

# कार्यवृत्त सूची पुस्तिका

वैठक दिनांक 12-5-2011

## कार्यवृत्त सूची

मद संख्या 33 से 39 तक

दिनांक 12-5-2011

287

## **DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on 12<sup>th</sup> May, 2011 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

### **CHAIRMAN**

1. Shri Tejendra Khanna  
Lt. Governor, Delhi.

### **VICE CHAIRMAN**

2. Shri G.S. Patnaik

### **MEMBERS**

3. Shri Nand Lal  
Finance Member
4. Shri Ashok Khurana  
Engineer Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Dr. Harsh Vardhan, MLA
8. Shri Rajesh Gahlot  
Councillor, MCD
9. Shri K.S. Mehra  
Commissioner, MCD
10. Shri Arun Goel  
Jt. Secretary (D&L), MOUD, Govt. of India

### **SECRETARY**

Shri D. Sarkar  
Commissioner-cum-Secretary

### **SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri Rakesh Behari  
Principal Secretary to Lieutenant Governor
2. Dr. E. Sreedharan  
Managing Director, DMRC
3. Shri V.K. Sadhu  
Principal Commissioner, DDA

4. Smt. Veena Ish  
Principal Commissioner (CWG), DDA
5. Smt. Asma Manzar  
Commissioner (Housing), DDA
6. Shri Ashok Kumar  
Commissioner (Planning), DDA
7. Smt. Pramila H. Bhargava  
Commissioner (Personnel), DDA
8. Smt. Neemo Dhar  
Commissioner (PR), DDA
9. Shri Narottam Kaushal  
Chief Legal Adviser, DDA
10. Shri J.B. Khadkiwala  
Chief Architect, DDA
11. Shri Shamsher Singh  
Chief Town Planner, MCD
12. Shri S.N. Mishra  
Spl. Secretary to Lieutenant Governor
13. Smt. Padmini Singla  
Addl. Secretary to Lieutenant Governor
14. Shri Subhash Chandra  
Addl. Secretary (UD), GNCTD
15. Shri Pawan Kumar  
Financial Adviser (Housing), DDA
16. Dr. S.P. Bansal  
Addl. Commissioner (Planning), DDA
17. Shri P.M. Parate  
Addl. Commissioner (Planning), DDA
18. Shri Alok Swarup  
Director (CWG), DDA
19. Shri Ashok Bhattacharjee  
Director (UTTIPEC), DDA
20. AVM (Retd.) V.K. Dayalu  
Adviser (SA&GR), DDA

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the members of the Authority, Dr. E. Sreedharan, MD, DMRC, Shri K.S. Mehra, Commissioner, MCD, Shri Arun Goel, Jt. Secretary (D&L), MOUD and all other special invitees and senior officers present at the meeting of the Authority.

II Hon'ble Lt. Governor stated that this special meeting of the Authority had been convened specifically to discuss the findings of the High Level Committee on the Commonwealth Games Projects and DDA's response thereto and further to consider Development Control norms for construction of Group Housing at Vishwa Vidyalaya metro station as per the directions of the Hon'ble High Court.

ITEM NO.33/2011

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 21.1.2011 at Raj Niwas, Delhi.  
File no. F.2 (2)2011/MC/DDA.

Minutes of the Delhi Development Authority meeting held on 21.01.2011 were confirmed with the following observations:

- (i) With regard to agenda item No.12/2011, Shri Subhash Chopra stated that on earlier occasions the Authority had approved change of land use in respect of constructions on private land. However, Shri Rajesh Gahlot was of the opinion that change of land use in individual cases of private land should not be considered.
- (ii) It was decided that the change of land use for Govt. and Semi Govt. requirement only, as decided in last meeting, are approved.

ITEM NO.34/2011

Sub: Composite Development at Vishwa Vidyalaya Metro Station  
Development Control Norms.  
F.20(2)2000/MP/Pt.V

The issue of applicability of development controls in the composite development at Vishwa Vidyalaya Metro Station was deliberated in detail. After considering the various arguments given by Chairman, DMRC and response of MOUD letter No. O-33011/22/2010-DDIB dated 25.3.2011 and order dated 7.3.2011 of the Hon'ble Delhi High Court in WP©



3135/2010 along with facts given in the agenda note, the Authority was of the view that:-

Since, DMRC has gone ahead to lease out a plot of 2 ha.<sup>e</sup> near Vishwa Vidyalaya Metro Station for development of group housing to M/s Young Builders (P) Ltd. through public auction on the basis of Development Control Norms applicable on a plot of group housing, as conveyed by DDA vide its letter dated 29.3.07 and 14.9.2007, it will not be right on the part of DDA to now reduce the FAR to 100. Therefore, the Authority resolved as under:

