals placed before the Authority should be explained in a cogent manner. The Authority authorized Hon'ble Lt. Governor to consider the proposed amendments.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>Necessary action has been taken.</p>
<p>2. Shri Subhash Chopra stated that though he has repeatedly requested for copies of objections/suggestions received in response to public notices issued with regard to modifications of MPD-2021 these have not yet been provided to him.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>The copies of the summary of the Objections/Suggestions received in response to Public Notices issued with regard to modification of MPD-2021 has already been sent to Authority Members for their kind information.</p>
<p>3. Shri Subhash Chopra stated that though it had been decided by the Authority that the matter regarding change of land use of Old Rajiv Gandhi Colony (Transit Camp) Govindpuri, Kalkaji from Green Area to Residential would be referred to the Ministry of Urban Development for issue of final notification after obtaining legal opinion, this has not yet been done as legal opinion is yet to be received.</p> <p>i) Vice Chairman, DDA stated that though the matter had been brought before the Authority earlier, there is a contempt case against the Vice Chairman, DDA in the Hon'ble High Court and the Vice Chairman,</p>	<p>A note vide no. F.20(7)91/MP/D-140 dated 11.10.2013 was sent to Addl. Secretary to L.G., Raj Niwas along with copy of comprehensive note regarding the matter to be examined by the Land Management Department and Legal Department keeping in view of various Court orders was sent to VC, DDA vide this office note no. F.20(7)91/MP/D-86 dated 30.05.2013.</p>

DDA has given a statement before the Hon'ble Court. As this is a transit camp in a green area, a reasoned justification is to be submitted before the Hon'ble Court and, thereafter, decision of the Hon'ble Court is to be awaited. If any action regarding change of land use is taken before the final decision of the Hon'ble Court it could lead to perjury.	
ACTION: PLANNING	
<p>4. Shri Subhash Chopra stated that though the matter regarding delinking of the senior citizens' centre from the proposed community hall in his constituency and change in the provision in the MOU for review of extension of allotment has been recorded in para 5 of Other Points of the minutes of the meeting of the Authority, DDA has declined to allot the community hall to an agency though it had been recommended by several RWAs.</p> <p>i) It was decided that the matter would be examined.</p>	The land measuring 1289 sq. mtrs. has been allotted for the construction of Old Age home to Department of Social Welfare, Govt. of NCT of Delhi near Savitri Cinema Chitranjan Park, New Delhi. As per Authority decision held on 12.03.2012 at Raj Niwas, vide item no. 27/2012, it has been decided that in future community hall sites would not be auctioned and instead these facilities would be built and operated by DDA, MCD or NDMC.
ACTION: LAND DISPOSAL	
<p>Item No.136/2013: Policy/Guidelines for waiver of composition fee in respect of State/Central Govt. Organizations. F.22(41)02/IL</p> <p>Proposals contained in the agenda item were considered by the Authority. However, it was decided that extension of time (EOT) should be granted only in respect of Government Educational and Health care institutions upto 31.12.2015 without composition fee as a last opportunity to complete the construction with the condition that no further extension shall be given beyond this date and no request for waiver of composition fee would be considered. Cases of allotment for other government organizations would be decided by Vice Chairman, DDA on merits of each case.</p>	The decision has been noted for compliance. Further, in the concerned file regarding extension of time to Ministry of Labour and Employment, Govt. of India, Vice-chairman, DDA has waived the composition fee of Rs. 47,80,137/- and also allowed extension of time upto 31.12.2015 for completion of construction of building as last and final opportunity.
ACTION: LAND DISPOSAL	
<p>Item No.137/2013: Disposal of Commonwealth Games Village flats. F.1(272)2013/N&C(H)</p> <p>1. Shri Subhash Chopra stated that disposal of flats available with DDA at the Commonwealth Games Village should be expedited. However, there should be no loss to DDA as and when it disposes these flats and</p>	Matter is under consideration.

<p>the disposal rate should not be less than the rate at which 74 flats had been disposed of by DDA through tendering process. Sh. Subhash Chopra underscored the fact that the cost of 74 flats to be not less than cost of acquisition. However, lesser rates could be considered for allotment to the Ministry of Urban Development.</p> <p>i) It was decided that a policy on the disposal cost of these flats would be brought before the Authority for consideration.</p> <p style="text-align: center;">ACTION: HOUSING</p>	
<p>Item No.139/2013: Proposed modifications in MPD-2021 as part of review of the Plan (as a follow-up to the recommendations of Advisory Group on mid-term review of MPD-2021 in its 11th meeting held on 23.08.2013). F.20(17)2013/MP</p> <p>Proposals contained in the agenda item were approved by the Authority.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>Public Notice has published in the Gazette of India as well as in four leading newspapers on 07.12.2013 for inviting objections/suggestions within 45 days from the date of public notice.</p>
<p>Item No.140/2013: Proposed modifications in MPD-2021 as part of review of the Plan (as a follow-up to the recommendations of Advisory Group on review of MPD-2021 in its 6th meeting held on 27.04.2012.) F.15(8)2012/MP</p> <ol style="list-style-type: none"> 1. Hon'ble Lt. Governor again conveyed his extreme displeasure over the non-compliance of his directions regarding putting the issues in public domain during the previous meeting of Authority dated 5th September, 2013. The addl. Commissioner (Planning AP & MPR, DDA was warned to be more careful in such matters. 2. Shri Subhash Chopra stated that the proposal for increase in ground coverage and FAR for plots above 750 sq. m. without issuing public notification in this regard had been brought before the Authority in the meeting held on 5.9.2013 and though it had been objected to by the Authority Members, it has again been placed before the Authority without issuing public notification. 3. It was decided that the agenda item should be redrafted in a cogent manner and brought before the Authority for consideration. <p style="text-align: center;">ACTION: PLANNING</p>	<p>Revised agenda has been prepared and will be put up in the next Authority meeting.</p>

<p>Item No.142/2013: Allotment of additional strip of land adjacent to the existing petrol pumps for augmenting CNG facility. F.100(21)2013/CL/PP-1 Proposals contained in the agenda item were approved by the Authority. ACTION: LAND DISPOSAL</p>	<p>The requests received from the Oil Companies for allotment of additional land for CNG refinery are being examined and processed, as per provisions of this Resolution.</p>
<p>Item No.145/2013: Status/compilation of all notifications issued till date for review of Master Plan for information of Authority. Information contained in the agenda item was noted by the Authority. ACTION: PLANNING</p>	<p>Compilation work is under progress.</p>
<p>OTHER POINTS:</p> <ol style="list-style-type: none"> 1. Shri Jitender Kochar stated that DDA needlessly incurs substantial expenditure annually on conducting trekking tours for its employees. He drew attention to the fact that similar trekking had been undertaken 6 months ago. Since DDA is already under -staffed, work in many branches comes to a standstill during these treks and, therefore, these treks should be stopped in future. i) Hon'ble Lt. Governor stated that work should not suffer and the suggestion of the Hon'ble Member considered. <p>ACTION: PERSONNEL</p>	<p>A detailed note on the subject " Why the trekking is essential" is already submitted for kind perusal of the Hon'ble LG.</p>
<ol style="list-style-type: none"> 4. Shri Naseeb Singh stated that demands of the revenue cadre with regard to implementation of the recommendations of the 5th Pay Commission and the Tikoo Committee report have not yet been implemented. i) Pr. Commissioner (LM, Personnel & Systems), DDA stated that recruitment regulations for the revenue cadre have been reviewed and file has been submitted. Recommendations of the Tikoo Committee have been implemented. The matter regarding implementation of the recommendations from back date is being considered. ii) Hon'ble Lt. Governor stated that the matter should be examined and submitted in file. <p>ACTION: PERSONNEL</p>	<p>The matter has been reviewed by the RR Review Committee. The recommendations of the committee have been submitted for consideration of higher authorities.</p>
<ol style="list-style-type: none"> 5. Shri Naseeb Singh stated that the decision to permit upgradation of schools on 2000 sq. m. plots in unauthorized colonies to senior secondary level has not yet been implemented. Shri Naseeb Singh submitted a 	<p>Unauthorised/Regularised Unauthorised Colonies, Unauthorised colonies in Delhi pose a serious human problem as a huge population</p>

representation to the Hon'ble Lt. Governor in this regard.

- i) Commissioner (LD), DDA stated that a circular in this regard has been issued and applications received have already been processed. Pending applications, if any, would be examined on priority.

ACTION: PLANNING

is living in these colonies. The issue of existing unauthorized colonies has engaged attention since the mid-seventies when a policy for regularization was formulated. 567 out of 607 listed unauthorized colonies were regularised till October 1993, but many more unauthorized colonies have come up since then. Such colonies are to be identified by the Govt. of NCTD.

The present method of regularization of unauthorized colonies is by the provision of basic infrastructure to improve the environment. However, regularization has not really brought in any tangible improvement. Effectively, the process has only led to de-facto tenure rights on the land and access to services.

In all unauthorised colonies whether on private or public land, regularization should be done as per the government orders issued from time to time. It must be ensured that for improvement of physical and social infrastructure, the minimum necessary/feasible level of services and community facilities are provided.

(i) Physical: Plans for provision of services shall be prepared by the concerned local bodies.

(ii) Social: For provision of social facilities, reduced space standards shall be adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together.

	<p>(a) Primary School 800 sq.m. per 5000 population (b) Sr. Secondary School 2000 sq.m per 10000 population</p> <p>The above norms can be further relaxed for existing recognised schools on the basis of minimum norms prescribed by the Education Department, GNCTD/ Central Board of Secondary Education.</p>
<p>6. Shri Naseeb Singh stated that DDA had issued tenders for construction of a loop at Karkari More on Vikas Marg and funds had also been released by PWD to DDA for its construction as a deposit work. However, subsequently since UTTIPEC was of the opinion that construction of the loop was not technically feasible, the project has been cancelled due to which public of the area is facing hardship. Similarly, a foot over bridge at Akshardham temple and a loop at Mayur Vihar are also required.</p> <p>i) Engineer Member, DDA stated that these issues would be examined and placed before the Technical Committee.</p> <p style="text-align: center;">ACTION: ENGINEERING</p>	<p>Regarding issue for construction of a loop at Karkari More on Vikas Marg, it is informed that this work was cancelled since UTTIPEC was of the opinion that construction of the loop was not technically feasible. At present the road/area is under the jurisdiction of PWD (GNCTD) & DDA has nothing to do with this. The matter pertains to PWD (GNCTD). Regarding the fund released by PWD (GNCTD), it is stated that total fund received from M.O.U.D. (under JNNURM) for Noida More & Karkari More projects had already been utilized and claim for excess expenditure incurred amounting to Rs. 1.22 crores has been raised from PWD (GNCTD), which is yet to be deposited.</p> <p>Regarding the foot-over bridge at Akshardham Temple, the action has to be taken by JCP (Traffic) vide Para No. 7 at page-3 of minutes of 30th UTTIPEC Governing Body meeting held on 15.04.2011 under the Chairmanship of the Hon'ble L.G. of Delhi. As the road pertains to PWD, necessary co-ordination with JCP (Traffic) in this regard is to be done by PWD.</p> <p>Proposal for clover/leaves with 3</p>

	<p>more loops ramps other than the existing ramp at Noida More was reviewed by the working group on 07.04.2011, where in it was observed that 2 BRT corridors i.e. on</p> <p>i) North-South (Karawal Nagar to Chilla) direction and</p> <p>ii) East-West (Gazipur to Ring Road) direction are proposed, for this action was to be taken by PWD (GNCTD) as per Para No. 6 of the minutes of 30th UTTIPEC Governing Body meeting held on 15.04.2011.</p>
<p>7. Shri Jitender Kochar stated that though he has raised the matter regarding the requirement to prevent encroachment, 400 sq. yds. of prime land near metro station at Malviya Nagar has been encroached upon recently.</p> <p>ACTION: LAND MANAGEMENT</p>	<p>Tehsildar/LM/SEZ has reported that Shri Bali and Shri Chand S/o Mohd. Ilyas has re-constructed the house after breaking the old house in 200 sq. yards. In this connection the area Security Guard and Patwari have lodged report to this effect at P. S. Malviya Nagar on 09.12.2013 and 17.12.2013. Action for removal of encroachment has been initiated and file is under submission.</p>
<p>9. Subhash Chopra expressed his gratitude for the cooperation extended to him by DDA for the public function on 18.9.2013 for inauguration of the slum rehabilitation project at Kalkaji. However, since foundation stone for the project had already been laid earlier, the Shri plaque at site could be modified to indicate that the programme was for inauguration of work at site.</p> <p>ACTION: ENGINEERING</p>	<p>The plans were prepared for construction of 16-18 storied blocks of EWS houses. The approval status of same is as under:-</p> <p>1. Scheme has been approved by DUAC vide letter No. 11(02)2013-DUAC/104 dated 18.06.2013.</p> <p>2. Delhi Fire Services has cleared the building plan vide No. F-6(DFS)/MS/BP/2013/142 dated 28.06.2013.</p> <p>3. NOC for height clearance has been issued by Airport Authority of India vide letter No. AAI/NOC/2013/185/1877 dated 05.07.2013.</p> <p>4. Scheme has been discussed in SEAC and SEIAA meetings and agreed for issue of EIA clearance. Formal letter is awaited.</p> <p>5. Soil testing completed. Structural designing is in progress.</p>

<p>10. Hon'ble Lt. Governor desired to be apprised of the status with regard to demarcation of plots at Shivalik.</p> <p>i) Commissioner (LM), DDA stated that demarcation at site has been completed and a report would be submitted shortly.</p> <p style="text-align: center;">ACTION: LAND MANAGEMENT</p>	<p>Demarcation is to be conducted, dates have been fixed for 18.12.2013 and 26.12.2013 by SDM, Hauz Khas.</p>
<p>11. Hon'ble Lt. Governor stated that he has been informed that unauthorized encroachment is taking place at Kishangarh, near JNU campus.</p> <p>i) Commissioner (LM), DDA stated that action for preventing encroachment in the area is to be taken by SDMC.</p> <p>ii) It was decided that a meeting would be convened by Hon'ble Lt. Governor in this regard. Commissioner, SDMC & Secretary (New Delhi Municipal Council) would also be requested to be present during the meeting.</p> <p style="text-align: center;">ACTION: LAND MANAGEMENT</p> <p style="text-align: center;">*****</p>	<p>As per report of Kanoongo (LM) SWZ there is no encroachment taking place at Kishangarh village on DDA vacant land.</p>

RESOLUTION

Action taken reports on the minutes of the meeting of the Authority held on 19.9.2013 were noted by the Authority. However, under the sub-head "Other Points", the sentence "A detailed note on the subject "Why the trekking is essential" is already submitted for kind perusal of the Hon'ble LG." to be deleted as LG Secretariat has not received any such note.



DELHI DEVELOPMENT AUTHORITY

Item No. 03/2014

ITEM NO. 03/2014

*Sub: Delegation of powers to officers in
Engineering Wing
F 5(287) 2013-14 / PC/DDA/PK-I*

In the revised delegation of powers to officers in Engineering Wing, EM has been delegated with the powers to approve the deviation and extra/substitute items upto 100% of the agreement amount at Serial No-14 at page 14 of the delegation of financial powers to officers of Engineering Wing (Revised)-2012, copy placed at Annexure 'A'. The same are reproduced as below:-

"100% of the Agreement amount, However, EM can take the matter up to the WAB for ratification if he so desires".

EM has felt difficulty in sanctioning of such items in the absence of the mechanism for checking the quantities, rates etc. of the items. Feeling the difficulty, EM has asked for a proposal for modification of delegation of powers vested to EM in respect of deviation and extra/substitute items beyond 100% of the agreement amount. Moreover, EM office is an administrative office, and cannot look into the execution and enforcement of the agreements entered into by the various engineering officers. The technical and sanctioning authority should remain fully responsible for any deviation, extra and substitute items.

Earlier FM, DDA, in his note dated 31.10.2011 opined that "DDA is following CPWD Manual. In CPWD no separate powers are delegated to the members of Central Advisory Board. In DDA WAB functions on the pattern of Central Advisory Board of CPWD. It may therefore, be seen if there is any need for delegation of separate powers to a member of WAB. Here the member referred is Engineer Member".

The matter was discussed in 4th WAB (2013) meeting held on 29.7.2013.

It was intimated by Director (Works) that as per delegation of Financial Powers to the officers of Engineering Wing (Revised) 2012 at Sl. No. 14, Engineering Member is empowered to accord sanction of extra/substituted/deviation items upto 100% of the Agreement Amount. However, EM can take the matter upto WAB for its ratification if so desired.

Director (Works) also explained that Engineer Member's Office is an Administrative Office and is engaged in making various policies etc. relating to functioning of Engineering Wing. The office is not equipped to check quantities/rates of various items, submitted by Chief Engineers. It was also intimated by Director(Works) that in CPWD, Chief Engineer has full powers to sanction extra/substituted/deviation items whereas in DDA the powers of Chief Engineer are restricted to 30% of the agreement amount or 1000 lacs whichever is less.

A comparative table of powers was reproduced as below:-

SL.No	Nature of powers	Designation	In CPWD	In DDA
1.	Accord sanction to Extra/substituted items	CE EM/DDA	Full Powers	30% of Agreement amount Or 1000 lacs whichever is less. i) 100% of the Agmnt. Amount. However, EM can take the matter upto WAB for ratification, if so desires. ii) Full powers with the approval of WAB.
2.	Accord sanction to deviation in quantities of Agmnt. Items.	CE EM/DDA	Full powers	30% of Agreement amount Or 1000 lacs whichever is less. i) 100% of the Agmnt. Amount. However, EM can take the matter upto WAB for ratification, if so desires. ii) Full powers with the approval of WAB

Accordingly if the amount of extra/substituted/deviation items is more than 30% and is upto 100% of the agreement amount, than the same falls in the competency of EM, DDA.

It was proposed by Director (Works) that if the amount of extra/substitute/deviation items is more than 30% of the agreement amount, then the same shall be brought before WAB by the concerned Chief Engineer for its in-principle approval. The responsibility for correctness of its rates and quantities shall lie with the Chief Engineer. The WAB shall grant in-principle approval for its execution only. The WAB shall not grant any ex-post-facto in-principle approval in the case submitted by respective Chief Engineer not on time and the Chief Engineer shall be liable for administrative action for the lapse of not bringing to the knowledge of the Board that extra/substituted/deviated item statement is exceeding his power.

The Agenda proposed/approved by WAB, along with the statement of Delegation of powers is submitted for placing it before the Authority for its approval.

RESOLUTION

The agenda item was explained by Engineer Member, DDA. He stated that the financial powers need to be delegated to the Chief Engineers so that the delegation is at par with CPWD regulations. He stated that in CPWD, powers to sanction items vests with Chief Engineer and need not be vested with the Engineer Member who is equivalent to Director General of CPWD. Finance Member, DDA also concurred with the proposal and stated that powers should vest with the Chief Engineers only. VC, DDA opined that "EM should continue exercising the powers, if needed and Office can be strengthened". After detailed discussions, proposal contained in the agenda item was approved by the Authority.

ANNEXURE-A

Statement showing revised financial powers delegation to the Engineering officers of DDA

S. No.	Nature of Power	Designation	Existing power in DDA	In CPWD	Desgn.	Proposed/approved by WAB in DDA
1	Accord sanction to Extra substituted items.	Chief Engineer Engineer Member	30% of Agreement amount or Rs. 1000 lacs, which is less i) 100% of the Agreement amount. However, EM can take the matter upto WAB for ratification, if he so desires. ii) Full powers with the approval of WAB.	Full powers	Chief Engineer Engineer Member	Full powers with the prior approval of WAB. NIL
2.	Accord sanction to deviation in quantities of Agreement items	Chief Engineer Engineer Member	30% of Agreement amount or Rs. 1000 lacs, which is less i) 100% of the Agreement amount. However, EM can take the matter upto WAB for ratification, if he so desires. ii) Full powers with the approval of WAB.	Full powers	Chief Engineer Engineer Member	Full powers with the prior approval of WAB. NIL
		Note:-	1. These powers shall be exercised independently by each officer i.e. EE, SE and CE. The procedure as contained in CPWD Works Manual 2010,			1. These powers shall be exercised independently by each officer i.e. EE, SE and CE. The procedure as contained in CPWD Works Manual 2010, Section 24 shall be strictly followed. 2. Deviation means

			<p>Section 24 shall be strictly followed.</p> <p>2. Deviation means increase or decrease in quantities of agreement items.</p> <p>3. Deviation upto $\pm 10\%$ of <u>agreement quantity</u> will not require any sanction.</p> <p>4. <u>Items deviating beyond $\pm 10\%$ of agreement quantity</u> needs sanction for total deviation (including initial $\pm 10\%$).</p> <p>5. The amount of deviation statement shall be the sum of absolute value of deviated amount of all individual items.</p>		<p>increase or decrease in quantities of agreement items.</p> <p>3. Deviation upto $\pm 10\%$ of <u>agreement quantity</u> will not require any sanction.</p> <p>4. Items deviating beyond $\pm 10\%$ of agreement quantity needs sanction for total deviation (including initial $\pm 10\%$).</p> <p>5. The amount of deviation statement shall be the sum of absolute value of deviated amount of all individual items.</p> <p>6. The responsibility for correctness of its rates and quantities shall rest with the Chief Engineer. The WAB shall grant in principal approval of its execution only. The WAB shall not grant any ex-post facto in-principal approval in the case submitted by respective Chief Engineer not in time and the Chief Engineer shall be liable for administrative action for lapse of not bringing to the knowledge of the Board that extra/substituted deviated item statement is exceeding his power.</p>
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DELHI DEVELOPMENT AUTHORITY

Item No. 04/2014

ITEM NO. 04/2014

SUB: POLICY FOR CONTINUANCE OF TEMPORARY CINEMAS
F. No. F11(06)74/MP/Pt-I

1.0 Background:-

The policy for continuance of temporary cinema on permanent basis was taken up based on the various representations which were received after the Notification of MPD-2021 on 7th of 2007 as provision of temporary cinema which was available in MPD-2001 was discontinued. The proposal for continuance of temporary cinema temporary cinema was taken up in the Technical Committee of DDA held on 36.04.2012 vide Item No.19/2012, This policy matter was put up for consideration of the Authority on 05.10.2012 vide Item No.70/2012 and thereafter was processed under section 11A of D.D.Act, 1957 by issuing the public notice issued on 11.12.2012 vide S.O. No.2870 (E) for inviting objections/suggestions.

In response to this public notice, about 39 objections/suggestions were received and these were heard by Board of Enquiry and Hearing held on 22.02.2013. The recommendations of the Board are reproduced below:-

2.0 Recommendations of Board of Enquiry & Hearing.

The meeting of the Board of Enquiry & Hearing was held on 22.02.2013 regarding proposed modifications to the MPD-2021 with respect to Temporary Cinemas in Delhi in which all persons who had filed objections/suggestions were invited to appear before the Board. 14 persons appeared in person before the board to explain their suggestions. The Board recommended the following:

- i) As per the Master Plan, cinema is part of the commercial activity and would require change of land use. The change of land use of individual cinema plot be taken up based on the traffic impact study, availability of the road width and the surrounding developments so that it may not cause traffic congestion in the area.
- ii) The ChanderLok Cinema located in the Chitranjan Park area which was closed down about 25 years back, is likely to cause traffic congestion and other security problems, therefore, is not found fit case for regularization as more than 20 objections were received from the residents of the colony, out of them 6 persons present before the Board vehemently objected to its regularization.
- iii) The minimum seat capacity of the cinema hall be 300 in one or more cinema halls and the remaining area be considered for permissibility of commercial use but the total built up area including the cinema hall and the commercial space not to exceed 3000 sq.m. The commercial space will be for the activities as permissible for local shopping Centre (LSC) in MPD-2021.
- iv) The Board was not in favour to allow the ground coverage and the built up area on the entire plot, as in some of the cases plot sizes exceed 4000 sq.m. , whereas the

analysis carried out in the Planning Wing reveals that the area of the plots varies between 1800 sq.m to 4877 sq.m. (approx.).

- v) As per the Master plan for Delhi-2021, Cinema is permitted in the Community Centre as an activity. In this stand along Cinema, the Local Authority approved the cinema hall taking into consideration the maximum floor area as is permissible in the Local Shopping Centre of a plot of 0.3 ha.(3000 sqm). In view of this, if plot is located on 18 mt R/W, the maximum floor space permitted including cinema hall and commercial space not to exceed 3000sqm instead of 2000sqm as was published in the Public Notice. In case plot is more than 4000sqmt and is located on 24 mt R/W maximum FAR allowed not to exceed 4000 sqmt subject to meeting the requirements of Para (i) above.
- vi) The Board took a view to allow the other Development Control Norms as given in the Public Notice and the maximum plot area for the purpose of counting the FAR shall be 3000 sqm and in case the plot area is more than 3000 sqm that shall be kept green or shall be utilized for parking. The excess land beyond 4000 sqm., if any, shall be acquired for the larger public purpose and developed as per the local area plan as per the conditions already published in the Public Notice.

3.0 Notification of Policy.

The Ministry of Urban Development vide S.O. No.1487 dated 7.6.2013 notified the policy for continuing of temporary cinema on permanent basis the Notification has the following provisions:

1. Seat capacity - Min. 300 seats in one or more cinema halls.
2. Min. road R/W in front - 18 mt.
3. Parking requirement - 3 ECS per 100 sqm. of Built up space.
4. Max. gr. coverage - 50% (subject to min. set backs as per MPD-2021 to be adhered)
5. FAR - 100 subject to a max. built up area of 3000 sqm
In case the plot size is more than 4000 sqm and is located on 24m ROW, Max. FAR allowed not to exceed 400 sqm subject to undertaking traffic impact study, availability of the road width and the surrounding developments so that it may not cause traffic congestion in the area.
6. Plot size - Min.1200 sqm. & max.4000 sqm in case a Cinema hall has more land, the rest of the area would be kept Green.
7. Max. Permissible height - 15mt.
8. Commercial activity shall be permissible after excluding the space required for capacity of 300 seat cinema hall. The commercial space will be for the activities as permissible for local shopping centre (LSC) in MPD-2021.
9. Cinema would conform to the Cinematography act and other statutory provisions. Multiplexes shall accordingly be permissible.
10. Land Use conversion charges, FAR charges betterment levies and other charges will be levied as approved by the Govt. from time to time.

11. The local body and licensing Authorities shall ensure that the above conditions are compiled before renewing the license.
12. The temporary cinema existing on govt. land shall not continue.
13. The excess land in such cases if required for larger public purposes shall be acquired and developed as per the local area needs/Master plan provision by the concerned local agencies.

Individual cases will be processed as per the above provisions after the enabling provisions are made in MPD-2021 for change of land use.

It should be ensured that adequate parking facilities are provided within the respective plot area.

4.0. Further Follow up Action:

- i) Cinema plot in MPD 2021 is a part of commercial use and permitted in Commercial Centres.
- ii) In the public notice inviting objections/suggestions following was mentioned

"Individual cases will be processed as per the above provisions after the enabling provisions are made in MPD -2021 for change of land use. "
- iii) The processing of proposal has been taken up under Section 11-A of D.D. Act and all the procedure laid down has been followed and thereafter enabling provisions containing 13 parameters have been notified. In none of the objections/suggestions received in response to the Public Notice the aspect of the change of land use of individual plot have been mentioned except some one raised for Change of Land Use during the public hearing. As mentioned in the enabling provisions of the Notification conversion charges of the land as decided by the competent authority shall also be applicable.
- iv) The matter was referred to the Ministry of Urban Development vide letter No.F.11(06)74/MP/Pt-I/252-G dated 17.12.2013. The reply from the Ministry of Urban Development is annexed.
- vii) The Legal Department of DDA has given following observations "The notification itself mandates for making enabling provisions in MPD-2021 for change in land use to process the individual cases which are para-material to the recommendations given by the Boaid. The recommendations of the Board was on the premise that as per the MPD, Cinema is a part of the commercial activity and would require change of land use. The change of land use of individual cinema plot is contemplated on the basis of traffic impact study, availability of the road width and the surrounding developments so that it may not cause traffic congestion in the area.

However, the conditions contained in the proposal as well as notification specifically mentions the parking norms (condition no. (iii) as well as permission of commercial activity after excluding the space required for 300 seat capacity cinema (reliance condition No. viii). Moreover based on the permission of commercial activity the land use conversion charges sought to be levied (condition No. x)."

3. Proposal:

The earlier proposal approved by the Authority w.r.t the policy of temporary cinemas has been processed under Section 11-A of DD Act and policy has been notified having 13 parameters with provisions of "Individual cases will be processed as per the notified enabling provisions in MPD-2021 for change of land use".

Since the process of seeking objections/suggestions have been gone through, while processing the policy it is proposed that provisions of the Notification "Individual cases will be processed as per the notified enabling provision in MPD-2021 for change of land use" may be modified as Individual cases will be processed as per the notified enabling provisions in MPD-2021 by deleting the words for change of land use

Therefore, these cinema sites may be regularized on their existing locations subject to meeting the requirements of 13 parameters and deposit of necessary conversion charges as worked out by the competent authority.

Approval of the layout plan and the building plan which also required to be obtained by the plots owners from the local authority.

Proposal shall be referred to MOUD for further consideration and taking up necessary modification.

RESOLUTION

A power point presentation was made. Shri R.K.Jain, Addl. Commissioner (Planning)MP&UE stated that the policy regarding continuation of temporary cinemas has already been approved by the Authority and processed under Section 11A of D.D.Act. The policy as notified has 13 parameters with the provision of "individual cases will be processed as per the notified enabling provision in MPD-2021 for change of land use". As per this provision there is necessity to process each proposal for change of land use. As the policy has already been formed after inviting objections and suggestions under Section 11A of D.D.Act, there is no necessity for processing individual cases as the change of land use is implied.

Hon'ble Lt. Governor, Delhi stated that necessary precautions for opening of cinema houses need to be taken and there should be no violation of Master Plan. The Master Plan provisions should be respected in toto.

It was decided that all the references for regularization in this regard may first be examined with reference to the 13 parameters already notified parallelly with change of land use, wherever required as per rules. Hon'ble LG/Chairman, DDA directed that the entire process should be completed in accordance with Section 11A of the DD Act and in conformity with the provisions of MPD-2021 within 4 months timeline.

ANNEXURE

MOST IMMEDIATE



No. K-12011/1/2013-DD-I
भारत सरकार/Government of India
शहरी विकास मंत्रालय /Ministry of Urban Development
निर्माण भवन/Nirman Bhavan
नई दिल्ली/New Delhi
Dated the, 26th December, 2013

To

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Subject: Policy for continuance of Temporary Cinemas issued vide
Gazette Notification No. SO No. 1487 (E), dated 7.6.2013 -.

Sir,

I am directed to refer to DDA's letter no. F.11(06).MP/Pt-1/252-G dated 17.12.2013 on the subject mentioned above and to say that the issue was examined in the Ministry and discussed with the officials of Planning Wing of DDA. The issue of change of land use to be processed individually as per the Notification No. SO No. 1487 (E), dated 7.6.2013 be deliberated in the Authority's meeting and a considered view taken be intimated accordingly.

Yours faithfully,


(Sunil Kumar)

Under Secretary to the Govt. of India
Tel.No.23061581



DELHI DEVELOPMENT AUTHORITY

Item No. 05/2014

ITEM NO. 05/2014

Sub: Modalities for operationalisation of the enhanced FAR in MPD-2021

1.0 Background: MPD-2021 was enforced on 7th Feb.2007 wherein enhancement of FAR was suggested for Residential Plot Group Housing, Commercial, PSP and Industries. This enhancement in the various type of uses are given in Annexure A.

To operationalise this enhancement of FAR, DDA has separately notified the rates which shall be applicable for the additional FAR which has been permitted and is being allowed to the individual buildings for the different type of premise. Bldg. Deptt. of DDA as well as local authority has sanctioned the building plans of the enhanced FAR of the Bldg. for residential, industrial, PSP uses. The benefit of the enhanced FAR for the commercial Centers could not be operationalised.

1.0 As part of the review of MPD-2021, FAR has further been increased for hospitals, Education (College and Universities) Service Apartments, Motels and Police Stations. As part of the policy of the Land Pooling, FAR for the residential group housing has been notified as 400 whereas for the Commercial Centre it is 250 and PSP is also 250. Further enhancement of FAR to the extent of 50% over and above for the Commercial Centres of Local Shopping, CSC, Wholesale market has also been notified. In case of the operationisation of the enhanced FAR of the Commercial Centres at the level of Community Centre, Non-Hierarchical Commercial and Distt.Centre, this could not be taken up.

3.0 The aspect of the Trade and Commerce was taken up for discussion in the meeting of the Advisory Group held on 4.11.11 wherein the issue regarding enhanced FAR, over and above of MPD-2001 provisions and other aspects related to commercial centres. The contents of minutes of this Advisory Group meeting, are re-produced below:

- a. Addl. FAR as per MPD-2021 should be permitted only in cases of Complete reconstruction of the existing planned Commercial centre and planning of new Commercial centres.
- b. Existing Commercial Centers needs up-gradation in terms of additional infrastructure and better maintenance and management of common areas as per policy already approved by DDA.
- c. Reconstruction or addition of floors on individual plots, on the basis of enhanced FAR should not to be permitted.
- d. Guidelines be formulated by HUPW for complete reconstruction of existing Commercial Centres involving all stakeholders/beneficiaries.

- e. Private developers should not be involved in development of Convenient Shopping Centres/Local Shopping Centers as these are proposed at neighborhood level. This be clarified as part of Master Plan Review.
- f. MPD-2021 has proposed Commercial Centres on large plot sizes, by combining plots for Convenient Shopping Centre and Local Shopping Centre level. Thus, in Urban Extn. Areas, large plots for such commercial activity to be provided while preparing detailed layout plans.
- g. To expedite disposal of Commercial plots, Distt.Centre/Community Centre be auctioned as one plot or developed by DDA on the lines of Convenient Shopping Centre/Local Shopping Centre.

1.0 Follow up actions:

- i. Subsequent to this discussion, the matter has again been taken up in the Management Action Group meeting held on 9.5.13, 17.6.13 & 5.7.13. As per the decision of the Management Action Group, policy paper on Redevelopment Guidelines for commercial Area is to be prepared by Chief Architect, DDA.
 - i) The Master Plan review exercise has been taken up by constituting 11 Management Action Groups and the recommendations of these Management Action Group are considered by the Advisory Group under the chairmanship of the Hon'ble Lt.Governor, Delhi. Thereafter the recommendations of the Advisory Group are taken up as part of the processing u/s 11 A of D.D.Act 1957.
 - ii) The benefit of enhanced FAR for other uses like Institutional, Industrial have already been operationalised whereas for the commercial centres, this operationalisation procedure has not been worked out and as and when individual/applicant, requested to DDA the same has been linked with the overall Redevelopment or Reconstruction of the entire Commercial complex.
 - iii) Board of Enquiry and Hearing meeting : Board in its meeting held on 15.01.13 had suggested to examine the issue for allowing enhanced FAR on individual plot.
 - iv) The Traders Welfare Assoc., Prashant Vihar vide letter dt.7.11.13 and the DDA Market Joint Action Committee Rohini vide letter dt.21.11.13 submitted that provisions of MPD-2021 about permissibility of the commercial activities in the residential area as part of the Mixed use or the Commercial streets has created a set back in the business of the owners of the shops located in Convenient Shopping and Local Shopping Centres . Further, enhancement of Gr.coverage or FAR of MPD-2001 for these centres have been linked with the redevelopment

scheme where all the owners are required to come forward together to avail enhanced FAR which is not feasible. Instead this enhanced FAR should be permissible to individual shop/owner.

5.0 Modalities to operationalise FAR : The provisions of MPD-2021, with respect to the enhanced FAR, Lands Deptt. of DDA in consultation with the Planning Deptt. has worked out the following modalities:

- a. Apportionment of additional FAR to individual plot shall be on prorata basis, in proportion to FAR distributed/ assigned in original scheme. This additional FAR shall be allowed on payment of Additional Floor Space charges. Lessee/ owner may adjust this additional FAR on any floor including basement after achieving to mandatory requirement of parking & services.
- b. In case additional floor space is not getting adjusted as given in para (a) above and requires new construction over existing building shall necessitate appointment of architect by individual plot owner/ Association of plot owners/ DDA to prepare comprehensive scheme. The main aim to ensure that the aesthetics of the centre does not get affected and it also meets the statutory requirements of Fire Department, AAI, DUAC, etc. with the use of enhanced FAR and Height Clearances.
- c. The individual lessee/allottee can submit architectural plan for availing additional FAR which can be considered subject to structural safety and other statutory requirements being met. Each building owner will have to get the necessary environment/DPCC clearance on their own.
- d. DDA will be obliged to comply with directions, interim/final order of the courts/Tribunals/Commission or any other authority given to the DDA having jurisdiction over the subject matter and the DDA shall not be responsible for any loss that may be sustained by applicants.
- e. In case there are additional infrastructure costs involved like improved road network, enhanced electric and water supply the lessee/owners will be required to bear costs and DDA shall not be liable in any manner for any loss that may be sustained by any applicant on account of grant of permission of additional FAR.

6.0 Recommendations: The modalities as given in para 5.0 above are put up for consideration of the Advisory Group.

RESOLUTION

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

ANNEXURE-A

Sl.No.	Uses	MPD-2001	MPD-2021
1.	Residential plot Group Housing	Gr.Cov.33.33% FAR -167	Gr.cov.-33.33% FAR-200
2.	Residential plotted Dev. a. Plot upto 50 sqm. b. Plot size upto 50 to 100 sqm. c. Plot size upto 250 sqm. d. Plot size upto 250-750 sqm. e. Plot size upto 750-1000 sqm. f. Plot size upto 1000-1500 sqm.	Gr.cov.75% FAR-150 Gr.cov.-66% FAR-180 Gr.Cov.-60% FAR-160 Gr.Cov.-50% FAR-140 Gr.Cov.- FAR— Gr.cov.-33.33% FAR-83	Gr.Cov.90% FAR-350 Gr.Cov.-90% FAR-350 Gr.Cov.-75% FAR-300 Gr.Cov.-75% FAR-225 Gr.cov.-50% FAR-150 Gr.cov.-40% FAR-120
3.	Commercial a. Central Business District b. District Centre c. Community Centre d. Non-Hierarchical Comm. Centre e. LSC f. CSC	Gr.Cov.-25 FAR-150 Gr.Cov.-25 FAR-125 Gr.Cov.-25 FAR-100 Gr.Cov.-25 to 30% FAR-75 to 150 Gr.cov.-30 FAR-100 Gr.cov.-40 FAR-60	Gr.Cov.-25 FAR-150 Gr.Cov.-25 FAR-150 Gr.cov.-25 FAR-125 Gr.Cov.-25 FAR-125 Gr.cov.-40 FAR-100 Gr.cov.-40 FAR-100
4.	Industries (Light & Service Industry) a. Plot size upto 400 sqm. b. Plot size upto 401 & above	Gr.Cov.-60% FAR-120 Gr.cov.-50% FAR-125	Gr.Cov.-60% FAR-180 Gr.Cov.-50% FAR-150
5	Flatted Group of industries	Gr.Cov.-30% FAR-120	Gr.Cov.-30% FAR-150
6.	Public & Semi Public a. Hospital b. General premise c. College	Gr.Cov.-25% FAR-100 Gr.cov.-25% FAR-100 Gr.Cov.-25% FAR-100	Gr.cov.-30% FAR-200 Gr.cov.-30% FAR-120 Gr.Cov.-35% FAR-150



DELHI DEVELOPMENT AUTHORITY

Item No. 06/2014

ITEM NO. 06/2014

Agenda for the Authority Meeting

F.No. PA/AC/LS/2013/341

Sub: Delhi Bio-diversity Foundation Society.

1.0 Background:

The Delhi Development Authority took an initiative of developing Bio-diversity Parks to restore and preserve the lost natural heritage of Delhi. There are two major land forms in Delhi, the River Yamuna and the Delhi Ridge, both of which render a range of ecological functions. Urbanization and infrastructure pressures have led to the degradation of these natural systems impacting natural ecology and environment of the city. To check and arrest this trend, the noble concept of developing Bio-diversity Parks was taken up by DDA in technical collaboration with Centre for Environmental Management of Degraded Eco-systems (CEMDE), University of Delhi. The Bio-diversity parks will become part of the natural heritage and restore ecological services, preserve biotic communities and secure quality of life for Delhities.

The Delhi Development Authority initiated Yamuna Bio-diversity Park for revival of lost eco-systems of the River and also took up Aravali Bio-diversity Park for reviving lost eco-systems of the Ridge. The response and public awareness encouraged the DDA to further develop network of Bio-diversity Parks in Delhi for conservation and preservation of lost eco-systems. **The Delhi Bio-diversity Foundation was created & notified by a Gazette Notification in 2005, which is chaired by Hon'ble Lt. Governor (Annexure - Gazette notification of Biodiversity Foundation).**

The scope of works in each park increased with the number of Bio-diversity parks, hence, it was accepted in principle to **create a well staffed and equipped Bio-diversity Division within DDA** which was decided in the 5th Biodiversity Foundation meeting held under the Chairmanship of Hon'ble Lt. Governor on 27th April, 2010.

In the 7th Bio-diversity Foundation meeting chaired by the Hon'ble LG on 31st October, 2012, it was decided that a **Society, named as Delhi Bio-diversity Foundation Society be created under the DDA** with definite objectives, which would make the management more flexible and enable it to engage scientific and supporting technical staff required.

In the Authority meeting held on 8th May, 2013, it was decided that a **multi disciplinary Bio-diversity Division should be created in DDA instead of Society. This will be in supersession of all earlier decisions of the Authority in this regard.**

The issue of formation of Society was again discussed and while drawing comparison between the aims & objectives and characteristics of the foundation vis-à-vis Society, it was observed that the formulation of Society would serve the purpose in the larger interest of the development of the parks. A reference was made to the Hon'ble LG in this regard wherein it has been desired that a formal agenda be tabled for the Authority Meeting.

2.0 Examination:

The memorandum tabled during the 7th Biodiversity Foundation meeting for creation of Delhi Biodiversity Foundation as a Society as was directed by Hon'ble Lt. Governor to be vetted by **legal experts** and firmed up for registration of the Society after getting **comments of Legal, Finance & Personnel Department**.

2.1 The excerpts of the comments of the Legal Department are below:-

- A decision has already been taken to form a Society which could only be after the Resolution/decision of the Authority, followed by its ratification.
- Seven founder members of the Society for the purpose of Registration of Society have already been proposed.
- The Director General (Retd.) of CAG, the Chartered Accountant, the advisors in the Ministry of Environment & Forest and Administrators, have been consulted.

2.2 The Memorandum Of Association (MOA) and the Bye Laws of the Society: 'Delhi Bio-diversity Foundation' based on the vetting and suggestions of the Law Department being put up as per draft enclosed (ANNEXURE - I) for consideration and approval.

3.0 Proposal:

It is, therefore, proposed that

3.1 The Society in the name of Bio-diversity Foundation (here-in-after called as the Society) be established in conformity with the above mentioned objectives. The Society shall be free to set its own rules and guidelines under broad leadership of Hon'ble Lt. Governor.

3.2 The Memorandum Of Association (MOA) and the Bye Laws of the Society (**ANNEXURE - 1**) is placed for approval of the Authority, which includes:

- Aims, objectives, powers and functions of the Society.
- It also gives the composition, powers and functions of a general body for the Society which is chaired by **Hon'ble Lt. Governor, Vice-Chairman, DDA is Vice President of Society with 11 ex-officio members from DDA, Delhi Government, MOUD, Experts from various fields and CEO as the Member Secretary.**
- The Society shall act as an extended arm of DDA to aid in the implementation of its objectives and mandate in the area of environmental quality of Delhi and shall be fully funded by DDA and shall be under its overall control.
- The financial management of the Society shall be as per the flow chart placed in the Memorandum.

4.0 Follow up Action:

- Once the Memorandum of Association is approved, the formal action for establishing the Society would be taken.
- At present designing, implementation, execution of landscape proposals in Bio-diversity parks is done in house by DDA with scientific inputs and plantation by CEMDE. The modalities for executing the works in the Bio-diversity Parks would be worked out once the Society is formally established.

5.0 Recommendations:

The Society, its aims, objectives, constitution, Rules/Regulations above at para 3.0 and as detailed in Memorandum of Association of the Society : 'Delhi Bio-diversity Foundation' is placed before the Authority for its in-principle approval and its creation.

RESOLUTION

Addl. Commissioner (LS) presented the agenda and explained the back ground of formation of Bio-diversity Foundation and subsequent deliberations regarding formation of Bio-diversity Foundation Society stating that the issue was discussed and deliberated earlier wherein it was turned down in May, 2013. Pr. Commissioner (LD) informed that legally under Section 5A of DD Act an independent society cannot be formed by DDA. Engineer Member, DDA informed that the biodiversity foundation which is existing at present was notified by gazette notification and is working efficiently. Vice Chairman, DDA explained that the society would have better administrative control and could hire expertise from outside. Even funds can be taken from recognized institutions. Hon'ble Lt Governor desired to be apprised of the pros and cons of forming a society viz-a-viz biodiversity foundation.

It was decided that the issue may first be legally examined as to whether a society can be formed under the D.D.Act or not. Hon'ble Lt. Governor also desired to visit the two parks to assess the work done.

**MEMORANDUM OF ASSOCIATION AND THE BYE-LAWS OF THE SOCIETY:
DELHI BIODIVERSITY FOUNDATION**

1. Name of the Society:

The name of the Society shall be the 'Delhi Biodiversity Foundation' herein after referred as 'Society'.