- (i) M/S Young Builders (P) Ltd. may be allowed development control norms as available to any Group Housing Society under MPD-2021, including 200 FAR without restriction of height, on the residential plot leased out to them by DMRC near Vishwa Vidyalaya Metro Station;
- (ii) Since, the change of land use of the said site has already been processed and notified as 'Residential', the 2 ha of the plot leased out to M/s Young Builders(P) Ltd may be considered as a separate entity and the Development Controls as applicable under the clause 'Group Housing' as per the provision of MPD-2021 be allowed.
- (iii) The above decision of the Authority be conveyed to the Hon'ble High Court before the next date of hearing, i.e., 18.5.2011. The decision is applicable to this particular site only.
- (iv) Further, the Authority also resolved that the development control norms for "Metro Stations" will be applicable to land actually developed as Metro Stations, but for the land leased out by DMRC for various kinds of property development, the relevant development controls as prescribed in MPD 2021 for the same land use, other than Metro Stations, which is established on these lands, would be applicable. This may be appropriately clarified /reflected in MPD 2021.

ITEM NO.35/2011

Sub: High Level Committee's findings on DDA's project and DDA's response thereto.

F.PA/Dir. (CWG) DDA/2011/45

Vice Chairman, DDA stated that a High Level Committee had been constituted by the Hon'ble Prime Minister to examine allegations with regard to Commonwealth Games projects. The report of the High Level Committee is commonly called the 'Shunglu Committee Report'. The reports that concern DDA are, - 2<sup>nd</sup> report pertaining to the Games Village; 3<sup>rd</sup> report on the tourist infrastructure and flats at D-6 Vasant Kunj; 4<sup>th</sup> report on the competition and training venues and 6<sup>th</sup> report regarding governance issues.

2. Vice Chairman, DDA also stated that the High Level Committee had not considered the entire gamut of issues, including the constraints, that had prevailed at that point of time and instead, only conducted a postmortem of issues in hindsight. Crucial decisions had been taken in a transparent manner with bonafide interests and DDA had fulfilled its responsibilities admirably and provided the facilities of international standards for conducting the Games.

3. Director (CWG) presented the major findings of the High Level Committee. He stated that the mandate given to DDA in January, 2006 by the Group of Ministers was to develop the Commonwealth Games Village on Public Private Participation mode to accommodate 8000 participants along with temporary overlays for the international zone, dining hall, etc., as well as training facilities. DDA was also required to provide competition and training venues at Siri Fort, Yamuna and Saket sports complexes.

4. Hon'ble Lt. Governor informed that Prince Charles of U.K. had observed that the Games Village, with all its amenities, was the best that he had seen for any international sports event including previous Olympics and Commonwealth Games.

(i) A five-time British Olympic Games Rowing gold medalist had also stated that this was the finest Games Village ever constructed.

(ii) A 35-minute film had been produced by DDA with NDTV on the Games Village which highlighted all the facilities, that were made available during the Games. Hon'ble Lt. Governor desired that this film should be shown to all the members of the Authority.

5. Hon'ble Lt. Governor stated that the site for the Games Village had been decided in 2003 after considering all other options.

(i) Vice Chairman, DDA stated that the High Level Committee's finding that the selection of the site was 'a priori' decision was incorrect as all other possible sites had been considered. Besides, so called infructuous expenditure on construction of noise barrier, road over Barapullah nallah, etc., are only presumptions, as similar development cost would have had to be incurred at any other site.

6. Director (CWG) stated that there was no delay in execution of the Games projects. After DDA was given the mandate to develop the Games Village on Public Private Participation mode and the competition and training venues on 4.1.2006, DDA had called for global tenders for engaging financial and design consultants for the Games projects in February, 2006. Financial consultancy was awarded to M/s Pricewaterhouse Coopers in June, 2006. The design consultants were engaged in March, 2007 after obtaining the advice of CVC with regard to H-1 and H-2 bids and after conducting negotiations. Simultaneously, action had been initiated to obtain environmental and DUAC clearances.