2. Registered Office: The registered office of the Society shall be located in the National Capital Territory of Delhi. The postal address will be as follows:

**Delhi Biodiversity Foundation
Delhi Development Authority
Vikas Minar/Vikas Sadan, INA,
New Delhi - 110023.**

3. The area of operation of the Society shall be National Capital Region and any other area as may be decided by the Society.

4. The Society shall be governed by its General Body.

5. AIMS, OBJECTIVES, POWERS & FUNCTIONS OF THE SOCIETY:-

The aims, objectives, powers and functions of the Society shall be as follows:

- i. To plan, frame and implement policies for the development, conservation and management of Biodiversity Parks and other natural heritage landscapes and waterscapes having ecological, cultural and educational significance in the National Capital Territory of Delhi as decided by the Society time to time and their long term sustainability for posterity.
- ii. To recreate locally extinct ecosystems together with their characteristic plant, animal and microbial communities.
- iii. To restore, develop and conserve floodplains through development of mosaic of forests, grasslands and wetlands that serve not only as bird sanctuaries and preserve aquatic genetic resources besides prevention of siltation of reservoirs, purification of water and recharging of ground water besides impounding floodwaters.
- iv. To conserve the vanishing flora and fauna including the keystone species and other threatened species, which are critical for ecological functioning of ecosystems.
- v. To preserve the Biodiversity of any habitat that is likely to be used for urban development now and/or in future through offsite and other ex-situ conservation measures.
- vi. To create field gene banks for the threatened land races and wild genetic resources.
- vii. To promote education on environmental awareness and nature conservation.
- viii. To undertake and promote short and long term ecological research on biodiversity.

- ix. To promote Eco-tourism.
- x. To protect and improve environmental assets of the city such as riverfront, ridge, city forests, banks of major drains etc as per the Master plan, so as to enhance the quality of life.
- xi. To undertake Biodiversity Parks development and management at the planned sites.
- xii. With the prior approval of DDA, to utilize the land placed at the disposal of the DDA by the Central Govt. u/s 22 of DD Act 1957 for Biodiversity Parks development.
- xiii. To work for the purposes of amelioration and protection of environment to maintain quality of life in the city.
- xiv. Not only promote and fulfil objectives of DDA with respect to Environment and ecology and quality of life in the city through conservation and sustenance of Biodiversity but also to serve as an extended arm of DDA to undertake/ promote/ disseminate the activities of DDA for the cause of Environment protection and to help in mainstreaming.
- xv. To acquire by gifts, purchase, exchange, lease, hire or otherwise any lands, buildings, basements and any other property moveable and/or immovable, and to receive grants and hold the same. All such property shall be vested with the DDA in case of dissolution of the Society.
- xvi. To create posts and make appointments thereto in consultation with DDA.
- xvii. To develop linkages with other organization in any part of the world in matters related to conservation of biodiversity and sustainability of environmental qualities.
- xviii. To regulate the expenditure and to manage accounts of the society.
- xix. To appoint any person as it may desire for the purpose of execution or an instrument or transect any business of the society.
- xx. To make such byelaws and other instruments as may, from time to time, be considered necessary to manage the affairs and management of the society and to alter, modify and to rescind them.
- xxi. To constitute schemes such as pensions, insurance, provident fund and gratuity and other provisions for the benefit of the staff of the society in such a manner and subject to such conditions as may deem fit and to make such grants as it may think fit for the benefit of the staff of the society.
- xxii. To do all such other acts and things the society may consider necessary, conducive or incidental to the attainment or enlargement of the objectives of the Society.

xxiii. To advise to Delhi Development Authority, on request by DDA, regarding creation, protection, conservation, preservation or retention of ecological systems, aesthetical quality of any biodiversity site in the area of the National Capital Territory of Delhi, and related matters.

xxiv. The Society shall have, subject to such restrictions as the Delhi Development Authority may impose and subject to such guidelines as the Delhi Development Authority may issue from time to time in this behalf, shall perform all acts and issue such directions as may be considered necessary, incidental or conducive to the attainment of the aims and objectives enunciated in the Memorandum of Association of the Society. The Society shall have functional autonomy in matters so far it relates to the promotion of science, research & development and environmental education.

6. We, the seven persons whose names and addresses are given below, having associated ourselves for the aims and objectives described in the Memorandum of Association set out our seven and respective hands hereunto and form ourselves into a society under the Societies Registration Act 1860 as applicable to the National Capital Territory of Delhi: -

S. No	Name/Designation with address	Designation in the Society	Signature
1.	Shri A. K. Sinha Engineer Member, DDA VikasSadan, INA, New Delhi - 110023	Member	
2.	Shri Finance Member, DDA VikasSadan, INA, New Delhi - 110023	Member	
3.	Shri Dayanand Kataria Pr. Commissioner (LM) DDA, Vikas Sadan, INA, New Delhi - 110023	Member	
4.	Shri J. B. Kshirsagar Commissioner (Planning), DDA VikasSadan, INA, New Delhi - 110023	Member	
5.	Shri Chief Legal Advisor, DDA VikasSadan, INA, New Delhi - 110023	Member	
6.	Shri Sanjeev Kumar Secretary, Environment & Forests Level VI, C Wings, Govt. of NCT of Delhi, Delhi Secretariat, New Delhi - 110002	Member	
7.	Prof. C. R. Babu Professor Emeritus & Project-in-charge Biodiversity Parks Programme CEMDE, Deptt. of Environment Studies University of Delhi, Delhi - 110007	Member	

RULES & BYE-LAWS OF THE DELHI BIODIVERSITY FOUNDATION

1. THE GENERAL BODY, ITS COMPOSITION AND TERMS OF OFFICE:-

(1) There shall be a General Body of the Society and shall have the following members:

(a)	Hon'ble Lt. Governor, Delhi	President of the Society
(b)	Vice-Chairman, DDA	Vice President of the Society
(c)	Chief Secretary, GNCTD	Ex-officio Member
(d)	Engineer Member, DDA	Ex-officio Member
(e)	Finance Member, DDA	Ex-officio Member
(f)	Joint Secretary, MOUD, GOI	Ex-officio Member
(g)	Principal Commissioner(LM), DDA	Ex-officio Member
(h)	Commissioner (Planning) DDA	Ex-officio Member
(i)	Commissioner (Personnel), DDA	Ex-officio Member
(j)	C.A.O., DDA	Ex-officio Member
(k)	Addl. Commissioner (Landscape), DDA	Ex-officio Member
(l)	Director (Landscape), DDA	Ex-officio Member
(m)	Biodiversity Expert of Biodiversity Parks	Ex-officio Member
(n)	Chief Executive Officer of Biodiversity Parks	Member Secretary
(o)	Eminent Expert in the science of Biodiversity, Environment & Ecology nominated by President of Society	Expert Member
(p)	Eminent Expert in the science of Biodiversity, Environment & Ecology nominated by President of Society	Expert Member
(q)	Eminent person from the industry/commerce nominated by President of Society	Member

(2) Any vacancy in the General Body will not come in the way of functioning of the Society at any point of time.

(3) Membership of the General Body shall be determined on the happening of any of the following events:-

- i. On expiry of the period of membership for which nominated.
- ii. Death, resignation, insolvency, lunacy or conviction for a criminal offence.
- iii. When a member himself declines to serve on the General Body or his employer refuses to grant him permission to serve on the General Body, and

- iv. When a member does not attend three consecutive meetings of the General Body without any intimation to the President.
- v. Does not hold the office or appointment when the membership is based on the office or appointment which he/she holds.

2. POWERS, FUNCTIONS AND MEETINGS OF THE GENERAL BODY

(1) The General Body shall be the sole authority to promote and review from time to time the budget, policies and progress of the Biodiversity Parks and devise measures for the improvement and development of Biodiversity Parks and for this purpose it shall have following powers and functions not limited to:

- (a) To approve the annual report, financial statements, budget estimates and submit the same to DDA for passing.
- (b) To make rules / regulations concerned with the administration of affairs of the society including procedures followed by it and its officers in discharge of their function including but not limited to the following.
 - i. To approve creation, and categorisation of posts and personnel in the Society.
 - ii. To manage and regulate the financial assets, properties, business and all other administrative affair of the Biodiversity Parks and for that purpose constitute as many committees as the GeneralBody may deem fit and proper and delegate powers to such committees or such officers of Biodiversity Parks as deemed fit.
 - iii. To exercise all executive and financial powers of the Society including those vested in or conferred or to be conferred on it by or under any clause subject to such limitations as the DDA may impose in respect of expenditure from time to time.
 - iv. To Consider the annual and supplementary budgets placed before it by the CEO, from time to time, and pass them with or without such modifications as may be deemed necessary.
 - v. To Establish, maintain, amalgamate and/or close institutions, laboratories, offices, museums, nature interpretation centres, other facilities etc.
 - vi. To Encourage the pursuit of learning particularly relating to Biodiversity, Conservation, Urban Environment Management and for the purpose

institute scholarships, fellowships, prizes, medals etc and certificates and other academic titles.

- vii. To decide the number of posts, minimum qualifications for appointment to such posts and conditions for service and prescribe the terms and conditions of service.
- viii. To Recruit Personnel through absorption/direct recruitment, or on deputation basis.
- ix. To Constitute Selection / Assessment Committee (s) for recruitment and promotion of staff.
- x. To determine the conditions of service of the employees of the Foundation, fix their remuneration and define their duties.
- xi. To enter into arrangements with the Govt. of India and/or Govt. of NCT of Delhi and with foreign and international agencies and organizations, other public or private sector bodies or organizations or individuals for securing and or accepting grant-in-aids, endowments, donations or gifts to the Society on mutually agreed terms and conditions provided that such terms and conditions shall not be contrary to or inconsistent with the objects of the society, or policy of the Govt. of India.
- xii. To appoint Committee or Sub-Committees for the disposal of any business of the Society or for tendering advice in any matter pertaining to the society.
- xiii. Delegate such administrative, financial and other powers to any Committee or CEO of the Foundation and any other officer of the Society, as it may consider necessary and proper.
- xiv. To entertain / adjudicate upon and if thinks fit to redress any grievance of the staff of the Society.
- xv. To select a common seal of the society and refer it to DDA through General Body for consent.
- xvi. To refer any dispute to arbitration, file and contest court cases & appoint advocates.

(2) The General Body shall meet on a quarterly basis in a year.

(3) For every meeting of the General Body, fifteen days notice shall be given.

(4) If the requisition of General Body meeting is made by its 1/3rd members, the President / CEO shall hold the meeting within seven days of date of requisition.

- (5) One-third (1/3) of the members existing on the membership of the General Body shall hold the quorum.
- (6) Each member shall have one vote and if there is equality of vote on any issue to be determined by General Body, the President presiding over the meeting shall in addition have a casting vote.
- (7) In case of difference of opinion among the members, the opinion of majority will prevail.
- (8) The term of nominated members shall be three years and he/she will be eligible for nomination for more than one term.
- (9) If urgent action by the General Body becomes necessary, the President may in writing permit the CEO to transact the business by circulation of papers to the members of the General Body. The action so taken shall be forthwith intimated to all members of the General Body. In case General Body fails to take decision, the matter shall be referred to the President of the General Body, whose decision shall be final.

3. PRESIDENT OF THE SOCIETY

- 1) The Hon'ble Lt. Governor of Delhi shall be the President of the Society and shall preside the meetings of its General Body. In his absence the Vice-President of the General Body shall preside over the meetings of society.
- 2) The President may cause an inspection to be made by such person or persons as he/she may direct, of the Biodiversity Parks and other work conducted or done by it and cause an inquiry to be made in the like manner in respect of any matter connected with the administration and functions of the Society. The President may offer advice to the units of the Society as he/she may deem fit with reference to the result of such inspection or enquiry. The CEO shall communicate to the President the action taken or proposed to be taken on such advice.
- 3) In case of difference among authorities or officers of the Society or any matter, which cannot be otherwise resolved, the decision of the President shall be final.

4. OFFICERS OF SOCIETY

The following shall be the officers of the Society:

- (a) Chief Executive Officer
- (b) Biodiversity Expert

- (c) Other Heads of the divisions of Biodiversity Park as may be deemed appropriate by the General Body.
- (d) Scientist – Incharge(s) of Biodiversity Parks
- (e) Such other officers as may be prescribed by regulations/ rules

5. CHIEF EXECUTIVE OFFICER

- (1) The Biodiversity Parks shall be headed by the Chief Executive Officer (CEO).
- (2) The CEO shall:
 - (a) Ensure that rules mentioned herein are adhered and, he/she may be delegated with all the powers as are necessary for that purpose to oversee the functioning of the Society by the General Body.
 - (b) Assign the duties to all officers and staff of the society in consultation with Biodiversity Expert and shall exercise such supervision and disciplinary control as may be necessary in accordance with the provisions and Regulations/Rules of the society,
 - (c) Be responsible for the management of affairs of the society and shall exercise powers under the direction, superintendence and control of the General Body of the Society or any committee appointed by the General Body.
 - (d) Be the custodian of all records and assets of the society and maintain a membership register of the Society and keep it updated from time to time.
 - (e) If, in opinion of CEO, any emergency arises which requires that immediate action to be taken, the CEO shall take such action as he/ she may deem fit and shall report the same for confirmation in the next meeting of General Body.
- (3) The tenure of the CEO shall be of the rank of Chief Engineer / Head of Landscape Division or any other senior officer from DDA or an officer of equivalent rank in the Government on deputation to the Society for a period to be decided by the President.
- (4) The CEO shall be appointed by the President from the panel of three names recommended by the General Body and subject to the approval of DDA. The first CEO shall be nominated by the President of the General Body of the Society, and shall continue till a regular selection is made.
- (5) The emoluments and services conditions of CEO shall be as per DDA norms.

- (6) If the post of CEO becomes vacant due to death or resignation or otherwise or he/she is unable to perform his/her duties due to ill health or any other cause, the President of the General Body shall have the authority to designate any officer of the society to perform functions of the CEO until the new CEO assumes office or until the existing CEO attends the duties as the case may be.
- (7) The CAO may be removed by the General body on the recommendations of the President before completion of tenure.

6. **BIODIVERSITY EXPERT**

- (1) The objectives set forth for formation of Society shall be given shape as per opinion given by the Biodiversity Expert.
- (2) The opinion of Biodiversity Expert so far as fulfilling the goals and objectives of the Society shall be followed as far as possible. Such a decision of course will be in consultation with the Heads of other Sections and in the interest of DDA. The decision of General body shall be final in any matter.
- (3) The Biodiversity Expert shall apprise the General Body of the Society, the latest developments in the fulfilment of aims and objectives of the Society.
- (4) The Biodiversity Expert shall generally advise on all the Biodiversity Parks. He/she shall be responsible for guiding the preparation of annual action plan, budget and statement of expenditure in consultation with Sectional Heads and Scientist in charge of Biodiversity Parks for submission to the General Body through CEO for clarification and adoption in the next meeting of the General Body.
- (5) The staff of the Society shall generally follow the approved plan / scheme by the General body / President.
- (6) The Biodiversity Expert will bring to the notice of General Body through CEO, the requirement for recruitment of staff depending upon the exigencies and the need to implement the action plan of Society from time to time.

7. **THE OTHER HEADS OF DIVISIONS OF BIODIVERSITY PARKS**

The Bio-Diversity Parks shall have three sections: Scientific Section, Engineering & Landscape Section, and Administrative & Finance Section.

- (a) The Scientific Section shall be headed by a Biodiversity Expert at the level of Principal Scientist as per ICAR i.e. Scientist S-4. He/she shall coordinate the activities of the staff of all Biodiversity Parks and plan and oversee the development and management of Biodiversity Parks in consultation with Scientist-in-charge and Heads of other Sections.
 - (b) The Engineering and landscape Section shall be headed by an officer of Superintending Engineer level, who will be on deputation basis from DDA and he/she will coordinate the Civil, drawing and electrical works in all the Biodiversity Parks
 - (c) The Administrative and Finance Section will be headed by administrative officer/ deputy Chief Account Officer, who will be on deputation from DDA and he/she will assist the Biodiversity Expert in the administrative and financial matters of the Society.
- (1) The staff of scientific section includes a cadre of Scientists and Senior Scientists with different specializations, technical staff and other supporting staff with pay scales and promotion scheme as per Indian Council of Agricultural Research (ICAR) Scientists and technical staff and the service conditions and the regulation / rules framed by the Society.
 - (2) The Engineering and Landscape Section includes civil and electrical engineers of different grades and Landscape Architects and these staff will be on deputation basis from DDA.
 - (3) The Administrative and Finance Section includes Sr. A.O., A.O. and clerical staff and these staff will also be on deputation from DDA.

8. SCIENTIST - IN CHARGE OF BIODIVERSITY PARKS

- (1) Each Biodiversity Park shall be headed by a senior scientist at the level to be decided by the President to look after day-to-day work and to implement the action plans developed by the Biodiversity Parks Units and as approved by the General Body.
- (2) He/she shall be appointed among the pool of senior scientists by CEO on the recommendation of the Biodiversity Expert.
- (3) He/she shall have powers to recommend payments on the basis of approved budgets passed by the General body.

- (4) The Scientist-in-charge shall send the bi-weekly progress report to the Biodiversity Expert for information and appraisal. It is expected from the Scientist-in-charge(s) that all the activities undertaken in their respective Biodiversity Park(s) are carried out with active interaction of the Biodiversity Expert.
- (5) He/she shall prepare statement of expenditure incurred in the concerned Biodiversity Park on monthly basis with the help of Dy.C.A.O. and will submit it to the Biodiversity Expert, who will forward it to C.E.O.
9. All appointments shall be made as per the regulations/rules made by the General Body of the Society or the recruitment committee appointed by the General Body.
10. Advisors / Consultants of short and long duration, if required, shall be made by CEO, after approval of the General Body. Their number, tenure and remuneration will be as per regulations/rules approved by the General Body of the Society.

11. REGULATIONS/ RULES

The first regulations/rules of the society such as regulations/rules for recruitment and promotion of staff, selection committees, service conditions, leave rules, discipline and code of conduct for staff matters should be formulated by CEO in consultation with Biodiversity Expert and with the approval of the General Body. These will be placed before the General Body at the first meeting which may be approved with or without modifications by the General Body. Subsequent regulations shall be made by the General Body of the Society or any committee appointed by it.

12. RATIFICATION

The society with the approval of the General Body may ratify the appointments already made, if in consonance with the present MoA / bylaws.

13. VACANCY, ETC. NOT TO INVALIDATE ANY ACT OF PROCEEDING:

No proceeding of the General Body or any committee, unit or officer or Body of the Society shall be invalidated or questioned on the grounds merely of the existence of any vacancy or defect in the constitution thereof.

14. **INDEMNITY AGAINST GENERAL PROCEDURES:**

No suit, prosecution or other legal proceedings shall be against the Society or any authority or officer or employee of the society for anything, which is in good faith done or intended to be done in pursuance of the provisions of the Society and regulations/rules, made there under.

15. **OVERRIDING EFFECTS:**

The provisions of the memorandum of association, rules and byelaws of the Society and regulations/ rules made there under shall be binding on all members and staff.

16. **POWERS TO REMOVE DIFFICULTIES**

If any difficulty arises as to the first constitution or reconstitution of any unit of the Society after the registration of this Society or otherwise in giving effect to the provisions of the society, the President may, by orders make such provisions not inconsistent with the provisions of society, as appear to his/her to be necessary or expedient for removing the difficulty; provided that no such order shall be made after the expiry of 5 years from the date of the registration.

17. **REPEAL AND SAVING**

The decision already taken by the Foundation before the registration of society shall be saved from repeal at any stage later.

18. **DISSOLUTION OF SOCIETY**

The Society shall not be dissolved without the consent of DDA. The Society shall stand dissolved after getting the approval of the DDA and all assets and manpower of the Society shall be dealt within the accordance of DD Act 1957.

19. **BUDGET, FINANCE AND ACCOUNTS**

(i) The society shall act under the aegis of DDA to aid in the implementation of its objectives and mandate in the area of environmental quality of Delhi and shall be under its overall control.

(ii) The Budget shall be prepared on the basis of action plan and same to be placed through CEO before the General Body for adoption. The budget approved by the General Body of the Society shall be then placed before DDA for passing and release of the funds into the accounts of the Society. The funds released to

the Society shall be utilized in the manner shown in the flowchart given at the end.

- (iii) The society shall open its account in DDA's authorised bank and CEO of the society shall be drawing and disbursing officer of the society.
- (iv) The CEO may delegate to any officer of the society to operate the accounts in his/her absence till he/she reports to duty.
- (v) An account officer of the rank of Deputy CAO shall maintain the accounts of the society.
- (vi) The accounts of the society shall be audited by the internal auditors of DDA as per the DDA norms and the audit statement of the society shall reflect in the final balance sheet of the DDA.
- (vii) The CEO may constitute committees such as purchase committee and others as per the Regulations /Rules to implement the activities of the Biodiversity Parks and the Society.
- (viii) The income and property of society howsoever derived shall be applied solely for the promotion of objectives of the society and no portion shall be paid or transferred by way of gift, dividend, bonus or otherwise by way of profit to members of the society.
- (ix) The external project grants received by the Society for scientists of the society shall be maintained in a separate account and shall be utilized as per the approval given by the external funding agency for the purpose of scheme. The staff required to execute the scheme shall be recruited in accordance with the terms and conditions stipulated by the sponsoring agency.

20. Any modifications / amendments / explanations to the above shall be made with the prior approval of the Authority



DELHI DEVELOPMENT AUTHORITY

Item No. 07/2014

ITEM NO. 07/2014

**SUB: ACTION PROGRAMME FOR OPERATIONALIZATION OF LAND
POLICY (DRAFT REGULATIONS & BUDGET PROVISIONS)**
F. No. F3(53)2003/MP/

1. Background:

In the MPD-2021 notified on 7th Feb. 2007, it has been recommended that development in urbanisable area shall be taken up based on the optimum utilization of available resources, both public and private in land assembly, development/redevelopment and housing through private participation. This policy has been notified on 05.09.2013. The policy has been evolved in consultation with the stake holders, farmers and developers and taking expert advice of National Council of Applied Economic Research. The development in the urbanisable area consisting of 22000 to 24000 Ha of land would take place through land pooling concept. The salient features of this policy are given in the subsequent paragraphs:

- I. **Concept:** The land policy is based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the designated Land Pooling Agency.
- II. **Role of the DDA / Developer Entity or private entity:** The role of the Developer Entity (DE) and DDA are clearly defined envisaging much faster development. While DDA shall be responsible for preparation of layout/sector plans and ensuring time bound external development of roads, physical and social infrastructure, the Developer Entity (DE) will be required to undertake assembly and surrender of land, preparation of the layout plans/detailed plans within the provisions of MPD 2021, demarcation, verification/approval of Layout & Sector Plan roads & development and maintenance of Sector Roads/Internal Roads/Infrastructure/Services falling in its share of the land.

III. Land Pooling Categories:

After deliberations at many forum and considering of the objections / suggestions received in response to this public notice, following two category have been finally notified:

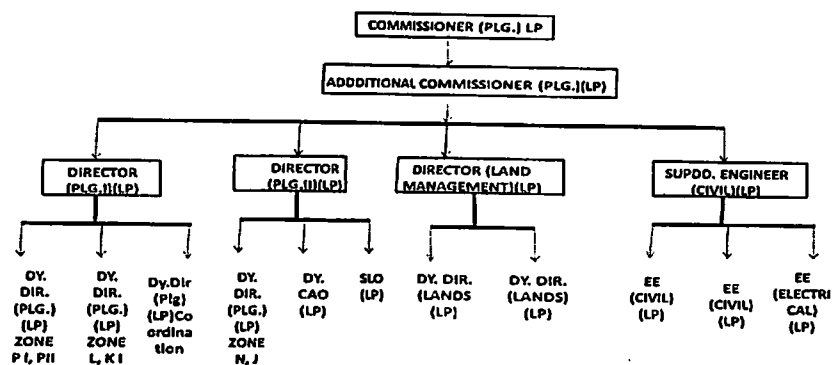
Sl. No.	Category of land assembly	Surrendered to Govt.	To be used by DE	Land Returned to Developer Entity (DE)		
				Gross residential	Commercial (City level)	PSR Facilities (City level)
1	20 Ha & above For 20 Ha Land Pooled (100%)	40% (8Ha)	60% (12Ha)	53 % (10.6 Ha)	5% (1.0 Ha)	2% (0.4 Ha)

2	20 Ha – under 2 Ha For 02 Ha Land Pooled (100%)	52% (1.02) Ha	48% (0.96 Ha)	43% (0.86 Ha)	3% (0.06 Ha)	2% (0.04 Ha)
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2. **Regulations for Operationalization of the Land Policy:** The report for operationalization of this land pooling was prepared by the Committee under the Chairmanship of Advisor, NPIIC. This report was also approved by the Authority in its meeting held in July 2013. Based on this report, detailed draft regulations have been worked out, and circulated for seeking observations of Delhi Govt., Local Authority (Municipal Corporation South, East & North) and other stake holders. No inputs have been received within the stipulated time from concerned deptt., however, this shall be taken care as these regulations are required to be put up in Public domain as per the notified policy dt.5.9.13. **Annex - I)**

3. **Institutional Framework:** To operationalize this land pooling policy, the Authority in its meeting held in the month of March 2013 & subsequently as part of the Agenda on the operationalization of Land Policy, the structure of the Land Pooling Cell has been approved. This Cell is to be created under the Planning Deptt headed by Commissioner (Plg.) Land Pooling. The structure of the Land Pooling Cell is as under:

Land Pooling(LP) Department DDA



Personnel Department of DDA has issued an Esstt. Order for the Planning Officers by diverting the existing position so that the work of the Land Pooling could be initiated. Details of the Esstt. Order issued by the Personnel Deptt. are Annexed-II.

4. **Job Requirements and the Responsibilities:** The job responsibilities for the various Post / Positions were worked out and sent to Personnel Deptt. which are at Annexed-III.
5. **Budget Provisions / Allocation:** DDA while approving the Zonal Plans of the Urban Extn. of the Planning Zone J, L, K1 & PII approved an amount of Rs. 10 crores in the year 2009-2010. This amount has been kept in the separate

budget. Out of 10 crore, about Rs. 5 crore have already been exhausted and as per the man power required for implementing this land pooling policy approximately Rs. 20 crore provision will have to be kept for financial year 2013-14 and for subsequent year as per details given below: (Annexure-IV)

Year 2013-14 - Rs.20 crores

Year 2014-15 - Rs.100 crores

Year 2015-16 - Rs.300 crores

6. **Action Programme:** To operationalise this policy following actions are required urgently.

- (i) Declaration of 95 villages of Development Area of DDA. (Submitted separate proposal copy annexed at V)
- (ii) Declaration of 88 villages as urban villages under section 507 of MCD Act. (Submitted separate proposal copy Annexed VI.)
- (iii) Exemption from Stamp Duty Act / Income Tax Act (Submitted separate proposal copy Annexed VII)
- (iv) Identification of nodal officer/service providing agencies i.e. DJB, TRANSCO, Sanitary & Conservation Deptt of MCD, PWD in next three months time.
- (v) Superimposition of the SajjaraPlan (revenue map[]) on the Zonal Plan. DDA has already initiated this exercise in consultation with the GSDL. Re-drafting of already approved Zonal Plan which shall be superimposed on Sajjara Plan or vice-a-versa in the next 12 months' time.
- (vi) Inviting applications for participation in the land pooling cell, scrutiny and verification of the applications for issuing the land transfer certificate to DE/ PE.

This process is proposed to be taken up once the Authority approves the above action / implementation Plan.

7. Time Frame:

Legal Issue / Aspect	Input from / Action	Time Frame
Declaration of Villages as Development Area under section 12 of DD Act, 1957	Pertains to DDA (CCS/ Legal).	3 Months subject to approval of Authority (January 2014 – March 2014)
Declaration of Villages as Urban Villages	GNCTD	3 Months subject to approval of Authority (Jan. 2014 – Mar. 2014)
Notification of Regulations by DDA after <ul style="list-style-type: none"> Incorporating all suggestions of experts/public and putting subsequent modifications to the Authority and seeking approval of MoUD. Final Approval of the Authority / Government. 	DDA	4 Months subject to approval of Authority (Dec.-2013–Mar. 2014)

Workshop / discussion with service providing Agencies like DIB, Fire, Architect Planners, Community representatives / Public Participations.	DDA	To be held within two weeks after hearing the objection/suggestions w.r.t. the Public Notice on the Draft Regulations.
Empanelment of Legal Financial and Land consultants, preparations of working Groups (functional / Zone wise)	DDA	2 months after approval of Regulations by the Authority
Creation of Working Groups(Functional/Zone-wise)	DDA	2 months after the approval of the Regulations

Proposal:

- I. The proposal is put up for consideration on Regulations as given in para 2 above. These regulations shall be put up in the Public domain for inviting obj./sugg. as per notified policy of 5th Sept.13.
- II. Creation of the Land Pooling Cell (as per para 3) which already stands approved by the Authority in its meeting held in 23rd March 13 vide item no.38:2013 and subsequent endorsement of the Authority Meeting held on 26.7.13 vide item no.85:2013. This is to be created by Personnel Deptt. Taking further approval if required. Specific approval to be given for creation of posts under Land Pooling by Chairman of the Authority temporarily for one year as per powers of Hon'ble L.G. to create posts and simultaneously MOUD to give approval on the permanent basis. The proposal in this regard be put up by Commr.(Pers.) immediately after approval of the Authority.
- III. Provisional Budget for the Land Pooling Cell as given in para 5 i.e. Rs.10 crores for the Financial year 2013-14, Rs.100 crores for the financial year 2014-15 and Rs.300 crores for the financial year 2015-16.
- IV. Besides meeting the administrative expenditures of the Land Pooling Cell, the money shall be utilized for infrastructure and other development works. This shall be detailed out in consultation with the Budget Section of the DDA.
- V. Declaration of 95 villages as development area of DDA, and declaration of 88 villages as Urban villages by the respective deptt. of GNCTD i.e. Land & Bldg. and Revenue deptt.

RESOLUTION

Shri R.K. Jain, Addl. Commissioner (Planning)MP&UE explained the agenda item and stated that all regulations regarding operationalization of the policy, for better participation and transparency, will be uploaded on DDA's website for inviting objections and suggestions from the general public. The budget and other provisions for creation of the land pooling cell were also explained and also the declaration of 95 villages as development area of DDA and 88 as urban village by Land & Building and Revenue Department of GNCTD respectively. Regarding declaration of villages, it was directed by the Hon'ble Lt. Governor that the Delhi Government may send their comments within 30 days and in the meantime, parallelly, the land pooling cell can be created. The budget for the land pooling cell was also approved.

Draft Regulations for Operationalization of Land Pooling Policy

S.O

These regulations shall be called as land policy regulations and shall be applicable in the proposed urbanisable areas of the urban extensions.

1. **INTRODUCTION:** The Master Plan for Delhi 2021, notified on 07.02.2007 stipulates that the land policy would be based on the optimum utilization of available resources, both public and private in land assembly, development/redevelopment & housing, which has been now added in the form of Chapter 19.0 on Land Policy vide S.O No 2687 (E) dt. 5.9.13 (Annexure A).

The Land Policy is based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the designated Land Pooling Agency, which later transfers the ownership of the part of land back to the land owners for undertaking of development for such areas. Accordingly, to operationalize the policy and regulate the development following is laid down:-

2. **SHORT TITLE AND COMMENCEMENT**

3. **DEFINITIONS:**

- i) "Land Pooling" means the land parcels owned by individual or group of owners are legally consolidated by transfer of ownership rights to the designated Land Pooling Agency, which later transfers the ownership of the part of land back to the landowners for undertaking of development for such areas, as per the provisions of the Delhi Development Act 1957 and the prescribed procedure.
- ii) "Land Pooling Agency" (LPA) means the Delhi Development Authority, designated to implement the Land Pooling Policy for integrated planned development as per the Master Plan / Zonal Development Plan provisions
- iii) "Competent Authority" means the Vice Chairman, Delhi Development Authority and in the matters relating to Land Pooling, the decision of the Competent Authority is final.

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application for land pooling. While undertaking the preparation and approvals of the Land Pooling Scheme, the tenure and encumbrances on the plot remain unaffected.

xii) **"Final Plot"** in the context of Land Pooling mean the parcel of land carved out within the Land Pooling Scheme which is to be returned back to the Developer Entity (DE)/Private Entity (PE) as per the Land Transfer Certificate provisions.

xiii) **"Layout Plan/Sector Plan"** in the context of Land Pooling refers to the plan showing the allotment of land returned to the DE which shall be prepared within the framework of approved Zonal Development Plans.

xiv) **"Website"** in the context of Land Pooling refers to either the official website of Delhi Development Authority or the website created specifically for the operationalisation of this Policy.

xv) **"Urbanisable Area"** in the context of Land Pooling refers to the areas as per Master Plan 2021 and zonal development plans except villages notified as Low Density Residential Area & Green Belt.

4. PERMISSIBILITY:

Any land owner, or a group of land owners (who have grouped together of their own volition/will for this purpose) or a developer, hereinafter referred to as the "Developer Entity(DE)/Private Entity (PE)", shall be eligible to participate in the Land Pooling Scheme as per prescribed norms and guidelines stipulated in chapter 19.0 of MPD 2021. The policy is applicable in the urbanisable areas of the Urban Extensions for which Zonal Plans have been approved except:

1. Lands/villages notified under Low density residential area, Green Belt.
2. Lands Unauthorised colonies (which are yet to be regularized), built up abadi areas, notified extened Lal Dora of Villages, lands under litigation, lands under acquisition proceedings under litigation till the case is settled. However, a special dispensation shall be given in case of lands released from litigation after the expiry of time frame of opening of land Pooling Scheme.

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3. Lands where DDA/other Government agencies have issued NOC/plan stands approved for development by other Government agencies till the time of notification of these Regulations.
4. Lands under notified forests/government land (use undetermined), any other scheme of GNCTD for which change of land use is under process under section 11 A of DD Act 1957 till the time of notification of these Regulations.
5. Pre-existing institutions which have been considered for regularization or are still under examination.
6. Lands under natural drains, open drains, flood and irrigation department, railways & Airport.

Development along Influence Zone of the MRTS and Major Public Transport Corridors shall be as per the notified policy.

5. PROCEDURE FOR GRANT OF LAND TRANSFER CERTIFICATE (LTC) TO DEVELOPER ENTITY (DE)

- i) 2 sets of application from land owners participating under Land Pooling Scheme, except in cases covered under para 4 of Regulations, are required to be submitted by the landowner(s) in writing in the prescribed form along with certified copies of required documents (Application Form format alongwith required documents placed at Annexure B) and sign development agreement with the DDA/LPA to surrender the ownership rights to LPA within a period of six (6) months of DDA declaring the zones open for Land Pooling. A receipt shall be issued by DDA in lieu of the application as proof of submission of all required documents based on prescribed format. One set of application will be sent by DDA to GNCTD for confirmation/verification of ownership details. A Verification Report of the revenue records (including physical verification of the land duly certified by SDM) shall be made available to DDA by GNCTD within a period of 3 months.
- ii) DDA / LPA will start identifying the Master Plan / Zonal Plan / Sector Plan land uses, road network and utility land. Thereafter development of roads, detailing of Sectors with dimensions and total station survey for Master Plan / Zonal Level land uses will be commenced.

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- iii) DE will provide suitable accessibility for infrastructure provision to locked parcels of land which have not come forward for Land Pooling till the time land of such DE/PE / Owners is not processed for Land acquisition.
- iv) GIS Map showing details of all land coming under Land Pooling based on verified DE's applications shall be available on the website. Details of Khasra numbers and their respective villages within the declared area which have not come forward for land pooling shall also be available on the website.
- v) **Issue of Provisional Land Transfer Certificates within maximum period of Six months of receipt of application** after obtaining physical possession of land from all the DE's and final assessment of land parcels coming forward for Land Pooling. The details of the same shall be available on the website.
- vi) **Issue of Final LTC** to all DE's which shall include map showing actual parcels of land returned to DE shown on sector plans/Layouts Plans along with the details of land with plot number and utilization of the returned land, allotment and development rights and other terms and conditions applicable on the same **within 9 months of issue of provisional LTC**. The details of the same shall be available on the website. Simultaneously, DDA shall initiate time-bound development of identified land with Master Plan Roads, provision of Physical Infrastructure such as Water Supply, Sewerage and Drainage, provision of Social Infrastructure and Traffic and Transportation Infrastructure including Metro Corridors.

Terms & conditions:

- a. DDA / LPA reserves the right to assign the work of examining and certifying the land records and due diligence by appointing legal experts / firms and addition of any forms and documents as felt necessary from time to time.
- b. Third party legal scrutiny/verification of applications received including the agreement between the land owners forming the Developer Entity, Development agreement between DE & DDA (LPA) etc. will be through empanelled legal experts/firms. Any discrepancy arising out of misinformation/malpractices by the empanelled legal expert shall be liable to criminal prosecution / penalty.

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- c. Developer Entity (DE) as per Development Agreement with the DDA (LPA).shall physically handover the land pooled to DDA free of encumbrances without any type of built up structure on the land pooled by DE before issue of Final LTC by DDA.
- d. In case of fragmented land holdings coming forward for Land Pooling in the same Planning Zone, land shall be returned in the vicinity of the largest land holding within the same zone or within maximum distance of 5 Km. If there is any shortfall / variation of land in any zone or category due to site conditions, the DE will be entitled to the entire built up area permissible to him in that category on the land returned, even though the actual land returned to DE may be lesser than due to him.
- e. Developer Entity (DE) shall be responsible for ensuring that the land pooled is free from all encroachments till issue of Final LTC by DDA. All encumbrances/ encroachments on the land returned to DE at a later date shall not be responsibility of DDA.
- f. If any illegal plotting is found in the land assembled by DE after signing the agreement with LPA under land pooling no allotment of returned land (Final plot) will be made to DE till such time such plotting is completely removed with all structures including boundary walls.
- g. Allotment of final plot shall be carried out consequent to verification of all necessary Land/ownership documents.
- h. Allotment of proportionate share (whole or part) of land to DE by DDA shall be as per layout plan prepared within the framework of approved Zonal Development Plans and shall be final.
- i. The development rights awarded through the LTC shall be availed by seeking planning permission and development license within max 1 year from the date of issue of LTC.

6. PROCEDURE FOR GRANT OF DEVELOPMENT LICENSE TO A DEVELOPER ENTITY (DE)/ Private ENTITY FOR LAND POOLING SCHEME.

- i) DE/PE to prepare a scheme as per terms and conditions in LTC and MPD 2021 provisions and make an application to the Vice Chairman, DDA/other designated officer of Authority for approval of Sector / Layout Plan and issue of development license (as per eligibility criteria) to develop an area within period

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stipulated in LTC in the prescribed form (Application Form format alongwith required documents placed at Annexure C) and payment of such fee as may be prescribed along with specified documents:

- ii) The plans and documents to be submitted by the DE /PE for grant of License to DE/PE are:
- a. Covering Letter.
 - b. Application form for Planning Permission & License with details / particulars of the DE / PE
 - c. Undertaking by DE /PE .
 - d. Scrutiny / processing fee and Compliance to the various requirements of LTC.
 - e. Financial project Evaluation Report by registered valuers/financial institutions.
 - f. Bank Guarantees equivalent to cost of External Development and Internal Development Works which includes the cost of development of facilities as per MPD-2021.

The plans and documents to be submitted by the DE in triplicate for grant of planning permission are:

- a) Copy/ies of Final LTC/ contiguous multiple LTC's of the land for which planning permission/development license is being sought. If name of applicant does not match with the name of LTC Holder, then attach separate copies of proof of transfer/relinquishment/GPA by LTC holder.
- b) A guide map on a scale of not less than 1:10,000 showing the location of the neighborhood areas to be developed in relation to surrounding geographical features to enable the identification of the land.
- c) A survey plan of the land under the proposed Land Pooling 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.
- d) Layout plan on a scale of 1:1000 showing the existing and proposed

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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.

- e) 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 sewage water, rain water harvesting, solid waste management, water recycling etc.
 - f) 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.
 - g) Services Plans indicating the position of sewers, storm water channels, water supply and any other public health services.
 - h) Detailed specifications and design of sewerage, storm water and water supply schemes with estimated cost of each.
 - i) Detailed specifications and designs for disposal and treatment of storm and sewage water with estimated cost of each.
 - j) Detailed specification and designs for electric supply including street lighting.
- iii) After 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) **Location and Extent of the land.**
 - b) **Capacity to develop the area.**
 - c) **Proposed Layout plan of the area w.r.t MPD 2021 Provisions**
 - d) **Proposed Plan regarding the development works to be executed.**
 - e) **Conformity with the land use and development controls.**
- iv) DDA will issue the license to DE /PE within a max period of 90 days from the date of application subject to

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- Fulfillment of provisions of MPD-2021, respective ZDP-2021 and any other planning considerations as deemed necessary by the Delhi Development Authority /LPA to the satisfaction of the Vice Chairman.
 - The issue of License rights to construct Residential/Commercial/PSP shall be as per the application submitted and within the permissible development rights mentioned in the respective LTC.
 - Subject to payment of first installment equal to 20% of External Development Charges as decided by DDA and bank guarantees equivalent to cost of External Development and Internal Development Works including cost of development of facilities as per MPD-2021.
- v) After obtaining planning permission at the Layout Plan level, the DE shall within 6 months submit the following to LPA for approval :
- a. 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.
 - b. Services Plans indicating the position of sewers, storm water channels, water supply and any other public health services.
 - c. Detailed specifications and design of sewerage, storm water and water supply schemes with estimated cost of each.
 - d. Detailed specifications and designs for disposal and treatment of storm and sewage water with estimated cost of each.
 - e. Detailed specification and designs for electric supply including street lighting.
 - f. Fire Fighting scheme
 - g. Prepare schemes and apply for Premise Level approvals of Building Plans etc. on the basis of approved Sector / Layout Plan.
- vi) After the areas have been laid out according to approved layout plan and development works have been executed according to the approved designs and specifications, the DE/PE shall make an application to the VC, DDA/ other designated officer of Authority for issuance of completion certificate subject to payment of all applicable charges to the scheme.

Terms & conditions:

- i) Developer Entity/Private Entity to enter into an agreement with DDA to execute and complete the development works in accordance with the Licence finally granted for any development under this Policy.
- ii) The validity of license to the DE /PE will be 05 years for land pooling category upto 20 Ha and 07 years for land pooling category above 20 Ha. during which period all the prescribed infrastructure development works shall be completed and certificate of completion shall be obtained from the DDA
- iii) The license holder can enter into commercial transaction of built up area with a third party for speedy completion with prior approval of the LPA. All the license conditions will remain applicable on such transactions
- iv) The entire sanctioning process shall be completed within a period of two years and the remaining period is available for the DE/PE for the construction stage.
- v) *DDA/LPA will complete the external development within a period of 5 years from the issue of licenses to the DE/ PE.*
- vi) Balance External Development Charges to be paid by the DE/PE (excluding first installment equal to 20% of EDC) shall be payable either in lump sum within ninety days from the date of grant of license or in six installments (biannually) over three year period as under:
 - 2nd-5th installments@15 % of EDC
 - 6th-7th equal installments@10 % of EDC
- vii) In case the DE/PE fails to complete the development works within the specified period for the reasons beyond his control, he may apply to the Vice Chairman, 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 status of development and reasons for non-completion of the development works.
- viii) After receipt of application for renewal of planning permission, DDA, if satisfied with the reasons of delay attributed to be beyond control of the DE/PE in timely execution of the development works, may renew the permission for a period of two year subject to restriction on transfer / sale of 10% of Built-Up Area till the completion of the project. In the event of non-completion of the project within the specified period, the

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DE shall forfeit the reserved BUA (10%) to DDA. However, the DE/PE shall be given opportunity / hearing before considering rejection of the application.

Notes:

- i) The opening of the land pooling scheme shall be published in the leading newspapers and details of the same shall be available on the website.
- ii) Grievances at any stage shall be sorted out through the Grievance Redressal Committee to be constituted by the Competent Authority and decision of the Committee in this regard shall be final.
- iii) Tradable FAR/TDR applicable under the Land Policy shall be governed by Policy / Regulations for the entire city formulated under MPD-2021 provisions.

7. OTHER CONTROLS

- i) Developments norms as stipulated in chapter 19.0 of MPD 2021 to be followed
- ii) EWS Housing unit size to be ranging between 32-40 sqm.
- iii) 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents / Owners of the Group Housing. These will be developed by DE at the respective Group Housing site / premises or contiguous site.
- iv) Remaining 50% of DUs developed by DE/PE to be sold to DDA for EWS housing purpose will be sold to DDA / Local Bodies at base cost of Rs. 2000/- per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket.
- v) The EWS housing component created by the DE/PE shall be subject to quality assurance checks, as prescribed in this regard by Govt/DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements.
- vi) The DE/PE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.
- vii) Disposal of DDA's share in EWS Housing and terms & conditions for sale of

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Developers share in EWS Housing shall be as per separate policy notified by the Government.

- viii) Rain water harvesting and waste water recycling shall be mandatory with provision for storage for surface run-off water to improve the depleting ground water levels
- ix) Any modifications to the MPD-2021 shall be *mutatis mutandis* applicable to these regulations.