7. Director (CWG) also stated that after detailed briefs were received from M/s EKS, consultants of the Organising Committee (OC) in March, 2007, tenders for selecting project developer for the Games Village had been issued and 15 companies had applied. As per the initial bid conditions, ₹ 500 crores was the performance guarantee, ₹ 300 crores was the reserve price and 50:50 sharing ratio of apartments between DDA and the project developer. Since, no bid was received, a bid conference was organized during which the bidders asked for reduction in the performance guarantee and reserve price as well as rationalisation in the sharing of apartments to 1/3<sup>rd</sup>:2/3<sup>rd</sup> between DDA and the project developer respectively. Accordingly, the performance guarantee was reduced to ₹ 400 crores and the sharing ratio of 1/3<sup>rd</sup>:2/3<sup>rd</sup> was agreed to. Two bids were received, i.e., from M/s Emaar MGF and M/s DLF. Since, the bid of DLF was conditional, it was not accepted. M/s Emaar MGF had submitted a bid of ₹ 321 crores as reserve price. M/s Emaar MGF submitted the performance guarantee of ₹ 400 crores on 13.9.2007 and the Project Development Agreement (PDA) was signed on 14.9.2007. Altogether, 11 bids had been received and financial bids had been received from two companies i.e. M/s Emaar MGF and M/s DLF. Hence, it was not a single bid as alleged in the report of the High Level Committee.

8. In the meanwhile, other activities were also conducted simultaneously. One such activity involved taking over of approximately 34 acres of UP Govt. land at the Games Village.

(i) Shri Naseeb Singh stated that this land for which DDA paid compensation to UP Govt. actually belonged to DDA itself. Though this had also been recorded in DDA's files, the matter was not brought forward and compensation paid to UP Govt.

(ii) Hon'ble Lt. Governor stated that he had put on record that the land belongs to the Central Govt. but is in possession of UP Irrigation Deptt. Hon'ble LG has also asked DDA and Revenue Deptt., GNCTD to approach Ministry of Urban Development, GOI seeking their intervention for transfer of possession of these lands from Irrigation Department, Govt. of UP to DDA.

9. With regard to bulk purchase of apartments at the Games Village, it was stated by Finance Member that by November, 2008, there was a serious recession in the real estate market. Due to lobbying by environmental groups and the orders of the Hon'ble Delhi High Court of Nov.3, 2008 bookings of apartments by private investors had virtually come to a standstill and the project developer had applied to DDA for advancing loans. This had been examined and rejected, since grant of loan assistance was not permissible as per DD Act.

10. Hon'ble Lt. Governor informed that on 30.12.2008, Hon'ble Chief Minister of Delhi had herself come to meet him formally to resolve the financial crisis as construction at the Games Village had come to a virtual halt and to find a viable alternative to expedite the development of the Games Village.

(i) An independent monitoring committee had also been constituted and several site visits conducted alongwith Smt. Veena Ish, Principal Commissioner(CWG).

(ii) During the meeting of the Committee of Secretaries chaired by the Cabinet Secretary on 17.2.2009, the Committee had noted the major slowdown in the construction work which had arisen due to the financial crunch being faced by the project developer. The Committee had felt the

Need for an 'out of the box' solution, including bulk purchase of apartments by DDA.

11. Shri Subhash Chopra enquired about the penalty clauses in the contract signed with the project developer.

(i) Finance Member informed that as per the Project Development Agreement, ₹ 400 crores of the performance guarantee as well as ₹ 321 crores of the bid amount could have been forfeited, but doing so would not have served any purpose as in that case the work would not have been completed in time. He observed that DDA could have rescinded the work, but if it had done so, it would have been extremely difficult to select another developer considering the time constraint. Besides, since DDA did not have in-house expertise in such projects, the remaining work could not have been done departmentally. He also stated that it had not been possible to anticipate the global economic slowdown and the orders of the Hon'ble High Court. He observed that the option of extending loans had also been considered, but not found appropriate. Other alternatives, including filing a suit against the developer and finding alternate accommodation for the athletes were also explored but not found feasible.

12. Shri Subhash Chopra stated that he is proud to have a Lt. Governor like Shri Tejendra Khanna. The excuse of shortage of time to bend to the demands of the project developer was not justified. He alleged that the project developer had utilized funds received from the bailout package for purchasing land in Delhi in anticipation of the proposed Farm House and Land Assembly policies. Lt. Governor assured Sh. Chopra that this allegation would be got enquired into by the Divisional Revenue Commissioner as to purchase of any land during the relevant period by the Developer.

(i) Vice Chairman, DDA stated that giving interest bearing loans to the developer was not found suitable as the project land belonged to DDA and the ownership of the apartments was also with DDA till the Conveyance Deeds were executed. Besides, it was not permissible as per the statutory provisions of DDA.

13. Shri Naseeb Singh stated that without approval, the initial payment of ₹ 200 crores of bailout package was released to the developer by DDA.

14. Hon'ble Lt. Governor stated that a Valuation Committee comprising of representatives from NBCC, HUDCO, CPWD and DDA had been constituted. The Committee had calculated a price band for the apartments. The project developer wanted 15 per cent developer's margin as well as cost of finances. The then Vice Chairman, DDA had convened a meeting on 23.4.2009 of the Negotiation Committee and a final rate for purchase of apartments was decided. Thereafter on 24.4.2009 afternoon Hon'ble Lt. Governor had convened a high level meeting with Secretary (Urban Development), Government of India, Joint Secretary (D&L), Ministry of Urban Development, the then Vice Chairman, the then Engineer Member and Finance Member and the pricing of the apartments decided by the Negotiation Committee was ratified. The funds for the bailout package were to be released in installments and utilized only for the project. Hon'ble Lt. Governor stated that he has been informed that the present cost of these apartments is ₹ 18500 to 19000 per square feet as a result of which, DDA would earn a net profit of approximately ₹ 488 crores.

15. Shri Rajesh Gahlot stated that increase of property prices in Delhi is quite natural. He, however, congratulated the Hon'ble Lt. Governor for all the efforts made by him without which completion of the Games Village would not have been possible. Shri Rajesh Gahlot, however, stated that the project developer had themselves offered discounts for bulk purchases but DDA's pricing had not considered this. It was informed that this aspect had been covered in the comments of DDA. Even after taking all applicable discounts in consideration, DDA had purchased the flats at a price well below the so discounted booking price of flats prevalent at the relevant time.

16. It was decided that the entire list of all purchasers who had booked apartments at the Games Village from the project developer during this period alongwith the rates would be sent to all the members of the Authority.

17. Shri Rajesh Gahlot and Shri Naseeb Singh stated that all officers who had contributed towards completion of the Games Village should be congratulated. However, enquiries should be conducted by concerned agencies against all wrongdoings.

18. Shri Naseeb Singh stated that many important issues had not been brought to the notice of the Hon'ble Lt. Governor by DDA officers. In



particular, he mentioned that there seemed to be undue haste in deciding the bail-out package, as decisions had been taken by different levels in a single day, as movement of files reveal. Sh. Subhash Chopra stated that a letter dated 22.4.2009 from Emaar Vice President to Hon'ble LG had been wrongly projected before Shunglu Committee as the factor for agreeing to price of ₹ 11,000, whereas this letter was never received in Raj Niwas and never put up before Hon'ble LG. The original copy of the letter was found in DDA's records and only after four months, a copy is initialed by an Officer of Raj Niwas and filed.

19. Hon'ble Lt. Governor stated that DDA's comments on the findings of the High Level Committee are being sent to the Ministry of Urban Development. The final view in the matter would be taken by the Government of India, P.M.O., etc., after further enquiries are conducted by the concerned agencies and responsibility fixed. The agenda in the matter had been brought before the Authority at this stage for information of the members of the Authority.

20. Shri Subhash Chopra thanked the Hon'ble Lt. Governor for bringing this most important matter before the Authority. He, however, wanted that the matter regarding alleged mis-utilization of the funds from the bailout package by the project developer for purchase of land in Delhi during this period should be enquired into.

(i) Hon'ble Lt. Governor stated that he would ask the Divisional Commissioner to examine whether any land had been purchased by the project developer in Delhi from the time of the release of funds of the bailout package till the completion of the project.

21. Dr. Harsh Vardhan thanked Hon'ble Lt. Governor for placing this matter before the Authority for discussion. Dr. Harsh Vardhan stated that apparently the explanations provided by DDA to the findings of the High Level Committee seem justified. However, faults had been committed at several levels and there had evidently been delays on the part of concerned authorities. There were substantial increases in project estimates of various CWG connected projects and news reports on alleged wrongdoings need to be carefully looked into. He stated that though there is no iota of doubt on the integrity, sincerity and pro-people approach of the Hon'ble Lt. Governor and the present Vice Chairman, DDA and also that there should be no

intention to harass or humiliate individuals, a precedent should be set by conducting a proper enquiry into all the shortcomings which have come to notice. Persons found actually responsible for these should be identified and appropriate action taken against them.

22. Hon'ble Lt. Governor thanked all the members of the Authority for the confidence reposed in him. Hon'ble Lt. Governor also assured that relevant findings of the High Level Committee would also be looked into in detail by DDA's Vigilance Department and a report submitted to him through Vice-Chairman, DDA.

23. Vice Chairman, DDA stated that the report of the High Level Committee along with DDA's comments thereon had been placed before the Authority for information of the members and thanked them for their comments and suggestions.

The following agenda items were placed on the table:-

ITEM NO.36/2011

Sub: Recruitment Regulations for newly created posts during Cadre Review.  
F.7(121)2010/PB-I

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

ITEM NO.37/2011

Sub: Ex-post facto approval of the Authority for relaxation in the length of service criteria for promotion to the post of S.E.(Civil) in Delhi Development Authority.  
F.7(102)2009/PB-I

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

ITEM NO.38/2011

Sub: Provision of lights in parks.  
F.1(269)08/Mon./LS

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

ITEM NO.39/2011

Sub: Provision of toilets in parks.  
F.1(269)2011/Mon./LS/DDA/Pt.