ANNEX - II

Estt.Order

As per the approval of the Authority about creation of the separate Land Pooling Cell in DDA, and further to implement the land pooling policy, notified by Govt. on 6th Sept.13, following work distribution orders shall come into force with immediate effect:

1. Addl.Commr.(Plg. Land Pooling), (As per E.O.no.1377 already issued on 16.8.13, additional work of Land Pooling Cell assigned to Sh.R.K.Jain).
2. Director(Plg.) Dwarka to look after the land pooling work of planning zone K-I and Planning zone L, in addition to Plg. Zone K-II vide E.O.No.2051 dated 6.12.13.
3. Dir.(Plg.) Rohini will look after the work of planning zone N, in addition to Plg. Zone M vide E.O.2051 dated 6.12.13.
4. Dir.(Plg.) Narela will look after the work of planning zone P-II in addition to Plg.Zone P-I vide E.O.No.2051 dated 6.12.13.
5. Sh.Uttam Gupta Dy.Dir.(Plg.) on current duty basis vide E.O.no.1386 dt.19.8.13
6. Smt.Alka Arya, Dy.Dir.(Plg.) on current duty basis vide E.O.no.1386 dt.19.8.13.
7. Sh.Rajesh K.Jain, Dy.Dir.(Master Plan) transferred to Land Pooling Cell vide E.O.No.2051 dated 6.12.13.
8. Sh.N.R.Arvind, Dy.Dir. (Master Plan Policy) transferred to Land Pooling Cell vide E.O.No.2051 dated 6.12.13.
9. Sh.Ashwini Khullar, Dy.Dir. on current duty charge basis transferred vide E.O. no.2051 dt. 6.12.13 to Land Pooling Cell.
10. Mrs.Kiran Jain Asstt.Dir.(Plg.) on current duty basis vide E.O. no.1387 dt.19.8.13.
11. Mrs.Meena Vidhani, Asstt.Dir. presently working in Master Plan policy, transferred to Land Pooling Cell vide E.O.No.2051 dated 6.12.13.
12. Sh.R.N.Malhotra, Dy.Dir.(Admn.) E.O. no.862 issued on 29.5.13 .
13. Sh.Jaswant Singh, Retd.Dy.CAO on consultancy/contract basis vide E.O. no.62 dt.16.8.13.

DELHI DEVELOPMENT AUTHORITY
Office of the Addl. Commissioner (Pig) UE&MP
3rd FLOOR, VIKAS MINAR
I.P Estate, New Delhi - 02

No: PS/AC (Pig) UE&MP/2013/ D-67

Dated: 22.05.2013

Sub: Creation of a separate Cell for Land Pooling under the Planning

Department

Commissioner (Personnel) vide note 13.05.2013 has sought detailed information regarding creation of a separate Land Pooling cell under the planning department as approved in the Authority meeting held on 22.3.13 vide item no 38/13. The detailed information as sought in regard Para (a) & (b) of the note regarding Charter of duties/sphere of work of proposed cell and of the officer/official in the proposed cell and the number of officers/officials category/designation-wise which are required for manning the "Land Pooling Cell" is as under:

Commissioner (Pig) Land Pooling (1):

Commissioner (Pig) is the overall HOD/ Incharge for all policy / regulation matters relating to Land Pooling Policy to be taken up at the label of VC, Hon'ble LG and Ministry. The broad sphere of work includes

• Oversea the overall implementation of the Land Pooling Policy with coordination of Planning, Engg. Land management, Finance, Legal and Administrative departments in terms of:

- To facilitate preparation of Detailed Zonal Development Plans, Sector Plans for the proposed Urbanisable zones for land pooling

- To facilitate preparation superimposition of revenue records on sector plans / Land-use plans

- To facilitate transfer of superimposed ZDP's on GIS data base

- To oversee verification of Land records in terms of ownership certificates, title, non encumbrance, mutation, NOC's etc. on receiving the applications from the DE

- To oversee legal scrutiny of proposals submitted by DE for Land Pooling along with the prescribed documents

- Monitoring of identification and issue/allocation of pockets/parcels to be returned to the DE on sector plans as per the Land return statement prepared based on the application received from the DE for assembly of land/original plot

• Scrutiny and coordination works for Planning permission and sanction of Sector/Layout plans and Building plans on the final plot as per the Land pooling Policy, Development controls, Building - Byelaws under the single window



- Any other administrative/litigation matters

➤ Additional Commissioner (Plg) Land Pooling (1)

- Same as above
- To formulate detailed regulations and their notification under section 56 of DD act to operationalise Land Pooling Policy
- Preparation of booklet with all necessary forms and documents to facilitate submission of proposals for land pooling and publicizing in public domain/website
- To guide and supervise all directors attached to the Land pooling dept

1. PLANNING UNIT

➤ Director (Plg.) Land Pooling (2)

- Modification of the Zonal development Plans wherever required as per ground realities/procedures laid down under the DD Act 1957
- Preparation of Sector Plans of Zones P-I PII, L, K-1 and J for the proposed Urbanisable zones for land pooling
- Coordinating the Land information with Director Land Management dept. w.r.t the records/documents submitted by the LPE/DE, issue of Land transfer certificate (provisional/final) with distribution, utilization and location of the Land return
- Coordination with the Engg. Dept. w.r.t demarcation/laying of infrastructure such as water supply, electricity, road network, utilities & services etc. as per the Zonal development Plan/ Sector Plan
- Processing of Layout plans and sanctioning of Building plans for group housing/ commercial/PSP uses
- To identify pockets where Land Pooling has not been initiated within the stipulated time period in which acquisition can be proceeded
- To identify govt./Gaon Sabha land

➤ Dy. Director (Plg.) Land Pooling (4)

- All the above functions will be planned, coordinated, executed and monitored with the help of Assistant director and supporting Staff

➤ Asst. Director (Plg.) Land Pooling (8)

- To assist the Dy. Director, Dir in all the above functions, conducting site visits for verifications, collection of information and updating the ZDP/Sector plans based on the ground realities etc.



2. LAND MANGEMENT UNIT

➤ Director (Land Management) Land Pooling (1)

- Provide complete property/revenue records of all Land in new Urbanisable areas
- Identification of all unauthorized, regularized/ slated for regularization colonies, squatter settlements and their boundaries
- Maintaining revenue records/details for GIS/shajara based Zonal Plan, Sector plans and information of services for processing of applications received from the DE in a time bound manner
- Verification of Land records in terms of ownership certificates, title, non encumbrance, mutation, NOC's etc. on receiving the applications from the DE

3. ENGINEERING UNIT

➤ SE (Civil) Land Pooling (1)

- Detailing of sectors with dimensions and Total station survey.
- Demarcation/laying of infrastructure such as water supply, electricity, road network, utilities & services etc. as per the Zonal development Plan/ Sector Plan
- Provision of MP/ZDP/Sector level road networks, utilities and services

➤ EE (Civil) Land Pooling (1)

➤ EE (Electrical) Land Pooling (1)

- Planning, coordinating, executing and monitoring of all the above specified functions with the help of supporting Staff

4. LEGAL UNIT

➤ Dy. Chief Legal Advisor (Land Pooling) (1)

- Drafting of the legal agreement between the developer entity and the DDA
- Legal scrutiny of proposals submitted by DE for Land Pooling along with the prescribed documents
- Outsourcing/empanelment of the scrutiny of the legal documents if required



ADDITIONAL STAFF STRENGTH REQUIRED

In addition to the staff strength as approved in the Authority Meeting dated 22.03.2013, following supporting staff is also to be provided

1. ADMINISTRATION, INFORMATION & SYSTEMS Unit

Dy. Director (Administration & Systems)

- Monitoring of Online Submission to be made by DE for sanctioning of the Layout Plan/Building Plan through Single Window.
- Updating of status of daily references/ records with respect to applications received from the DE.
- Maintaining proper records of the empanelled experts for Outsourcing of the scrutiny of the legal documents, Layout Plan and Building Plans for facilitating expeditious approvals.

2. For better coordination of the Land Pooling schemes the existing urban extension units for Planning Zones - J, L, K-I, P-I&II, M, N should be attached with Commissioner Land Pooling alongwith their supporting staffs.

3. CENTRAL ACCOUNTS UNIT

To be created on as existing in all project units such as Rohini, Dwarka

Note:

- i. The supporting staff below the Dy. Director (Plg.), Dy.CAO, Sr. Law Officer, Executive Engineer (Civil & Electrical), Dy. Director (LM) etc. will be required as per the norms and prevailing practice in DDA.
- ii. Each Asst. Director (Plg) will be supported by two Planning Assistants (equivalent to JC) and two Research Assistants to assist in conducting site visits and other planning works
- iii. The supporting staff required for administrative support such as computer professionals, planning officers etc shall be as per norms and prevailing practice.

Further, as desired, a copy of the agenda item No. 38/2013 as approved by the Authority in its meeting held on 22-3-13 is also enclosed for reference

R.K. Jain
23/3/13
(R. K. Jain)

Addl. Commissioner (Plg) UE&MP

Commissioner (Plg)

Vice-Chairman, DDA

Principal Commr. (P)

[Signature]

23/3/13

DELHI DEVELOPMENT AUTHORITY
BUDGET ESTIMATE FOR THE YEAR
2014-15 IN RESPECT OF PAY & ALLOWANCES(ESTT.) OF LAND POOLING CELL
(Figure in Rs. Lacs)

S.No.	Budget Code	Head of A/c	Be 2013-14	Actual Expenditure upto 8/2013	Anticipated Exp.w.e.f. 01.09.2013 to 31.03.2014	RBE-2013-14	BE 2014-15
1.		Pay & Allowances of officers					370.00
(A)		Arrears of Officers					
2.		Pay & Allowances of Estt.					510.00
(A)		Arrears of Estt.					
3		Travelling Expenses					5.00
	44901203	(A) Officers					
	44901204	(B) Estt.					
4	44901205	L.T.C.					20.00
5.	44901252	Fee & Hon.					1.00
6.	44901253	OTA					1.00
7.		Leave & Pension Contribution					
	44901302	(A) Officers					
	44901303	(B) Estt.					
8	44901452	Medical Exp.					20.00
9	44901501	Law Charges/Legal					1.00
10	44901704	Ex.Gratia					1.50

Unit
Rs. Lakhs (L.P)

11	44901708	Seminar & Trg Courses					2.00
12	44901551	Audit Fee / Court attachment					1.00
13	44901254	Tuition Fee					2.00
14	44901255	Children Education					
15	44901454	CGHS Contribution					
16	44901552	Court Attachment					
17	44901206	Other contribution					
		TOTAL					934.50 (A)

70

with
Outstanding (48)

DELHI DEVELOPMENT AUTHORITY
BUDGET ESTIMATE FOR THE YEAR
2014-15 IN RESPECT OF CONTINGENCY OF LAND POOLING CELL

Figures in Rs.Lac.

S.No.	Budget Code	Head of A/c	Be 2013-14	Actual Expenditure upto 8/2013	Anticipated Exp. w.e.f. 01.09.2013 to 31.03.2014	RBE-2013-14	BE 2014-15
1	44901612						1.00
2	44901613						2.00
3	44901615	Other items					1.00
4	44901616	Forms & Stationery					50.00
5	44901617	Printing & Advtg.					1.00
6	44901618	Telephone Charges					40.00
7	44901651	Pay & Allow. Cont. Exp.					1.00
8	44901652	Liveries & Uniforms					1.00
9	44901653	Purchase of stamps					1.00
10	44901654	Entertainment Exp.					5.00
11	44901655	Misc. Expenditure					
12	44901657	Survey Expenditure					
13	44901658	Inter communication					
14	44901710	Exptn. on A/c of demolition					
15	44901659	Property Tax					
16	44901702	Sports/Cultural Activity					
17	44192284	HIMS/PIMS/LMIS					

21.75 + (1.00)

18	24110150	Consult.Fee to Pvt.Arch..						
19	24900013	Urban Heritage Award			451			
20	24503818	Image Building						
		TOTAL						103.00 (B)

2.5%
 Consultant (L&P)

DELHI DEVELOPMENT AUTHORITY
BUDGET ESTIMATE FOR THE YEAR
2014-15 IN RESPECT OF FIXED ASSETS OF LAND POOLING CELL

Figures in Rs.Lacs.

73

S.No.	Budget Code	Head of A/c	Be 2013-14	Actual Expenditure upto 8/2013	Anticipated Exp.w.e.f. 01.09.2013 to 31.03.2014	RBE-2013-14	BE 2014-15
1	44901601	Equipment & Furniture					5.00
2	44901602	Staff Car					15.00
3	44901603	Office Furniture					1.00
4	44901604	Typewriter & Duplicator					
5	44901605	Survey & Drg. Instrument					2.00
6	44901606	Air-conditioning					2.00
7	44901607	Water Coolers					0.50
8	44901608	Printing Press					5.00
9	44901609	Photographic & Zetox Eqp.					15.00
10	44901611	Computer Hardware					2.00
11		Computer Software					
12	44901711	Other (Handheld Radios)					47.50 (C)
		TOTAL					1085.00
		GRAND TOTAL (A+B+C)					

Lac.

with
consultant (LP)

Kind Attn:-

ANNEX-V & VI

A281. Comm.
(UE & MP)

24/11

F.15 (6)/2012-MP

As a follow up to the notification issued by MOUD on the Land Pooling Policy vide S.O. no.2637 dt.06.09.13 and approval of agenda item no.85/2013 by Authority in its meeting held on 26.7.13, further action for declaring the villages as development area falling in urbanisable area has been initiated. As per this policy development in Delhi in planning zone K-I, L, N and P-II is to be taken up through land pooling. The zonal plans for these zones indicated as 'urbanisable' area in MPD-2021 have been approved but in the revenue record, these villages are still shown as rural village. To operationalise Land Pooling Policy, both Declaration of development area and Urban villages is to be carried out as under:

2.0 Provision of Section 12 of D.D. Act 1957:

DDA can only initiate action in area declared as development area under section 12 of D.D. Act 1957, provision of Section 12 of Delhi Development Act is reproduced below:

"Declaration of development areas and dev. of land in those and other areas:

(1) As soon as may be after the commencement of this Act, the Central Govt. may, by notification in the official Gazette declare any area in Delhi to be a development area for the purposes of this Act: (Provided that no such declaration shall be made unless a proposal for such declaration has been referred by the Central Govt. to the Authority and the MCD for expressing their views thereon within thirty days from the date of the receipt of the reference or within such further period as the Central Govt. may allow and the period so specified or allowed has expired).

(2) Save as otherwise provided in this Act, the Authority shall not undertake or carry out any development of land in any area which is not a development area.

(3) After the commencement of this Act no development of land shall be undertaken or carried out in any area by any person or body (including a department of Govt.) unless, -

(i) Where that area is a development area, permission for such development has been obtained in writing from the Authority in accordance with the provisions of this Act."

3.0 Provision of Section 507 of Delhi Municipal Act 1957:

The provisions of declaration of urban village lies in Section 507 of Delhi Municipal Act 1957, a relevant portion is reproduced below:

"507 - Special provisions as to rural areas—Notwithstanding anything contained in the foregoing provisions of this Act,—

(a) The Corporation with the previous approval of the Government may, by notification in the Official Gazette, declare that any portion of the rural areas shall cease to be included therein and upon the issue of such notification that portion shall be included in and form part of the urban areas:

(b) The Corporation with the previous approval of the Government may, by notification in the Official Gazette,—

(i) exempt the rural areas or any portion thereof from such of the provisions of this Act as it deems fit.

(ii) levy taxes, rates, fees and other charges in the rural areas or any portion thereof at rates lower than those at which such taxes, rates, fees and other

From : FROM-UC-OFFICE-DDA

Fax No. : 01124623968

20 Dec. 2013 16:36 P 2

charges are levied in the urban areas or exempt such areas or portion from any such tax, rates, fee or other charge;

(c) The Corporation shall pay a Gaon Sabha---

(i) an amount equal to the proceeds of the tax on profession, trades, callings and employments, as and when that tax is levied in the Gaon Sabha area, and

(ii) an amount equal to such portion of the proceeds of the property taxes on lands and buildings in that area as may from time to time be determined by the Corporation, after deducting the cost of collection from such proceeds.

Explanation: In this section the expressions "Gaon Sabha" and "Gaon Sabha area" have the same meanings as in the Delhi Panchayat Raj Act, 1954 (Delhi Act of 1955).

i) As per information on website of Deptt. of Revenue, GNCTD, total no. of villages in Delhi is 360 and out of it 135 villages have been developed as Urban Villages. These villages are falling in Planning zones A to H, Zone K-II, M and P-I of DDA. The list of village already declared as Urban villages is annexed as Annexure-I.

ii) Separately as per the Master plan provisions, the villages falling in the green belt will continue as rural village (where entire village is to be kept as green or only Low Density Residential Area and the activities as are permissible in MPD-2021 for Green Belt are shall be continued in these villages. These designated villages of Green Belt are falling in planning zone L, N, P-I and P-II. Some of the villages of the planning zone E and Zone J are also part of the green belt as per Land Use of MPD-2021.

4.0 Power delegation to Administration of GNCTD about declaration of Development Area:

Power has been delegated by the Ministry of Health, Family Planning and Urban Development vide Notification dt. 14.2.09 to the Administrator of Union Territory of Delhi with the approval of the MOUD on declaration of Development area. The proposal is required to be forwarded to Land and Building Department of GNCTD for its Gazette Notification.

5.0 Area and villages to be declared as Development Area and Urban Villages:

Land Pooling Policy is proposed to be implemented in villages falling in planning zone J (Only one village Neb-Sarai), K-I, L, N and P-II excluding the villages which are falling in Green belt of these zones and excluding the villages declared as Low Density Residential area vide Notification no.S.O.1744(E) dt.18.6.13. In addition development area of DDA under Land Pooling shall exclude Unauthorized colonies and land notified under forest/government land (Use Undetermined).

As per information on website of Deptt. of Revenue, GNCTD, total no. of villages in Delhi is 360 and out of it 135 villages have already been notified as Urban Villages which are part of existing development of urban area. As per MPD-2021, no. of villages falling in Green belt are 47, where one more village named 'Kulakpur' is to be added. The list of the villages which are falling in planning zone K-I, L, N and P-II, which are required to be declared as development area is annexed as Annexure-I (total no of villages in all the planning zones comes to 95) along with Map as Annexure-II and list of villages to be declared as Urban Villages is annexed as Annexure-III (total no of villages in all the planning zones comes to 69-as Six (06) villages have already been declared Urban Villages as per records available on Revenue Department, GNCTD website).

These villages are having the entire revenue villages or in some other cases part area of the revenue villages shall be eligible for the development through land pooling. Wherever the village is having the part of the same is indicated in front of the village as part village.

6.0 Proposal:

Declaration of 95 villages where development is proposed as per notified Land Pooling policy along with map annexed at Annexure-I and Annexure-II as Development Area of Land Pooling under section 12 of DD Act 1957 and 89 villages as given in Annexure-III may be taken up for declaration as urban villages under section 507 of Delhi Municipal Act.

7.0 Recommendation:

Proposal as mentioned in para-6 above is put-up for kind consideration and approval of Hon'ble Lt. Governor. Thereafter it shall be forwarded to Land and Building Department GNCTD for processing declaration of 95 villages under Development area of DDA and to Revenue Department GNCTD/MCD for Declaration of 89 Villages as Urban Villages

(Sd/-) 20/12/13
(Kiran Jain)
Assistant Director (Plg.)-LP

Dy. Dir. (Plg.)-LP

Addl. Commissioner (Plg.) UE, MP & LP

Commissioner (Plg.)

V.C. DDA

Hon'ble Lt. Governor Delhi

Proposal as given in
para 6.0 above is ready
for approval. List of villages & maps
are placed in file at page 229 to 2331c.
Plg. 31/12/13

List of Villages to be considered for declaring Development Area of DDA
u/s 12 of DD Act 1957

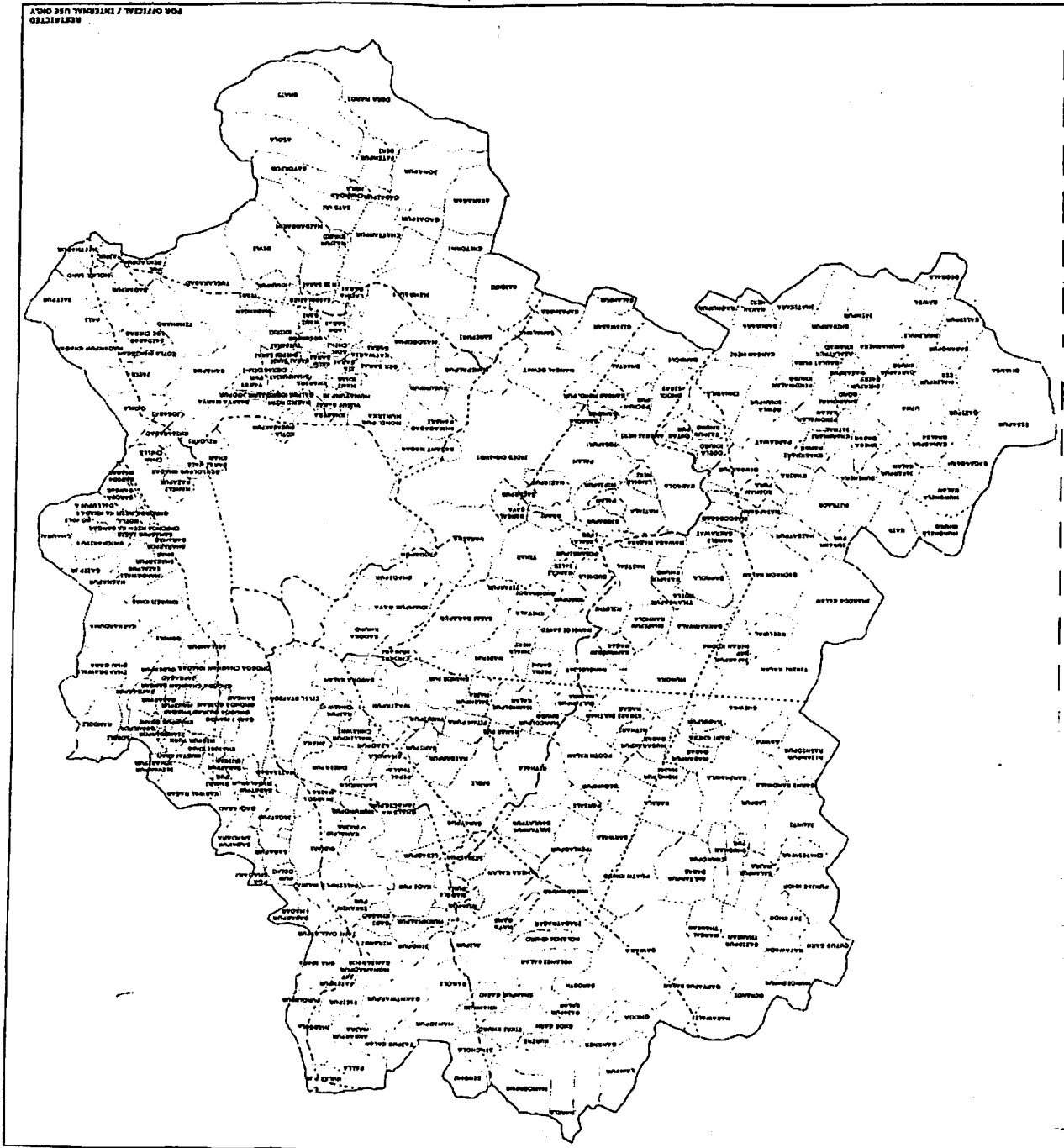
Planning Zone	S.No	Name of Villages under Land Pooling
Zone 1	1	Neb-Sarai
Zone K-I 20	2	Ambrai heri (Part in Dwarka Sub-city)
	3	Bakkarwala (Part in Zone L)
	4	Baprola
	5	Dhoolsiras (Part in Zone L & Part in Dwarka Sub-city)
	6	GoelaKhurd (Part in Zone L)
	7	Hastsal (Part)
	8	Kakrola(Part)
	9	Kamruddin Nagar
	10	KirariSuleman Nagar(Part)
	11	Qutabpur
	12	Masoodabad (Part in Zone L)
	13	Mundka (Part in Zone L & Rohini Sub-city)
	14	NangloiJat (Part)
	15	NangliSakrawat (Part in Zone L)
	16	NawadaMajra(Part)
	17	Nilothi (Part)
	18	Shafipur Ranhola
	19	RajapurKhurd
	20	TajpurKhurd (Part in Zone L)
	21	TilangapurKolla
Zone L 30	22	AsalatpurKhawad
	23	Chhawla (Part in Zone K-I)
	24	DaryapurKhurd
	25	Daulatpura
	26	DichaonKalan (Part in Zone K-I)
	27	Dindarpur (Part in Zone K-I)
	28	Hasanpur
	29	Haibatpur
	30	JafarpurKalan
	31	Jaffarpur (HiranKunda)
	32	Jhuljhuli
	33	KaharkhariJatmal
	34	KharkariNahar
	35	KharkhariRond
	36	Khaira
	37	KheraDabar
	38	MalikpurzerNajafgarh
	39	Najafgarh (Part in Zone K-I)
	40	Neelwal
	41	PindawalaKalan
	42	Paprawat
	43	PindawalaKhurd
	44	Qazipur
	45	Rewala Khanpur
	46	Roshanpura (Part in Zone K-I)
	47	Sarangpur
	48	ShampurKhalsa