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

**Other Points**

1. *Shri Rajesh Gahlot stated that the authorities of an old temple have written to DDA that they are willing to pay market rate for the land.*

(i) *It was decided that the matter would be processed.*

2. *Shri Rajesh Gahlot stated that though it had been earlier decided that DDA would provide funds for development of Najafgarh and Nangloi roads, Finance has raised certain objections.*

(i) *Engineer Member intimated that the case has already been processed and funds would be released from Urban Development Fund.*

3. *Shri Subhash Chopra stated that the request of Mates has not yet been decided.*

(i) *Commissioner (Personnel) intimated that a report has already been finalised and the matter would be placed before the Authority in the next meeting.*

4. *All the members of the Authority raised the issue of compassionate appointment in left out cases, including those cases in which shops had been allotted to dependants.*

(i) *Principal Commissioner intimated that a Committee has been constituted under Commissioner (Personnel) and the matter would be placed in the next meeting of the Authority following the one scheduled on 26.5.2011.*

5. *Shri Subhash Chopra stated that though tenders were to be finalised within three months for in-situ development of the slum at Kalkaji, till date this has not materialized.*

(i) *Engineer Member intimated that the earlier tenders were not workable and the commercial areas also need to be swapped. Clearance*

from Planning and Finance departments would be required before tenders are called.

(ii) Hon'ble Lt. Governor desired that Vice Chairman, DDA should convene a meeting and decide the matter.

(iii) Engineer Member intimated that tenders would be floated by the end of July, 2011.

6. Shri Subhash Chopra stated that several decisions of the Authority have not yet been implemented. These include, policy on chulha tax villages, construction of football stadium at Dwarka, maintenance of PVR cinema complex, policy on educational institutions on firni roads, etc.

(i) The proposal regarding educational institutions on firni roads has been turned down by the Ministry of Urban Development.

(ii) Hon'ble Lt. Governor directed that a presentation on all matters raised by the members of the Authority since 1.1.2009 and action taken should be made in the next meeting of the Authority.

7. Engineer Member intimated that the design for community centre at Sukh Vihar has been approved.

8. Shri Subhash Chopra stated that at some point of time, PWD had installed a fountain in Hansraj Sethi park. However, the park has now become a den of anti-social elements and no one seems to know under whose jurisdiction this park falls.

9. Shri Naseeb Singh stated that resettlement of jhugi jhonpris of entire Delhi should be taken up.

(i) Vice Chairman, DDA intimated that under JNNURM, the entire responsibility for resettlement of jhuggi jhonpris has been given to GNCTD. However, DDA, on its own has taken up resettlement of approximately 18,600 units. Layout plans have been prepared and DUAC clearances are being obtained.

(iv) Vice Chairman, DDA stated that in-situ development of Kathputli colony has been delayed because local MLAs are resisting setting up transit camps in their areas.

(ii) Shri Naseeb Singh stated that EWS units should be constructed on land earmarked for service personnel in all group housing schemes.

10. Shri Subhash Chopra stated that though it had been decided by the Authority to construct a football stadium at Dwarka, with the project cost of ₹ 200 crores to be funded by DDA, no progress has been made till date.

(i) Finance Member intimated that the project is to be taken up by the Architecture and Engineering departments as he is only responsible for running sports complexes.

11. Shri Subhash Chopra stressed the need to improve the system of freehold conversion in Lands Disposal department.

12. Hon'ble Lt. Governor desired that Vice Chairman should convene meetings with the Hon'ble members of the Authority to sort out pending matters.

(i) Vice Chairman, DDA intimated that he had convened two meetings, one with Dr. Harsh Vardhan and the other with Shri Naseeb Singh and other meetings would be convened to sort out these long pending matters.

13. Shri Naseeb Singh stated that hostel facility at Yamuna sports complex should be developed.

(i) Hon'ble Lt. Governor agreed with the proposal and desired that the design for the facility should be prepared.

(ii) A separate practice area adjacent to the main stadium should also be earmarked for archery training and should be made available to the Archery Federation.

14. Shri Naseeb Singh and Shri Rajesh Gahlot stated that though decision had been made to redevelop 100 villages, nothing has materialised till date.

15. *Shri Naseeb Singh stated that Gaon Sabha land had been sold at Gazipur mandi and these funds should be utilized for development of the area.*

*(i) Vice Chairman, DDA intimated that compensation for Gaon Sabha land is placed in the Rural Development Fund of GNCTD and it is utilized for development of rural areas.*

16. *Dr. Harsh Vardhan stated that he had taken up several issues related to his constituency and action in a time bound manner should be taken to resolve these issues.*

17. *Dr. Harsh Vardhan also stated that four years of MPD-2021 have already elapsed and after another year mid-term review of the Plan is due. However, notifications for implementation of several policies have not yet been issued.*

*(i) Commissioner (Planning) intimated that most of these policies are to be implemented by MCD.*

*The next meeting of the Authority would be held on 26.05.2011 (Thursday) at 11.00 a.m.*

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

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

No. F.2 (2)2011/MC/DDA/64

Dated: the 5<sup>th</sup> May, 2011

**Sub: Agenda for the meeting of the Delhi Development Authority.**

Kindly find enclosed agenda for the meeting of the Delhi Development Authority fixed for **Thursday, the 12<sup>th</sup> May, 2011 at 11.00 a.m. at Raj Niwas, Delhi.**

  
**(D. SARKAR)**  
Commissioner-cum-Secretary  
Tel. No. 24623598

**CHAIRMAN**

- 1 Shri Tejendra Khanna  
Lt. Governor, Delhi

**VICE-CHAIRMAN**

- 2 Shri G.S. Patnaik

**MEMBERS**

- 3 Shri Subhash Chopra, MLA
- 4 Shri Naseeb Singh, MLA
- 5 Dr. Harsh Vardhan, MLA,
- 6 Shri Rajesh Gahlot  
Councillor, MCD
- 7 Shri Sudesh Kumar Bhasin  
Councillor, MCD
- 8 Shri Nand Lal  
Finance Member, DDA
- 9 Shri Ashok Khurana  
Engineer Member, DDA
- 10 Shri Arun Goel  
Jt. Secretary (D & L)  
Ministry of Urban Development
- 11 Shri K.S. Mehra  
Commissioner, MCD
- 12 Member Secretary  
NCR Planning Board
- 13 Shri J.B. Kshirsagar  
Chief Planner, T.C.P.O.

SPECIAL INVITEES

- 1     Shri P.K. Tripathi  
      Chief Secretary  
      Govt. of NCT of Delhi
- 2     Shri Rakesh Behari  
      Principal Secretary to Lt. Governor, Delhi
- 3     Shri D.M. Spolia  
      Principal Secretary (Finance)  
      Govt. of NCT of Delhi
- 4     Shri R.K. Srivastava  
      Secretary (UD)  
      Govt. of NCT of Delhi
- 5     Shri Dharmender  
      Secretary (L&B)  
      Govt. of NCT of Delhi

Copy also to:

- 1     Shri V.K. Sadhu  
      Principal Commissioner, DDA
- 2     Smt. Veena Ish  
      Principal Commissioner (CWG), DDA
- 3     Shri Deepak Trivedi  
      Principal Commissioner (LM, Housing & Systems), DDA
- 4     Smt. Neemo Dhar  
      Commissioner (PR), DDA
- 5     Shri S. N. Mishra  
      Special Secretary to Lt. Governor, Delhi
- 6     Ms. Padmini Singla  
      Additional Secretary to Lt. Governor, Delhi
- 7     AVM (Retd.) V.K. Dayalu  
      Advisor (SA & GR), DDA

**AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT  
AUTHORITY TO BE HELD ON 12.5.2011 AT 11.00 A.M. AT RAJ NIWAS, DELHI**

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**AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT  
AUTHORITY TO BE HELD ON 12.5.2011 AT 11.00 A.M. AT RAJ NIWAS, DELHI**

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Item No. 33/2011  
12-S-2011

Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on  
21.1.2011.

File No. F.2 (2)2011/MC/DDA

Minutes of the meeting of the Delhi Development Authority held on 21.1.2011 are  
submitted for confirmation of the Authority.

(Appendix –'A' Page No. 1 to 19)

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

*Minutes of the Delhi Development Authority meeting held on  
21.01.2011 were confirmed with the following observations:*

(i) *With regard to agenda item No.12/2011, Shri Subhash Chopra stated  
that on earlier occasions the Authority had approved change of land use in  
respect of constructions on private land. However, Shri Rajesh Gahlot was  
of the opinion that change of land use in individual cases of private land  
should not be considered.*

(ii) *It was decided that the change of land use for Govt. and Semi Govt.  
requirement only, as decided in last meeting, are approved.*

ITEM NO.34/2011

Appendix 'A' of Item  
NO-33/11

**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on  
21<sup>st</sup> January, 2011 at 10.30 a.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