	49	Surehera
	50	Sherpur Dairy
	51	Ujwa
Zone N 21	52	Bazidpur Thakran
	53	Nangal Thakran
	54	Bawana (Part in Zone P-I)
	55	Puath-Khurd (Part in Zone M)
	56	Sultanpur Dabas
	57	Salahpur Majra
	58	Budhanpur*
	59	Katawada
	60	Jat Khor
	61	Chandpur
	62	Ladpur
	63	Kanjhawala
	64	Karala (Part in Zone M)
	65	Madanpur Dabas (Part in Zone M)
	66	Mohammadpur Majri (Part in Zone M)
	67	Rani Khera (Part in Zone M)
	68	Rasulpur
	69	Ghewra (Part in Zone L)
	70	Sawda
	71	Daryapur Kalan (Part in Zone P-I)
	72	Khera Khurd (Part in Zone M & Part in Zone P-I)
Zone P-II 23	73	Akbarpur Majra
	74	Bhalsawa Dairy/Jahangirpuri (Part in Zone C)
	75	Burari (Part in Zone O)
	76	Ibrahimpur (Part in Zone O)
	77	Jharoda Majra (Part in Zone O)
	78	Jindpur (Part in Zone P-I)
	79	Kadipur
	80	Kamalpur Majra
	81	Khampur (Part in Zone P-I)
	82	Mohammadpur Ramzanpur (Part in Zone O)
	83	Mukandpur (Part in Zone C)
	84	Mukhmalpur
	85	Nanglipuna (Part in Zone P-I)
	86	Saleempur Majra, Burari* (Part in Zone O)
	87	Tiggipur (Part in Zone O)
	88	Fatehpur Jat (Part in Zone O)
	89	Samaypur (Part in Zone C)
	90	Libaspur (Part in Zone C)
	91	Seeraspur (Part in Zone P-I & Part in Zone C)
	92	Bijapur (Part in Zone P-I)
	93	Alipur (Part in Zone P-I)
	94	Tikri Khurd (Majorly in Zone P-I, about only 3-5 Ha in P-II)
	95	Gadi Khasro

Note:

* Villages advertently missed in approved Zonal Plan village list. . In case the Revenue Boundary of a village is spread across other Zones, part which is urbanizable as per MPD-2021 will be considered under Land Pooling.

2.** In Zone J, Sixteen (16) villages are considered under LDRA, the remaining villages are either falling majorly in F Zone, Part of Unauthorised colony, Regional Park, Wildlife area or are part of notified Ridge/Green area.



ANNEXURE - II
(Color copy of map and
231/2 available in R.167/C)

230/6

ANNEXURE-III

List of Villages to be considered for declared as Urban Villages u/s 507 of DMC Act 1957

Planning Zone	S.No	Name of Villages under Land Pooling
Zone J** 1	1	Neb-Sarai
Zone K-I 16	2	Bakkarwala (Part in Zone L)
	3	Baprola
	4	GoelaKhurd (Part in Zone L)
	5	Hastsai (Part)
	6	Kamruddin Nagar
	7	KirariSuleman Nagar(Part)
	8	Qutabpur
	9	Mundka (Part in Zone L & Rohini Sub-city)
	10	NangloiJat (Part)
	11	NangliSakrawat (Part in Zone L)
	12	NawadaMajra(Part)
	13	Nilothi (Part)
	14	Shafipur Ranhola
	15	RajapurKhurd
	16	TajpurKhurd (Part in Zone L)
	17	TilangapurKotla
Zone L 28	18	AsalatpurKhawad
	19	Chhawla (Part in Zone K-I)
	20	DaryapurKhurd
	21	Daulatpura
	22	DichaonKalan (Part in Zone K-I)
	23	Dindarpur (Part in Zone K-I)
	24	Hasanpur
	25	JafarpurKalan
	26	Jaffarpur (HiranKunda)
	27	Jhuljhuli
	28	KaharkhariJatmal
	29	KharkariNahar
	30	KharkhariRond
	31	Khaira
	32	KheraDabar
	33	Malikpurzer Najafgarh
	34	Neelwal
	35	Pindawala Kalan
	36	Paprawat
	37	PindawalaKhurd
	38	Qazipur
	39	Rewala Khanpur
	40	Roshanpura (Part in Zone K-I)
	41	Sarangpur
	42	ShampurKhalsa
	43	Surehera
	44	SherpurDairy
	45	Ujwa
Zone N 21	46	Bazidpur Thakran
	47	Nangal Thakran
	48	Bawana (Part in Zone P-I)
	49	Puath-Khurd (Part in Zone M)

	50	Sultanpur Dabas
	51	Saiahpur Majra
	52	Budhanpur*
	53	Katawada
	54	Jat Khcr
	55	Chandpur
	56	Ladpur
	57	Kanjhawala
	58	Karala (Part in Zone M)
	59	Madanpur Dabas (Part in Zone M)
	60	Mohammadpur Majri (Part in Zone M)
	61	Rani Khera (Part in Zone M)
	62	Rasulpur
	63	Ghewra (Part in Zone L)
	64	Sawda
	65	Daryapur Kalan (Part in Zone P-I)
	66	Khera Khurd (Part in Zone M & Part in Zone P-I)
Zone P-II 23	67	AkbarpurMajra
	68	Bhalsawa Dairy/Jahangirpuri (Part in Zone C)
	69	Burari (Part in Zone O)
	70	Ibrahimpur(Part in Zone O)
	71	JharodaMajra (Part in Zone O)
	72	Jindpur(Part in Zone P-I)
	73	Kadipur
	74	Kamalpur Majra
	75	Khampur(Part in Zone P-I)
	76	MohammadpurRamzanpur(Part in Zone O)
	77	Mukandpur (Part in Zone C)
	78	Mukhmaipur
	79	Nanglipuna(Part in Zone P-I)
	80	SaleempurMajra, Burari*(Part in Zone O)
	81	Tiggipur(Part in Zone O)
	82	Fatehpur Jat (Part in Zone O)
	83	Samaypur (Part in Zone C)
	84	Libaspur (Part in Zone C)
	85	Seeraspur(Part in Zone P-I & Part in Zone C)
	86	Bijapur(Part in Zone P-I)
	87	Alipur (Part in Zone P-I)
	88	Tikri Khurd (Majorly in Zone P-I, about only 3-5 Ha in P-II)
	89	Gadi Khasro

Note
 * Villages advertently missed in approved Zonal Plan village list. . In case the Revenue Boundary of a village is spread across other Zones, part which is urbanizable as per MPD-2021 will be considered under Land Pooling.
 2.** In Zone J, Sixteen (16) villages are considered under LDRA, the remaining villages are either falling majorly in F Zone, Part of Unauthorised colony, Regional Park, Wildlife area or are part of notified Ridge/Green area.

ANNEX - VII

Sub: Exemption of Stamp duty on the portion of the land surrendered by Developer Entity to the DDA.

As part of the notification of the land policy and addition of new chapter in MPD-2021 regulations for operationalisation of the Land Pooling policy is under preparation. This shall also be notified shortly.

While conducting the hearing on the Land Pooling Policy, it has been brought to the notice of Board of Enquiry and Hearing that necessary exemption can also be involved in the Stamp duty as under the Land Pooling Policy Developer entity and Private Entity are required to surrender a certain percentage of the land to the DDA. This land shall be retained by DDA when giving without any compensation or monetary value. The beneficiary/Developer Entity/Private Entity will get incentive wise FAR on the portion of the land in terms of the compensation towards the cost of the land which is being surrendered by the DDA.

DDA would like to utilize the portion of the surrendered land for providing road network, developing the green and physical infrastructure facilities such as water treatment, sewerage treatment, electric sub-station and other related infrastructure facilities.

IN view of this it is suggested that Delhi Govt. may examine the matter for exemption of the Stamp duty Act which is as per the practice normally paid by the purchaser of the land to the GNCTD. Since in this process only the title of the land is being given to surrender by the DE/Private Entity to the DDA, therefore, there is no sale is involved. The necessary observations and the approval of the Govt. may be conveyed to DDA on priority.

The above note may be approved for forwarding to Chief Secy., Delhi Govt. and the Pr.Secy., and Finance dept. of GNCTD.

(R.K.Jain)
Addl. Commr. (Plg.) UE, MP & LP

AC(MPR)



DELHI DEVELOPMENT AUTHORITY

Item No. 08/2014

ITEM NO. 08/2014

Subject: Change of land use of the land measuring 0.9 ha from 'Recreational': City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay / Receiving substation) at Dhaula Kuan for construction of RSS for Mukundpur - Yamuna Vihar Corridor (line-7) of DMRC.

File No.: F 20(13)/2012/MP

1.0 BACKGROUND:

- i. The proposal of change of land use of the land measuring 0.9 Ha from 'Recreational' : City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay / Receiving Sub-Station) at Dhaula Kuan for construction of RSS for Mukundpur-Yamuna Vihar Corridor (Line-7) of DMRC was approved by the Authority in its meeting held on 05.03.2013 vide item no.: 16/2013 (Agenda & Minutes are placed as Annexure-A).
- ii. Further in exercise of powers conferred by Sub-Section (2) Section-52 of Delhi Development Action (61 to 1957), regarding power delegated to Vice Chairman of DDA for issue of Public Notice as per DD Act 1957, a public Notice was issued and published on 26.04.2013 for inviting objection / suggestion with respect to the proposed change of land use of an area 0.9 Ha from 'Recreational' : City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay / Receiving Sub-Station). Copy of the public notice placed as Annexure-B.
- iii. In pursuance to the public notice, three objections / suggestions were received. The objections / suggestions were scrutinized and the summaries of objections / suggestions were placed before the Board of Enquiry & Hearing under the Chairmanship of EM, DDA on 30.08.2013. Summary of Objections / Suggestions are placed as Annexure-C.

2.0 RECOMMENDATIONS OF THE BOARD OF ENQUIRY & HEARING:

The objections / suggestions were heard by the Board of Enquiry & Hearing and following recommendations were made:

"The Board recommended change of land use of 9000 sqm of land from Recreational (Reserve Forest) to Utility (Relay / Receiving Sub-Station) for processing of change of land use subject to DMRC will obtain NOC from Forest Department & same shall be submitted to DDA for further necessary action."

Copy of the minutes of the Board of Enquiry & Hearing is placed as Annexure-D.

3.0 PROPOSAL:

- i. Keeping in of the above, the final notification for change of land use of an area 0.9 Ha from 'Recreational' : City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay / Receiving Sub-Station) has been proposed with the following boundary detail and under the provision of section 11-A of DD Act 1957 is placed before the Authority for its consideration:

East :	BSES Sub-Station
West :	District Park
North :	NH-8 & Petrol Pump
South :	District Park (Reserve Forest) Atma Ram College.

Conditions:

- (a) DMRC shall obtain clearances from Forest Department and other concerned statutory bodies since the land is falling within the Reserve Forest area.

(b) DMRC shall obtain necessary clearances from statutory Authorities concerned form cutting of trees. If required, as per the statutory requirement.

(c) No construction shall be allowed till final notification of change of land use is notified by the Ministry of Urban Development, Govt. of India.

4.0 RECOMMENDATION:

Keeping in view, the facts mentioned at Para-(1) & (2) above, the proposal as explained at Para-(3) is placed before the Authority for consideration for issue of final notification for change of land use under section 11-A of DD Act 1957.

RESOLUTION

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

DELHI DEVELOPMENT AUTHORITY
(Meeting Cell)

ANNEXURE - A

RECEIVED
Date: 20/3/13
M-344

No. F.2 (2)2013/MC/DDA/59

Dated: the 19th March, 2013

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 05th March, 2013 at Raj Niwas. Amendments to the minutes, if any, may kindly be proposed within 3 days.

Encl: As above.

(APARNA RAGHURAM)
DY. DIRECTOR (MEETINGS)

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Housing)
4. Commissioner (LD)
5. Commissioner (LM)
6. Commissioner (Pers.)
7. Commissioner (Planning) - in mbr
8. Commissioner (Sports)
9. Chief Architect
10. Addl. Commissioner (Landscape)
11. Financial Advisor (Housing)
12. Director (LC)
13. Director (Works)
14. Director, UTTIPEC

MOST URGENT

For n.d. please: To be dealt on priority
as per office order no. F(11)
F.11(1)/58/815/ment/Vol. II/12 dt. 21/1/2013
by Commissioner (P.L.). Copy enclosed. 21/3/2013

- ✓ Director (ELM) - 16/2013, 17/2013
- ✓ Director (ELO) - 23/2013, 24/2013
- ✓ Director (C & G) - 25/2013
- ✓ Director (MFR) - 15/2013
- ✓ Director (P-I/P-II) | Refer common
- ✓ Director (A & B) | action by all Directors
- ✓ Director (Zm-O)

AC(AD)

AC(TBC)

AC(CR&P)

AC(MR&N)

the proposal. The Development Control Norms for the industrial residential land shall be as per Master Plan provisions.

ITEM NO.16/2013:

Change of land use of the land measuring 0.9 ha. from 'Recreational': City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay/Receiving Substation) at Dhaula Kuan for construction of RSS for Mukundpur-Yamuna Vihar Corridor (Line-7) of DMRC.

F. 20(13)2012/MP

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

ITEM NO.17/2013:

Proposal for change of land use from 'Recreational' (District Park) to 'Public & Semi-Public' (Cremation Ground) in Harkesh Nagar.

F.19(01)2006/MP

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

ITEM NO.18/2013:

Proposed modifications to the MPD-2021 part of review of the Plan.

F. 3(09)2012/MP & F.3(25)2012/MP

Proposals contained in the agenda item for amendment to MPD-2021 were approved by the Authority. The proposal was discussed in detail and these amendments to the Master Plan should be processed further for final notification.

S. No.	Amendments/Modifications in MPD 2021
1.	CHAPTER 1.0-INTRODUCTION Para 20 (e) In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent <i>minimum 15% of the proposed FAR</i> on the plot.
2.	CHAPTER 3.0-DELHI URBAN AREA 2021 3.3.1: REDEVELOPMENT STRATEGY The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body/land owners/residents. The concerned local body should promote private land owners to take up assembly and <i>redevelopment and some of the areas identified are:</i>
3.	CHAPTER 3.0-DELHI URBAN AREA 2021 3.3.1.1 A. Influence Zone along MRTS and major Transport Corridor i. <i>About 500 m. wide belt on both sides of centre line of the MRTS/Major Transport Corridor to be considered as Influence Zone.</i>
4.	CHAPTER 3.0-DELHI URBAN AREA 2021 3.3.1.1 A. Influence Zone along MRTS and major Transport Corridor

Dis (MP)
Dis (MRR)
to monitor

All
schemes
to note/
for information

AGENDA FOR AUTHORITY

Subject: Change of land use of the land measuring 0.9 ha from 'Recreational': City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay / Receiving substation) at Dhaula Kuan for construction of RSS for Mukundpur - Yamuna Vihar Corridor (line-7) of DMRC.

File No.: F 20(13)/2012/MP

1.0 BACKGROUND:

- i. Chief Engineer (General) DMRC vide letter dated 15.09.2011 has requested for allotment of 8000 sqm. land on permanent basis for Relay / Receiving Sub-Station (RSS) required for the Mukundpur-Yamuna Vihar Corridor (Line 7), Ph. III.
- ii. Subsequently vide letter dated 1.5.12, Chief Engineer(General)DMRC submitted the modified proposal for requirement of an area of 12232.4 sq. mtr. for Relay / Receiving Sub Station.
- iii. The matter was discussed in the meeting held under the Chairmanship of VC, DDA on 17.12.12 in which it was suggested that the matter may be placed before the Technical Committee for consideration for change of land use.

2.0 EXAMINATION:

The proposal has been examined and the following observations are made:

- i. The proposed site is located at the intersection of Ring Road & NH-8 adjoining the existing BSES Sub-station. Location of the site is shown on the Google Plan & placed as Annexure - A
- ii. As per MPD-2021, the land under reference falls in the City Park, District Park, and Community Park.
- iii. As per Zonal Development Plan of Zone 'F' the site falls in the area which as per the landuse is Recreational: City Park, District Park, Community Park (Reserve Forests). Copy showing the location on the Zonal Development Plan of Zone-F is placed at Annexure-B.
- iv. There is no nomenclature such as Relay/Receiving Sub Station in MPD-2021. However, based on the function, this facility can be considered under the landuse "Utility" at U-3 i.e. electricity (power & substation etc.) in MPD-2021. Since the above activity is not a permissible activity in Recreational use zone, the change of land use is required for construction of Relay/Receiving Sub Station (RSS).
- v. As per the provisions of MPD-2021, the land requirement for 66 KV Electric Sub Station is 0.86 ha. and for 220 KV is 2.96 ha.
- vi. As per the report given by Hort. Department, about 491 Trees and 532 Shrubs are falling within the 12232.4 sq.mtr. area proposed for RSS.
- vii. As reported by Landscape Department, the site is part of Dhaula Kuan Park which is a protected Forest and is already developed. Thus, DMRC needs to obtain necessary permission from Forest Deptt., GNCTD and other concerned Statutory Bodies.
- viii. The proposed area of 12232.4 sq.m. includes part of the road which is connecting Atma Ram College and PWD office needs to be deleted from area calculation which is about 800 sqm. Thus the area comes out to 11432.4 sqm.
- ix. To give effect proposed change, it requires to be processed under section 11-A of DD Act 1957 from 'Recreational': City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay / Receiving substation).

64/12

3. Decision of the Technical Committee

The proposal with two options was placed before the Technical Committee Meeting held on 20.12.2012 vide item no. 56/2012. The following observations and decision made in the meeting is reproduced below:

The representative of the Department of Environment, Govt. of NCT, Delhi informed that environmental clearance is not required for category A project which includes DMRC projects like Stations and Depots. However, clearances/ EIA is required for Commercial/Residential Development of DMRC from SEAL(State level Expert Appraisal Committee).

After detailed deliberation, the land measuring 0.9 ha was approved for change of landuse from 'Recreational': City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay / Receiving Sub Station) with the following conditions:

- (i) DMRC shall obtain clearances from forest department and others concerned statutory bodies since the land is falling within the reserved forest area.
- (ii) DMRC shall obtain necessary clearances from statutory authorities concerned for cutting of trees, if required, as per the statutory requirement.
- (iii) No construction shall be allowed till final notification of change of land use is notified by the Ministry of Urban Development, Government of India. Copy of the Agenda and minutes of the Technical are placed as Annexure -C

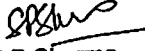
4.0 PROPOSAL:

The proposed change of land use of an area 0.9 ha from 'Recreational': City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay / Receiving substation) as approved by the Technical Committee Meeting held on 20.12.2012 with the following boundary detail and to be processed under section 11-A of DD Act 1957

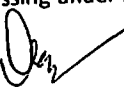
East : BSFS Sub Station
West : District Park
North : NH-8 and Petrol Pump
South : District Park (Reserve Forest) Atma Ram College

Copy of the plan is placed as Annexure-D

5.0 Keeping in view, the proposal of change of landuse as explained at para 3 &4 is placed before the Authority for consideration and further processing under section 11-A of DD Act 1957.