1. Shri Tejendra Khanna  
Lt. Governor, Delhi.

**VICE CHAIRMAN**

2. Shri G.S. Patnaik

**MEMBERS**

3. Shri Nand Lal  
Finance Member
4. Shri Ashok Khurana  
Engineer Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Shri Rajesh Gahlot  
Councillor, MCD
8. Shri Sudesh Kumar Bhasin  
Councillor, MCD
9. Dr. M.M. Kutty  
Jt. Secretary (D&L), MOUD, Govt. of India
10. Shri K.S. Mehra  
Commissioner, MCD
11. Shri J.B. Kshirsagar  
Chief Planner, TCPO

**SECRETARY**

Shri D. Sarkar  
Commissioner-cum-Secretary

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri Rakesh Behari  
Principal Secretary to Lieutenant Governor
2. Shri B.V. Selvaraj  
Principal Secretary (UD), GNCTD



3. Shri V.K. Sadhu  
Principal Commissioner, DDA
4. Smt. Veena Ish  
Principal Commissioner (CWG), DDA
5. Shri Deepak Trivedi  
Principal Commissioner (LM, Housing & Systems), DDA
6. Smt. Asma Manzar  
Commissioner (Housing), DDA
7. Shri Ashok Kumar  
Commissioner (Planning), DDA
8. Smt. Pramila H. Bhargava  
Commissioner (Personnel), DDA
9. Shri H. Rajesh Prasad  
Commissioner (Land Management), DDA
10. Smt. Neemo Dhar  
Commissioner (PR), DDA
11. Shri Narottam Kaushal  
Chief Legal Adviser, DDA
12. Shri Rajiv Pandey  
Chief Accounts Officer, DDA
13. Shri J.B. Khadkiwala  
Chief Architect, DDA
14. Shri S.R. Solanki  
Chief Engineer (Dwarka), DDA
15. Shri Ashok K. Nigah  
Chief Engineer (NZ), DDA
16. Shri V.K. Bugga  
Chief Town Planner, MCD
17. Smt. Padmini Singla  
Addl. Secretary to Lieutenant Governor
18. Shri Pawan Kumar  
Financial Adviser (Housing), DDA
19. Shri S.P. Bansal  
Addl. Commissioner (Planning), DDA
20. Shri B.K. Jain  
Addl. Commissioner (Planning), DDA
21. Shri P.M. Parate  
Addl. Commissioner (Planning), DDA
22. Shri R.K. Jain  
Director (Planning), DDA

23. Shri P.V. Mahashabdey  
Director (Planning/MP), DDA
24. Smt. M.Z. Bawa  
Director (Building), DDA
25. Shri Ashok Bhattacharjee  
Director (UTTIPEC), DDA
26. Shri R.C. Adhlakha  
Director (Works), DDA
27. Shri J.N. Barman,  
Jt. Director (Tech.), NCR Planning Board
28. Shri A.K. Datta  
Dy. Chief Accounts Officer (Budget), DDA
29. AVM (Retd.) V.K. Dayalu  
Adviser (SA&GR), DDA
30. Shri Vijay Risbud  
Adviser & Consultant (NPIIC), DDA

The Lt. Governor, Delhi/Chairman, DDA welcomed all the members of the Authority and other officers for the first meeting of the Authority in 2011.

- (ii) The Lt. Governor welcomed the new Vice Chairman, DDA, Shri G.S. Patnaik who has taken over charge on 10.1.2011 and expressed his confidence that DDA would be able to initiate meaningful new steps towards the progress and development of Delhi under his leadership.
- (iii) The Lt. Governor desired that all issues raised by the non-official members of the Authority should be properly examined in consultation with them and appropriate actions taken under intimation to the non-official members. Important policy issues should also be informally discussed with the members before they are placed before the Authority.
- (iv) The Lt. Governor observed that non-official members have been raising the issue of unsatisfactory maintenance of DDA parks. He desired that information, with photographs, on all 2,400 parks of DDA should be hosted on DDA website. The issue raised by Hon'ble Members regarding provision of light in DDA parks of less than 4 hectare may be further examined. Hon'ble Lt. Governor further observed that two posts of Chief Engineers that are proposed to be created in the Cadre Review of Engineering Wing could be utilized exclusively for maintenance and development of DDA parks. Hon'ble Lt. Governor directed that an agenda item giving status of 2,400 DDA parks and the measures taken/proposed to be taken for their proper maintenance and development be brought before the Authority.

(v) All the non-official members of the Authority welcomed the new Vice Chairman, DDA, Shri G.S. Patnaik and hoped that with his vast experience and knowledge of Delhi, he would be able to make valuable contribution. The non-official members also assured the Vice Chairman of their continued cooperation and assistance.

(vi) The Lt. Governor desired that all important issues referred by DDA which are pending with the Ministry of Urban Development should be properly pursued. Jt. Secretary (D&L), MOUD assured that these matters would be examined on priority.