S.P.Sharma
Asstt.Dir(Plg)


K.Seth
Dy.Dir(Incharge) Plg


P.K.Behera
Director(Plg)

911c

ANNEXURE-B

DELHI DEVELOPMENT AUTHORITY				
MASTER PLAN SECTION				
PUBLIC NOTICE				
<p>The following modification which the Delhi Development Authority / Central Government proposes to make in the Master Plan / Zonal Development Plan for Zone 'F' under Section 11-A of the DD Act, 1957, 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 Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023, within a period of thirty days from the date of this public notice. The person making the objection or suggestion should also give his / her name and address.</p>				
<p>Modification: The change of land use of an area 9000.0 sqm from 'Recreational' (City Park, District Park, Community Park, Reserve forest) to 'Utility' (Relay/Receiving substation) at Dhaula Kuan in Zone-'F'. The boundary description of the plot is as under :-</p>				
Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site is located at the intersection of Ring Road & NH-8 adjoining the existing BSES sub-station at Dhaula Kuan in Zone-'F'	9000 sqm	Recreational (City Park, District Park, Community Park, Reserve forest)	Utility (Relay / Receiving Sub-station)	East: BSES Sub-station West: District Park North: NH-8 and Petrol Pump South: District Park (Reserve Forest) Alma Ram College
<p>The plan indicating the proposed modification is available for inspection at the office of Dy. Director (MP), 6th Floor, Vikas Minar, Delhi Development Authority, IP Estate, New Delhi-110002 on working days during the period referred above.</p>				
<p>File No.: F.20 (13)2012/MP] Sd/- Date: 26-4-13 (D.Sarkar) New Delhi Commissioner-cum-Secretary</p>				
<p>Please visit DDA's website at dda.org.in</p>				

Size: 8 x 16

ANNEXURE C

149/c

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR, I.T.O.
NEW DELHI - 110 002

No.: F.20(13)2012/MP

Date: /2013

Sub: Change of Land use of an area measuring 1.2 ha from 'Recreational'(Reserve Forest) to 'Utility' for DMRC RSS (Receiving Sub-Station).Objection / Suggestions w.r.t. Public Notice during period 26.4.2013 to 25.5.2013,the summary is as under: "

VC/Commr. Cum Secy./ Planning Urjit Dy. No.	Date of Receipt in the Unit	Name & Address of the Person / RWA/ Association etc. who made the objection / suggestion	Summary of objection / suggestion	Remarks
1	2	3	4	5
R&D, DDA R-3450& R- 3701	7.5.13 14.5.13	JAT BIOGRAPHICAL CENTRE, Sh. Jagdish K. Gehlawat, B-49, 1st Floor, Church Road, Joshi Colony, IP Extn., New Delhi - 110 092.	It was submitted that the plot behind Dhaura Kuan Bus stand has been donated by Malcha Gaon Vikas Samiti to Jat Biographical Centre for construction of Kisan Habitat Centre. It has been requested to allot the plot on payment basis to the Centre.	
VC Dy. No. 2113 A	7.5.13	Jat Jyoti <Jayoti@hotmail.com	They have requested to allot the plot measuring 9000 sqm. for building a multi purpose Jat Habitat Centre and they are ready to pay the cost of land which DDA may be getting from BSES or other Agency.	
R&D Vikas Minar, Dy. No. 2	15.5.13	Sh. Radhey Shyam s/o Sh. Bhaney Ram, Vill. & P.O. Harsana Malcha, Tahsil Distt. Sonipat, Haryana - 131055. (Mob. 09350044746)	Sh. Radhey Shyam has submitted a list of 19 members along with his application. He has mentioned in the letter that he is the owner of the land and no compensation of this land has been given and the land under reference should not be utilized, legally.	
DD(MP) Dy. No. 1651 & 1656	15.5.13 15.5.13			

Asstt. Dir.(AP)I

Dy. Dir.(AP)I

Dir.(AP)I

ANNEXURE-D
240/2

DELHI DEVELOPMENT AUTHORITY
OFFICE OF ADDL. COMM. (PLANNING)
MP, UEP & LAND POOLING
3rd FLOOR, VIKAS MINAR
NEW DELHI- 110002

No: F20(13)2012/MP/

Date: /2013

Minutes of the meeting of Board of Enquiry & Hearing held on 30.8.2013 under the chairmanship of Engineer Member, DDA to consider the objection / suggestion received in response to the Public Notice issued vide S.O. No. 1040 (E) dated 26.4.2013 regarding change of landuse of 9000 sqm. of land from 'Recreational' (Reserve Forest)) to 'Utility' (Relay / Receiving substation) at Dhaula Kuan.

1. A Public Notice was issued on 26.4.2013 for change of landuse of for land measuring 9000 sqm. for inviting objection/suggestions. The meeting of Board of Enquiry & Hearing was held on 30.8.2013 to hear the objection/suggestions filed in response to the public notice issued on 26.4.2013 and list of members who attended the meeting are placed as Annexure-A. Shri Jitender Kumar Kochar, Member and Shri Naseeb Singh, Member, could not attend the meeting due to pre-occupation. The list of persons who presented their views is placed as Annexure-B. Three objection / suggestions were received for which summaries were prepared and presented before the Board of Enquiry & Hearing. Shri Jagdish Kumar Gehlawat and Shri Radhey Shyam Malcha attended the hearing. The following were submitted by the above two persons:

It was submitted by both the persons that as per the past record, acquisition of land of Malcha village was done under the Punjab Govt. Gazette Notification dated 21.12.1911. The Jats of Malcha village did not receive any compensation / claim and the lease period is over.

- i) As per the record 1792.69 acres of land of Malcha village starting from Rashtrapati Bhawan to Malcha Marg was acquired for Rs.50,421/- @ Rs.30/- per acre. The village area is shown to be 11 acres. Total compensation including the village was offered as Rs.71,542/-.
- ii) It was requested that the proposed relay sub-station be shifted back to the adjoining open area and this site be given for construction of Jat Memorial / Jat Community Centre. The organization is ready to pay the cost of land.

2. It was submitted by the Dy. Director (NL) that the land has been transferred from the Cantonment to DDA and is under the possession of Delhi Development Authority.

3. It was submitted that this is a Reserve Forest and is under 'Recreational' use Zone where this type of PSP activity will not be permitted. Further there is a condition in the change of Land use which stipulates that DMRC will obtain necessary clearance from the Forest Department to develop the Relay / Receiving sub-station.

The above were considered and it was decided that since the land is with DDA and the Relay Sub-station is an essential requirement for the Metro Corridor Ph.III for which change of land use has been processed in the larger Public Interest.

229/c

The Board recommended Change of Land Use of 9000 sqm of land from Recreational (Reserve Forest) to 'Utility (Relay/Receiving Sub-Station)' for processing of change of land use subject to DMRC will obtain NOC from Forest Department & same shall be submitted to DDA further necessary action.

P. S. Gan
23/11/13

Addl. Commr. (Plg.)
Convener & Member Secretary

[Signature]
Finance Member, DDA
Member

[Signature]
25/11/2013

Engineer Member, DDA
Chairman

[Signature]
Chief Planner, TCPO
Member



DELHI DEVELOPMENT AUTHORITY

Item No. 09/2014

ITEM NO. 09/2014

Status as on 30.11.2013.

F. EM. 3(7)77/vol. VI/2011/Part.

DETAIL OF MAJOR PROJECTS COSTING MORE THAN 50 CRORES.

(A) HOUSING.

<u>S.No</u> Zone	<u>Name of the Scheme</u>	<u>Date of sanction (A/A & E/S)/ Amount (in crores)</u>	<u>Tendered Amount (in crores)</u>	<u>Date of start St.dt. of completion Likely dt. of Compl.</u>	<u>Present progress (%)</u>	<u>Remarks</u>
1.	2.	3	4	5	6	7
1/NZ	C/o 24660 LIG Houses and 4855 EWS Houses in Narela & Rohini.	<u>3.05.2013</u> 2840				
	i. C/o 11566 LIG & 2276 EWS houses at Sec. G7 & G8, Narela, Sec. 34 & 35, Rohini (Group-I).		1230	<u>23.04.2013</u> <u>22.04.2016</u>	0.90%	
	ii. C/o 13094 LIG & 2579 EWS Houses at Sec. G2 & G6, G3 & G4, Narela (Group-II)		1394	<u>23.04.2013</u> <u>22.04.2016</u>	0.90%	

2/RZ	<p>C/o 18600 (actually 20040) under construction EWS houses in Dwk, Rohini & Narela.</p> <p>i. 2400 DU'S Dwk Sec. 23B.</p> <p>ii. 11060 DU's Rohini, Sec. 34 & 35.</p> <p>iii. 6580 DU's Narela, Sec. G-2 & G-8.</p>	<p>18.11.2010 819</p>	762	<p>11.08.2010 10.08.2013 31.12.2013</p> <p>22.10.2010 21.10.2013 31.8.2014</p> <p>12.10.2010 31.10.2013 31.12.2013</p>	<p>99.5%</p> <p>Average progress of all six groups is 54%</p> <p>98.5%</p>	<p>Civil works completed except rectification of defects which is in progress. Electrical connection yet to be provided by BSES.</p> <p>Work is held up in three groups out of six groups in Rohini inspite of vacation of stay by Hon'ble Supreme Court on 26.7.2013 due to agitation by villagers of Barwala. Police help sought but it is not forthcoming inspite of repeated request.</p> <p>Work near completion.</p>
3/SZ	<p>C/o 3000 EWS houses (in-situ) at A-14, Kalkaji Ext.</p>	<p>23.10.2012 218</p>	260	<p>25.01.2013 24.01.2016</p>	—	<p>> Change of land use from commercial to residential approved by</p>

						<p>Competent Authority.</p> <p>➤ Drawings recently approved by DUAC & CFO.</p> <p>➤ Designing of the structure is in progress and likely to be submitted by 15.01.2014</p> <p>➤ Drawings have been submitted for EIA clearance awaited.</p>
4/NZ	C/o 4740 EWS houses at Siraspur (actually under construction 2985 (under JNNURM)	<u>30.11.2006</u> 121	176.44	<u>21.06.2010</u> <u>20.12.2012</u> 31.03.2014	70% (Average)	<p>➤ The site for construction of 1755 houses is presently under unauthorized colony namely Bhagat Singh Ext. Park.</p> <p>➤ Matter taken up with GNCTD for exclusion of this colony from the list of unauthorized colonies under process of regularization.</p> <p>➤ The work is likely to be completed March 2014.</p> <p>➤ Services of these houses can not be laid till the matter regarding regularization of the colony is settled.</p>
5/SZ	C/o 852 HIG/MIG/LI G-houses at Vasant Kunj	<u>15.03.2002</u> 77				

on Mahrauli-Mahipalpur Road.					
209 HIG		30.63	<u>30.05.2010</u> <u>29.05.2012</u> <u>14.07.2014</u> (Extended dt. Of completion approved by the authority in its meeting held on 3.8.12)	10 %	> Work delayed due to non-supply of drawings by consultant. Now the consultant has recently issued the drawings.
207 LIG		30.14	<u>03.06.2010</u> <u>02.06.2012</u> <u>14.07.2014</u>	6%	—do—
223 (154 MIG + 69 LIG)		23.29	<u>25.10.2009</u> <u>24.10.2011</u> <u>31.12.2012</u> (ext) 31.12.2013	94%	Building work completed. Development drawings not submitted by consultant.
213 (157 MIG + 59 LIG)		24.52	<u>09.09.2010</u> <u>08.09.2012</u> <u>14.05.2014</u> (extended)	30 %	Work delayed due to non-supply of drawings by consultant matter is being pursued with consultant and agencies for completion of work within target date. > AAI has issued NOC only for 10 metres instead of 27.27

						metres. Appeal for relaxation of height submitted to AAI.
6/NZ	C/o 2800 EWS houses (in- situ) at Kathputali colony.	---	---	04.09.2009 03.09.2011 19.04.2014	Transit camps construct ed.	<ul style="list-style-type: none"> ➤ This project is on PPP Mode ➤ The main construction at site will be taken up after shifting of Juggies Dwellers to Transit Camp. ➤ Agreement between Juggies Dwellers and DDA is yet to be executed by LM Branch, DDA. ➤ CFO has approved the scheme and building plans have been forwarded to DUAC for their approval and DUAC has made some observations and same are being replied.
7/D WZ	C/o 1811 DU's (947 HIG, 500 MIG, 360 LIG) in Sec.18 B, Dwk. Ph-II. SH: C/o. 490 M.S HIG	19.08.2011 259.59				The main reason for delay is due

	DU's in Sec 18 b, Dwk, Ph-II, Pkt.-I (Balance work)		63.52	<u>04.12.2008</u> <u>18.06.2010</u> <u>31.12.2013</u>	96%	to late handing over of four towers of the agency as the retrofitting work was in progress.
	SH: C/o 457 MS DU's in Sec 18B Dwk, Ph-II, Pkt.II (Balance work)		59.04	<u>22.12.2008</u> <u>06.07.2010</u> <u>31.12.2013</u>	96%	The main reason for delay is due to late handing over of three towers of the agency as the retrofitting work was in progress.
8/SZ	C/o 2500 SFS houses at Vasant Kunj D-6 . SH: C/o 108 HIG, 56 MIG, 60 LIG in each group 3 (Pt. B)	<u>15.11.2001</u> 350	24.70	<u>10.12.2007</u> <u>09.12.2009</u> <u>31.12.2013</u>	89%	

(B) DEVELOPMENT WORKS.

S.No./ Zone	Name of the Scheme	Date of sanction (A/A & E/S)/ Amount (in crores)	Tendered Amount (in crores)	Date of start St.dt.of Completion Likely dt. of completion	Present progress (%)	Remarks
1	2	3	4	5	6	7
1/D WZ	Internal road in Pkt.7(pt) at Sec.23B, Ph-II, Dwarka.	EM6(6)1/2003/ Esst/1507-19 dt.10.3.05 286.43	89.66 85.22	24.6.13 23.12.13	15%	
2/RZ	D/o 153.55 hac land in sector 36 (Pt.), Ph-V, Rohini. SH: C/o Internal roads 12m & 9m RW roads of Pkt. A1,A2,A3,B1 & C3, Sector 36 (Pt.) Ph-IV, Rohini (1 st Phase Treatment). SH: C/o 30m RW Road with CC Rigid pavement at Sector 36 (Pt.) Phase-V, Rohini. SH: C/o 24m RW Roads at sector 36 (Pt.) Phase V, Rohini (1 st phase treatment)	06.03.2012 275.42	3.13 8.29 0.69	23.08.2012 31.10.2013 09.12.2012 31.10.2013 01.12.2012 31.10.2013	85% 4% 25%	Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after the work is resumed. -do- -do-

	SH: P/L Internal Water supply lines in plotted pocket & peripheral water lines in sector 36 (Pt.) Phase-V, Rohini.		6.79	<u>18.04.2013</u> 31.10.2013	-	-do-
3/RZ	D/o 443 hac of land in sector 34 & 35, Rohini SH: Internal Water supply	<u>04.02.2010</u> <u>247.93</u>	7.82	<u>04.09.2012</u> 03.02.2013	85%	Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after the work is resumed.
	SH: Internal Sewer		13.53			Work accepted by WAB but yet to be awarded due to court case
	SH: Peripheral Sewer.		26.33	<u>25.04.2013</u> 24.04.2014		Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after

						the work is resumed.
	SH: Peripheral Water Supply.		9.08	<u>21.09.2012</u> <u>20.03.2013</u>	95%	-do-
	SH: Peripheral SW Drain.		59.89	<u>27.09.2013</u> <u>26.09.2014</u>		Tenders accepted by WAB and awarded but could not be started physically due to court case.
	SH: C/o Internal Road in Plotted Pkt.		16.44	<u>26.03.2012</u> <u>25.09.2012</u>	80%	Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after the work is resumed.
	SH: C/o main carriage way (two lanes 30m RW Road) CC Pavement.		9.27	<u>06.09.2012</u> <u>05.03.2013</u>	20%	-do-
	SH: C/o main carriage way 7.3m wide 60m RW Road (CC Pavement)		2.53	<u>31.05.2013</u> <u>30.09.2013</u> <u>31.12.2013</u>		-do-

	SH: C/o 24m R/W Road in Sector 34 & 12m wide road in Sector 34.		3.42	<u>29.09.2013</u> <u>21.01.2014</u>		Work awarded recently.
4/RZ	D/o 122.92 hac land at Sector 37 (Pt.) Phase V, Rohini. SH: C/o 30m R/W with CC Rigid pavement at Sector 37 (Pt.) Ph-V, Rohini.	<u>06.03.2012</u> 195.07	2.82	<u>09.12.2012</u> <u>08.04.2013</u>	15%	Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after the work is resumed.
5/RZ	D/o 258.17 hac of land in Phase IV & V, Rohini.	<u>11.04.08</u> 176.16				
	SH: C/o 30M R/W Peripheral road in Sector- 29 & 30 (Pt.) Rohini Ph.IV & V.		4.36	<u>12.07.2012</u> <u>11.01.2013</u> <u>31.12.2013</u>	50%	Initially the work Delayed due to : > Flooding of area due to heavy intermittent rains. > Multiple agencies working > Running road across the work area.
	SH: C/o Peripheral SW drain and culverts in Sector-29 (Pt) & internal road (Ph.I treatment) or 9 M (Pt.II) and Pkt.C-1 & C2, Sect-30, Rohini Ph.IV & V.		13.60	<u>28.06.2012</u> <u>27.03.2013</u> <u>31.12.2013</u>	80%	-do-

	SH: C/o 60 Mtr R/W peripheral road in Secgtor-29 & 30 (Pt) Rohini Phase-IV & V.		5.03	<u>20.10.2012</u> <u>19.04.2013</u> <u>31.12.2013</u>	55%	Initially the work Delayed due to : <ul style="list-style-type: none"> > Flooding of area due to heavy intermittent rains. > Multiple agencies working > Running road across the work area.
	SH: C/o ;peripheral SW Drain and culvert in Sector-30(Pt) Rohini.		10.83	<u>31.01.2013</u> <u>30.09.2013</u> <u>31.12.2013</u>	40%	-do-
6/Proj	D/o land at Rohini Ph- IV & V SH. C/o full width of MP Road 80m R/W UER-III f at Rohini Ph.IV & V & 60M and 45M R/W road.	<u>25.05.2010</u> 132.73	30.24	<u>08.03.2012</u> <u>07.06.2013</u> <u>31.12.2013</u>	73%	<ul style="list-style-type: none"> > From Prem to Aadhar Sector-22, Rohini completed. > From Western Yamuna Canal to Prem Aadhar Nursery in progress (72%). Delay due to non-availability of part land, matter being pursued by land Wing with LAC.
7/Proj	C/o 3 Nos. additional clover leaves at Sarita Vihar Flyover including slip roads/approach roads, Bridge, footpath, cycle track and under pass (RUB) to connect road No. 13A to road No. 13.	<u>15.04.2008</u> 127.74	106.7	<u>06.12.2008</u> <u>05.08.2012</u> <u>31.03.2014</u>	84%	<ul style="list-style-type: none"> > This is a deposit work under taken on behalf of MoUD. > All surface works except electrical sub-station and horticulture work to be completed by 30.09.2013 and work in underpass, balance surface work to be completed by 31.03.2014. > Work delayed due to :-

						<p>1. The concept plan revised due to 2 nos. HT towers falling in the alignment of underpass on Okhla side and alignment of one slip road and clover leaf changed due to representation made by RWA of Sarita Vihar.</p> <p>2. The utilities of various departments such as DJB, BSES, IGL and MTNL/BSNL etc. were coming in the alignment of project.</p> <p>3. Permission of cutting/shifting of 192 trees received on 11.8.2009 from Forest Department which were falling in the alignment of project.</p> <p>4. The permission for diversion of traffic received on 30.12.2011 from Traffic Police to take up the work of one slip road and two spans of superstructure of one clover leaf.</p> <p>5. Work of about 7M length of underpass adjoining to Railway Boundary held up as this work shall be taken up after</p>
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						<p>completion of work of underpass by Railways under railway track with box pushing method.</p> <p>6. DMRC not allowed the work of two slip roads as these roads are passing very near to DMRC piers and drawing was revised and issued on 30.12.2011.</p> <p>7. As per structural requirement and site conditions, the drawings of U turn received, sump well on Okhla side and thickness of wearing course changed.</p>
8/DWZ	Covering of Palam Drain (Sitapuri) from Railway Line near Delhi Cantt to Dabri Bridge and construction of road over it.	<u>27.02.2012</u> 106.98	73.05	<u>08.08.2010</u> <u>07.08.2013</u> 30.06.2014	72%	<p>Reason for delay :</p> <p>➤ Shifting of electric pole & transformer by BSES</p>
9/Proj	C/o Master Plan roads in Narela Sub-City. SH: C/o 80m/60m R/W road from GT Karnal road to Western Yamuna Canal. UER-1.	<u>13.10.2004</u> 90.38	---	<u>01.01.2014</u> 30.09.2014	---	<p>➤ C/o 80M road from NH-1 to Delhi Karnal Railway line (completed-length of road 3.43 Kms.).</p> <p>➤ C/o 80M road from Delhi Kamal Railway line to Sr. Sec. School at Sannoath (completed-</p>

						length of road 2.42 Km.) C/o 80M road from Sr. Sec. School at Sannooh to Western Yamuna Canal (to be taken up). Length of road 2.64 Km.
10/RZ	D/o 157.83 hac of land in Sec. 29 & 30 (Pt.) Rohini Ph- IV & V. SH: C/o internal SW Drains & culverts in plotted Pkts. Of Sec.29 & 30 (Pt.) Rohini Ph- V. SH: P/L internal water supply lines for plotted Pkts from Pkt A1 to A3 & B1 to B3 of sector 29 & Pkt. A1 to A2 of Sec. 30 (Pt.) Rohini Ph- IV SH: (i). C/o peripheral Drains and culverts in Sec. 29 (Pt) Rohini. (ii) widening of 24m. R/W in sector 29 (Pt) Rohini. SH: C/o 30m R/W road in Sector 29 (Pt) & 30 (Pt.) Rohini	23.03.2005 88.40	6.15 3.51 18.19 9.80	14.09.2012 13.03.2013 31.03.2014 13.09.2012 12.03.2013 31.10.2013 27.09.2011 26.03.2013 31.8.13 26.06.2012 25.12.2012 31.08.2013	- 97% 100% 100%	The scheme submitted to MCD for approval in spite of constant persuasion the same has yet not been approved by MCD. Work delayed mainly due to the water line passing across the Nangloi drain. Matter now shorted out with flood control Deptt. Work completed. Work completed.

11/Proj	C/o of 100m RW express Road from RD 15000-20550 connecting NH- 10 & Bakkarwala. UER-II.	<u>19.06.2008</u> 69.44	<u>32.78</u> 27.00	<u>11.12.2012</u> <u>10.12.2013</u> 30.06.2014	9%	<ul style="list-style-type: none"> ➤ Work awarded for C/o road from RD 15500 to 18450. ➤ Specification of road is being revised by CRRi due to high water table.
12/Proj	Covering of Drain/Nallah passing through Defence Colony from Ring road to Railway Line.	<u>09.03.2010</u> 54.62	45.49	<u>24.10.2009</u> <u>23.10.2010</u> 28.02.14	93%	<p>This is a deposit work under taken on behalf of MOUD.</p> <p>The work has been delayed due to various hindrances such as:-</p> <ul style="list-style-type: none"> ➤ Shifting of rising mains. ➤ Late receipt of tree cutting permission from Forest Deptt. of GNCTD.. ➤ Stoppage of work by MCD during raining season due to Commonwealth Games-2010. ➤ Late permission for removal of two numbers of steel bridge by MCD.
13/Proj	C/o UER-II MP Road in Rohini SH: C/o 100 m RW road UER-II from Western Yamuna Canal to Kanjhawala road near Karala Mazri for part alignment passing through Rohini.	<u>25.02.2009</u> 39.31 Revised FC accorded for 148.46	56.17	<u>11.01.2013</u> <u>10.04.2014</u> 31.12.2014	10%	<p>Work partly held up due to stay granted by Hon'ble Supreme Court. Although the stay has been vacated on 26.7.13 but work in some portion could not be resumed due to resistance from villages for which Police help has been sought.</p>

PROJECT WING.

DETAILS OF MISC. IMPORTANT PROJECTS UNDER PLANNING STAGE.

Sl.No.	Location/No. of houses.	STATUS.
1.	Retrofitting.	Draft NIT for appointment of consultant for Retrofitting works sent to NDMA for vetting. Some observations have been received from IIT, Chennai recently & observations of IIT, Roorkee are awaited. NIT shall be finalized as soon as the observations from IIT, Roorkee are received. Survey work for identification of voluntary owners of houses and motivating the people shall be started in collaboration with Social Science students of Dr. Ambedkar University soon after the modalities for this exercise are being finalized by University Authorities.
2.	In-Situ Development at Jailanwala Bagh, Ashok Vihar.	Change of land use have been approved by competent authority. Revised scheme interchanging the locations of remunerative & non-remunerative has been approved by Screening Committee on 17.05.2013. Financial concurrence accorded. NIT is under preparation.

RESOLUTION

Authority took note of the proposals contained in the agenda item. In this regard, Hon'ble LG/Chairman, DDA observed the following:-

- i) "Poor performance of Engineering Wing of DDA with regard to construction of flats such as 209 HIG Flats & 207 LIG Flats (i.e. progress of 10% & 6% respectively) on Mahrauli-Mahipalpur Road etc."

&

- ii) "Existing flaws in the system and the need for total revamp to be worked upon".

LAID ON TABLE

INDEX

Sl. No.	Item No.	Subject	Department
1.	10/2014	Proposal for permissibility of the Residential use in the Facility Corridors. F.3(103)96/MP/Pt. IV	PLANNING
2.	11/2014	Allotment of flats out of the vacant houses with DDA in CWG Village Complex.	HOUSING



DELHI DEVELOPMENT AUTHORITY

Item No **10/14**

Item No.10/2014

7

Agenda for the Authority

Sub: Proposal for permissibility of the Residential use in the Facility Corridors.

File no.F.3(103)96/MP/Pt.IV

- 1.0 Background: As part of the review of MPD-2021, aspect of the permissibility of the Residential use in the Facility Corridors, in Clause 5.7.1 has been taken up and a Public notice was issued on 18th July 2013. (Annexure A)
- 2.0 Provision in MPD :
 - a) In Master Plan reference of the Facility Corridor has been given in clause 5.7.1 which is re-produced below:
"In Urban Extension District Centres and Community Centres could be developed wherever possible, in a linear form as commercial cum facility corridor along major transport networks. Such corridors will have residential uses Commercial, Recreational, Public and Semi Public, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.
 - b) In the footnote of table 3.4 indicating the city level facility, it is mentioned "for the Zonal Development plans in Urban Extension, the facility belts/corridors shall be detailed out in the layout plans.
- 3.0 Recommendation of Board : Objections/suggestions received in response to public notice of 18.7.13 were heard by the Board of Enquiry of Hearing in its meeting held on 23.12.13. After hearing the persons who appeared before the Board and going through the report of obj./sugg. the Board recommended the following: (Annexure B).

"Permissibility of Residential use alongwith other uses such as Commercial, Public & Semi Public, Utilities, Services and Repair etc. in the Facility Corridor."

4.0 Proposal : The proposal is to take up following amendments in MPD-2021:

Para/SI.No.	MPD-2021	
1	2	3
CHAPTER 5.0 TRADE AND COMMERCE		
Para 5.7.1 COMMERCIAL CENTRES IN URBAN EXTENSION		
5.7.1	In Urban Extn., District centres and community Centres could be developed wherever possible, in a linear form as commercial cum facility corridor along major transport networks. Such corridors will have non-residential uses Commercial, Recreational, Public and Semi Public, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility zones.	In Urban Extn., District centres and community Centres could be developed wherever possible, in a linear form as commercial cum facility corridor along major transport networks. Such Corridor will have Residential uses Commercial, Recreational, Public and Semi Public, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility zones.

The above shall be forwarded to the MOUD for its final notification.

RESOLUTION

Shri R.K. Jain, Addl. Commissioner (Planning) MP&UE made a Power Point presentation. He informed that a number of representations (247 nos.) have been received before the Board of Hearing regarding provision of residential component in the facility corridor. He stated that it will have impact on Planning Zone 'J'.

The issue was discussed and it was decided that a detailed note clearly mentioning the objections to the said proposal be put up in the next Authority meeting for deliberation and consideration.

ANNEXURE - A

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
PUBLIC NOTICE

New Delhi, the 18th July, 2013

S.O. 2185(E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi-2021, under Section-11(A) of Delhi Development Act, 1957, are hereby published for public information. Any person having any objections/suggestions with respect to the proposed modifications may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023, within a period of Forty Five days from the date of issue of this Notice. The person making the objections or suggestions should also give his/her name, address and telephone/contact number(s) which should be readable.

Modifications:

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
CHAPTER 5.0-TRADE AND COMMERCE		
Para 5.7 COMMERCIAL CENTRES IN URBAN EXTENSION		
5.7.1	In Urban Extension, District Centers and community centers could be developed wherever possible, in a linear form as commercial cum facility corridors along major transport networks. Such corridors will have non-residential uses like Commercial, Recreational, Public and Semi public, Utilities, Service and repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and Bus terminals, as the case may be, shall be integrated within these facility corridors.	In Urban Extension, District Centers and community centers could be developed wherever possible, in a linear form as commercial cum facility corridors along major transport networks. Such corridors will have residential uses, Commercial, Recreational, Public and Semi public, Utilities, Service and repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and Bus terminals, as the case may be, shall be integrated within these facility corridors.

2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002, on all working days within the period referred above.

[F. No. F.3(103)96-MP/Pt IV]
D. SARKAR, Commissioner-cum-Secy.

ANNEXURE-B 4

OFFICE OF THE ADDL. COMMISSIONER (PLG.) UE& MP&LP
DELHI DEVELOPMENT AUTHORITY
3RD FLOOR, VIKAS MINAR, NEW DELHI-110002.

Subject:- Minutes of the meeting of the Board of Enquiry and Hearing held on 23.12.13 with reference to Public Notice issued vide S.O. No.2185 (E) dated 18.7.2013 regarding proposed modifications to the MPD-2021 with respect to para 5.7.1 of MPD- 2021.

As a part of review of Master Plan 2021, a Public Notice was issued for amendment in the provisions about the permissibility of residential activities in facility corridors (Clause 5.7.1).

In response to this Public Notice, 247 objections/suggestions were received. The summary report of these objections/suggestions were circulated to all the Members of the Board. All the persons who had filed their objections/suggestions were invited to present their objections/suggestions in person before the Board.

The meeting was attended by 25 persons. In the summary report and during the submissions made by individuals, the following issues were raised.

1. The provisions given in Master Plan 2021 under Clause 5.7.1 about facility corridors, permits non-residential activities such as commercial, PSP, green etc. are permissible and these are to be developed in a linear way. This clause has been given in the commercial chapters whereas in the Zonal plan of Zone-L, Zone-J, Zone-K-I, the facility corridors have been indicated under Public-Semi-public use, which requires corrective measures.
2. It has also been raised that Minutes of the Board of Enquiry and Hearing, as well as Authority meeting should be posted on the DDA Website to bring more transparency.
3. It has also been mentioned during the meeting that increase in FAR of the hotel is under consideration whereas FAR of the hospitals, education facilities have been increased, also the FAR for convenient shopping centre and local shopping centre has also been increased to 50 per cent over and above the existing permissible FAR. Therefore, there should be increase in the FAR of the Community and the District




Centre to bring it at par with the commercial centre to be developed in urbanisable area with 250 FAR.

4. Permissibility of the Residential uses in the facility corridors has been appreciated by the all persons as it will enable the land owners whose entire land is falling in facility corridor to use part of land for the Residential use besides the Commercial and PSP uses as per notified policy.

Recommendations :

In view of the above Board recommends;

"Permissibility of Residential use alongwith other uses such as Commercial, Public & Semi Public, Utilities, Services and Repair etc. in the Facility Corridor."



(R.K. Jain)

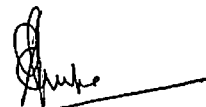
Additional Commissioner (Plg.)
Convener & Member Secy. of Board.



(J.B. Kshirsagar)
Chief Town Planner, TCPO
(Member)



(Manish Kumar)
Finance Member, DDA.
(Member of Board)



(Abhai Sinha)
Engineer Member, DDA
Chairman of Board.



DELHI DEVELOPMENT AUTHORITY

Item No. 11/14

ITEM NO. 11/2014

**Sub: Allotment of flats out of the vacant houses
with DDA in CWG Village Complex.**

The Govt. of NCT of Delhi vide their letters dated 04.04.2012 and 01.08.2012 has requested for allotment/purchase of 60 CWG Flats for use by them as General Pool Govt. Accommodation. Meanwhile, Addl Secy. to LG vide her letter dated 6.1.2014 has also requested to expedite the matter on account of growing demand for government accommodation close to Delhi Secretariat.

We have assessed the availability of flats at CWG Village Complex near Akshardham vis-à-vis the position of allotted/earmarked flats for various Central Govt. Ministries and Authorities. In total 711 flats have been placed with DDA for disposal and the present status is as under:

Sl.No.	Number of flats	Mode of allotment/ Allotted to
1.	74	By Auction.
2.	06	Allotted to National Green Tribunal
3.	90	Reserved for Directorate of Estates.
4.	100	Reserved for Ministry of Finance.
5.	100	Reserved for Ministry of Power.
6.	100	Reserved for Ministry of Petroleum.
7.	28	Completion certificate has not been received till date.
8.	45	Earmarked for DDA Staff Quarters.
Total (1 to 8)	543	Allotted/Earmarked for Govt./PSUs
9.	168	Yet to be Allotted/Earmarked
Grand Total	711	

Thus it would be seen that out of the 711 available flats - allotted/proposed to be allotted, 168 flats are still available for further allotment.

Contd....2/-

: - 2 - :

Meanwhile, Ministry of Urban Development, Govt. of India vide their letter dated 12.06.2012 has conveyed the decision that while allotting flats to Govt. Agencies, the first preference in allotment may be given to Ministries of Central Govt., then to other Central Govt. Organizations, Public Sector Undertakings and State Govt. Departments in that order. Accordingly, the request of Govt. of NCT of Delhi for allotment of 60 flats may be considered.

PROPOSAL :

It is proposed that 60 flats from the remaining pool of vacant houses may be allotted for use of Govt. of NCT of Delhi.

RESOLUTION

Cont. --- 2A

2A

The Authority decided to allot 60 CWG Flats for use by GNCTD as General Pool Govt. Accommodation. The list of flat/houses as annexed at Annexure-I was provided to Principal Commissioner (H) for the purpose.

Hon'ble Lt. Governor suggested that two pent houses (Cat.II houses) in the CWG Village be converted into DDA Guest House with all modern amenities and facilities for the convenience of DDA guests and delegations visiting DDA.

OTHER POINTS :

1. Hon'ble Lt. Governor while referring to reports/complaints regarding quality of houses at Vasant Kunj expressed his concern and desired that the quality of construction should be looked into for ensuring maximum consumer satisfaction. He felt that the reputation of DDA in this regard needs to be redeemed. Mrs. Swati Sharma, AS to LG & EM, DDA were asked to visit the premises of D-6, Vasant Kunj and submit the report by next week.
2. Hon'ble Lt. Governor expressed his concern regarding the process and delays involved in the conversion of properties from leasehold to freehold and desired that the same should be streamlined so that there is no delay or slippage of time.

It was noted that there are complaints of delay from the accounts department, timeline for disposal for various departments need to be decided so that whole process is completed on time and as per the citizens' charter.

Principal Commissioner (Housing, LD & CWG) assured that the system would be improved on priority.

VC, DDA informed that soon DDA is going to open 6 outreach centres in Delhi for convenience of people for conversion of leasehold to freehold of properties. Further he stated that the no. of days per week dedicated in DDA for conversion from leasehold to freehold purpose would also be increased.

Hon'ble Lt. Governor thanked all the Members, special invitees and senior officers for participating in the meeting.

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

Annex-I



GOVERNMENT OF NCT OF DELHI
PUBLIC WORKS DEPARTMENT & HOUSING
5TH LEVEL "B" WING
DELHI SECRETARIAT, NEW DELHI

No. F. PA/SS/PWD/2014/

Dated:

To

The Addl. Secretary to LG,
Rajniwas, Court Lane
Delhi-54.

Sub: Allotment of flats in Commonwealth Games for Delhi Government.

Madam,

In continuation of Delhi Government request regarding above mentioned subject, I would like to inform that the following flats may be allotted to Delhi Government.

S.No.	Tower No.	Flats
1	Tower-2	34 (3 BR=20, 4 BR=14)
2	Tower-3	28 (3 BR)
3	Tower-10	09 (5 BR)

(ARUN BAROKA)
SECRETARY, PWD

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 10th January, 2014
at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Najeeb Jung,
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri D. Diptivilasa

MEMBERS

3. Shri Abhai Sinha
Engineer Member
4. Shri Manish Kumar
Finance Member (officiating)
5. Shri D. Diptivilasa
Addl. Secretary, MOUD

SPECIAL INVITEES & SENIOR OFFICERS

1. Smt. Nutan Guha Biswas,
Principal Secretary to Lt. Governor, Delhi
2. Shri S.S.Yadav
Secretary (UD), GNCTD
3. Shri J.B. Kshirsagar
Chief Planner, TCPO
4. Shri S.Kumaraswamy,
Commissioner,
East Delhi Municipal Corporation

5. Shri T.Srinidhi,
Principal Commissioner (Housing, LD & CWG), DDA
6. Shri Dayanand Kataria
Principal Commissioner (LM, P & S), DDA
7. Smt. Swati Sharma,
Addl. Secretary to Lt. Governor, Delhi
8. Shri R.N.Sharma,
Addl. Secretary to Lt. Governor, Delhi
9. Shri Vishwendra
PS to Lt. Governor, Delhi
10. Shri Ashok Nigah
Chief Engineer (HQ), DDA
11. Shri Anil Kumar Pandit
Chief Engineer (SZ), DDA
12. Shri Sandeep Mehta
Chief Engineer (Electrical), DDA
13. Shri Shamsheer Singh
Chief Town Planner, MCD
14. Shri R.K.Jain
Addl. Commissioner (Planning)MP&UE, DDA
15. Smt. Savita Bhandari
Addl. Commissioner (LS), DDA
16. Mohammed A.Abid
Addl. Secretary(Revenue), GNCTD
17. AVM (Retd.) V.K. Dayalu
Advisor (SA&GR), DDA
18. Smt. Neemo Dhar
Advisor (PR), DDA

I. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, special invitees and senior officers present at the meeting of the Authority.

Item No. 01/2014:

Confirmation of minutes of the meeting of the Delhi Development Authority held on 27.12.2013 at Raj Niwas.
F.2(2)2013/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 27.12.2013 were confirmed as circulated.

Item No. 02/2014:

Action Taken Reports on the minutes of the meetings of the Delhi Development Authority held on 19.09.2013 at Raj Niwas.
F. 2(3)2013/MC/DDA

Action taken reports on the minutes of the meeting of the Authority held on 19.9.2013 were noted by the Authority. However, under the sub-head "Other Points", the sentence "A detailed note on the subject "Why the trekking is essential" is already submitted for kind perusal of the Hon'ble LG." to be deleted as LG Secretariat has not received any such note.

Item No. 03/2014:

Delegation of powers to officers in Engineering Wing.
F.5(287)2013-14/PC/DDA/Pt.-I

The agenda item was explained by Engineer Member, DDA. He stated that the financial powers need to be delegated to the Chief Engineers so that the delegation is at par with CPWD regulations. He stated that in CPWD, powers to sanction items vests with Chief Engineer and need not be vested with the Engineer Member who is equivalent to Director General of CPWD. Finance Member, DDA also concurred with the proposal and stated that powers should vest with the Chief Engineers only. VC, DDA opined that "EM should continue exercising the powers, if needed and Office can be strengthened". After detailed discussions, proposal contained in the agenda item was approved by the Authority.

Item No. 04/2014:

Policy for continuance of Temporary cinemas.
F.11(06)74/MP/Pt.-I

A power point presentation was made. Shri R.K.Jain, Addl. Commissioner (Planning)MP&UE stated that the policy regarding continuation of temporary cinemas has already been approved by the Authority and processed under Section 11A of D.D.Act. The policy as notified has 13 parameters with the provision of "individual cases will be processed as per the notified enabling provision in MPD-2021 for change of land use". As per this provision there is necessity to process each proposal for change of land use. As the policy has already been formed after inviting objections and suggestions under Section 11A of D.D.Act, there is no necessity for processing individual cases as the change of land use is implied.

Hon'ble Lt. Governor, Delhi stated that necessary precautions for opening of cinema houses need to be taken and there should be no violation of Master Plan. The Master Plan provisions should be respected in toto.

It was decided that all the references for regularization in this regard may first be examined with reference to the 13 parameters already notified parallelly with change of land use, wherever required as per rules. Hon'ble LG/Chairman, DDA directed that the entire process should be completed in accordance with Section 11A of the DD Act and in conformity with the provisions of MPD-2021 within 4 months timeline.

Item No. 05/2014:

Modalities for operationalisation of the enhanced FAR in MPD-2021.

Shri R.K. Jain, Addl. Commissioner (Planning) MP&UE made a Power Point presentation and explained the agenda item.

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

Item No. 06/2014:

**Delhi Bio-diversity Foundation Society.
PA/AC/LS/2013/341**

Addl. Commissioner (LS) presented the agenda and explained the back ground of formation of Bio-diversity Foundation and subsequent deliberations regarding formation of Bio-diversity Foundation Society stating that the issue was discussed and deliberated earlier wherein it was turned down in May, 2013. Pr. Commissioner (LD) informed that legally under Section

5A of DD Act an independent society cannot be formed by DDA. Engineer Member, DDA informed that the biodiversity foundation which is existing at present was notified by gazette notification and is working efficiently. Vice Chairman, DDA explained that the society would have better administrative control and could hire expertise from outside. Even funds can be taken from recognized institutions. Hon'ble Lt Governor desired to be apprised of the pros and cons of forming a society viz-a-viz biodiversity foundation.

It was decided that the issue may first be legally examined as to whether a society can be formed under the D.D.Act or not. Hon'ble Lt. Governor also desired to visit the two parks to assess the work done.

Item No. 07/2014:

**Action programme for operationalization of Land Policy (Draft Regulations & Budget Provisions).
F.3(53)2003/MP**

Shri R.K. Jain, Addl. Commissioner (Planning)MP&UE explained the agenda item and stated that all regulations regarding operationalization of the policy, for better participation and transparency, will be uploaded on DDA's website for inviting objections and suggestions from the general public. The budget and other provisions for creation of the land pooling cell were also explained and also the declaration of 95 villages as development area of DDA and 88 as urban village by Land & Building and Revenue Department of GNCTD respectively. Regarding declaration of villages, it was directed by the Hon'ble Lt. Governor that the Delhi Government may send their comments within 30 days and in the meantime, parallelly, the land pooling cell can be created. The budget for the land pooling cell was also approved.

Item No. 08/2014:

**Change of land use of the land measuring 0.9 ha from 'Recreational': City Park, District Park, Community Park (Reserve Forest) to 'Utility' (Relay / Receiving substation) at DhaulaKuan for construction of RSS for Mukundpur - Yamuna Vihar Corridor (line-7) of DMRC.
F.20(13)/2012/MP**

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

Item No. 09/2014:

**Detail of major projects costing more than Rs 50 crores.
F.E.M.3(7)77/Vol.VI/2011/Part/**

Authority took note of the proposals contained in the agenda item. In this regard, Hon'ble LG/Chairman, DDA observed the following:-

- i) "Poor performance of Engineering Wing of DDA with regard to construction of flats such as 209 HIG Flats & 207 LIG Flats (i.e. progress of 10% & 6% respectively) on Mahrauli-Mahipalpur Road etc."

&

- ii) "Existing flaws in the system and the need for total revamp to be worked upon".

Item No. 10/2014:

**Proposal for permissibility of the Residential use in the Facility Corridors.
F.3(103)96/MP/Pt.IV**

Shri R.K. Jain, Addl. Commissioner (Planning) MP&UE made a Power Point presentation. He informed that a number of representations (247 nos.) have been received before the Board of Hearing regarding provision of residential component in the facility corridor. He stated that it will have impact on Planning Zone 'J'.

The issue was discussed and it was decided that a detailed note clearly mentioning the objections to the said proposal be put up in the next Authority meeting for deliberation and consideration.

Item No. 11/2014:

Allotment of flats out of the vacant houses with DDA in CWG Village Complex.

The Authority decided to allot 60 CWG Flats for use by GNCTD as General Pool Govt. Accommodation. The list of flat/houses as annexed at Annexure-I was provided to Principal Commissioner (H) for the purpose.

Hon'ble Lt. Governor suggested that two pent houses (Cat.II houses) in the CWG Village be converted into DDA Guest House with all modern amenities and facilities for the convenience of DDA guests and delegations visiting DDA.

OTHER POINTS :

1. Hon'ble Lt. Governor while referring to reports/complaints regarding quality of houses at Vasant Kunj expressed his concern and desired that the quality of construction should be looked into for ensuring maximum consumer satisfaction. He felt that the reputation of DDA in this regard needs to be redeemed. Mrs. Swati Sharma, AS to LG & EM, DDA were asked to visit the premises of D-6, Vasant Kunj and submit the report by next week.
2. Hon'ble Lt. Governor expressed his concern regarding the process and delays involved in the conversion of properties from leasehold to freehold and desired that the same should be streamlined so that there is no delay or slippage of time.

It was noted that there are complaints of delay from the accounts department, timeline for disposal for various departments need to be decided so that whole process is completed on time and as per the citizens' charter.

Principal Commissioner (Housing, LD & CWG) assured that the system would be improved on priority.

VC, DDA informed that soon DDA is going to open 6 outreach centres in Delhi for convenience of people for conversion of leasehold to freehold of properties. Further he stated that the no. of days per week dedicated in DDA for conversion from leasehold to freehold purpose would also be increased.

Hon'ble Lt. Governor thanked all the Members, special invitees and senior officers for participating in the meeting.

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

Annexure-I



GOVERNMENT OF NCT OF DELHI
PUBLIC WORKS DEPARTMENT & HOUSING
5TH LEVEL "B" WING
DELHI SECRETARIAT: NEW DELHI

No. F. PA/SS/PWD/2014/

Dated:

To

The Addl. Secretary to LG,
Rajniwas, Court Lane
Delhi-54.

Sub: Allotment of flats in Commonwealth Games for Delhi Government.

Madam,

In continuation of Delhi Government request regarding above mentioned subject, I would like to inform that the following flats may be allotted to Delhi Government.

S.No.	Tower No.	Flats
1	Tower-2	34 (3 BR=20, 4 BR=14)
2	Tower-3	28 (3 BR)
3	Tower-10	09 (5 BR)

(ARUN BAROKA)
SECRETARY, PWD

सचिव
दिल्ली विकास प्राधिकरण
नई दिल्ली
31/1/14

अध्यक्ष
दिल्ली विकास प्राधिकरण
नई दिल्ली
31/1/2014