ITEM NO.1/2011

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 26.10.2010 at Raj Niwas, Delhi.  
File no. F.2(2)2010/MC/DDA.

Minutes of the meeting of the Delhi Development Authority held on 26.10.2010 were confirmed as circulated.

ITEM NO.2/2011

Sub: Cadre Review of the Engineering Wing.  
F.7(105)2008/PB-I

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

It was also decided that the Engineering Department would strictly follow projectisation approach and the posts of additional Chief Engineers and Superintending Engineers that would be created as a result of the cadre review would be specifically assigned to various projects.

ITEM NO.3/2011

Sub: Allotment of alternative sites and regularization of period of delay in payment.  
F.18(35)99/IL

It was decided that the case of Shivkan Education Society would be referred to the Ministry of Urban Development for consideration.

ITEM NO.4/2011

Sub: Policy on farm houses in Delhi.  
F.3(103)96/MP

A power point presentation on the proposed policy on farm houses in Delhi was made by Commissioner (Planning). It was decided that views of the Authority members on the proposed policy would be ascertained before the final draft policy is prepared.

ITEM NO.5/2011

Sub: Amendment in the Recruitment Regulations for the post of Lower Division Clerk-cum-Typist (English/Hindi) in Delhi Development Authority.  
F.6(13)89/PB-III/Pt.

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

ITEM NO.6/2011

Sub: Amendment in the Classification of various posts.  
F.7(22)98/P&C(P)/Pt.

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

ITEM NO.7/2011

Sub: Computation of cost of Janta, LIG and MIG flats allotted to physically handicapped persons, in exchange of flats allotted under ASY, Missing Priority, Tail End priority and Wrong Address Policy.  
F.21(1913)2010/HAC

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

It should also be examined whether similar benefit can be extended to physically handicapped persons who are allotted flats under the general category and thereafter, the matter would be referred to the Ministry of Urban Development.

ITEM NO.8/2011

Sub: Alternate Dispute Resolution in DDA.  
F.18(96)10/Legal/Admn.

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

ITEM NO.9/2011

Sub: De-notification of Development Area No. 94, 127, 144, 164, 173 and 177 (South East Zone) under the Delhi Development Act, 1957.  
F.11(183)2009/LM/SEZ/DDA

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

ITEM NO.10/2011

Sub: Policy for Public Private Participation in Land Assembly and Development in Delhi.  
F.3(53)2003/MP

It was decided that the views of the Authority members on the proposed policy should be ascertained before the final draft policy is prepared.

ITEM NO.11/2011

Sub: Renewal of Term Leases of OSB properties where applications for renewal/conversion were received in time but the lease expired during processing period.  
F.PS/C(LD)/2010

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

Matter is not required to be referred to the Ministry of Urban Development.

7

ITEM NO.12/2011

Sub: Proposal for the change of land use under Section 11A of DD Act for the 10 cases falling in Planning Zone 'F'.  
F.3(44)05-MP/Pt.V

After discussion by members, it was decided that the proposals contained in the agenda for change of land use for government and semi-government requirements should be approved and that for private use should be dropped. These cases for change of land use had arisen after the approval of Zonal Development Plan of Zone 'F', according to which change of land use in these cases had been necessitated and accordingly the in-principle approval of the Central Government to initiate the process of change of land use had been communicated.

ITEM NO.13/2011

Sub: Proposed change of land use from Public Semi Public to Regional Park at Qutab Institutional Area (Zone 'F') and from Regional Park to Transportation, District Park & Residential near Andheria Mor (Zone 'J').  
F.3(18)2009/MP

The proposed changes in land use contained in this Agenda Item were necessitated due to the fact that after the demarcation by the Forest Department of GNCTD of the Regional Park in a portion of the South-Central Ridge as per provision of Para 9.2.2 of the Master Plan-2021, some land was excluded from the Regional Park while other land was included therein. It had been proposed in the Public Notice under Section 11-A of Delhi Development Act, 1957 that the land use for the land excluded from the Regional Park should be the same as that applicable to the adjacent area around the Regional Park.

Accordingly, the proposals regarding the land use changes contained in the Agenda Item were approved by the Authority.

ITEM NO.14/2011

Sub: Standard costing of Flats-Plinth Area Rates of construction effective from 1<sup>st</sup> October, 2010 to 31<sup>st</sup> March, 2011.  
F.21(1671)2001/HAC/Pt.I

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

ITEM NO.15/2011

Sub: Residential development at Vishwa Vidyalaya Metro Station.  
F.20(2)2000/MP/Pt.V

It was decided that the decision of the Authority to permit construction of the Group Housing upto 8 storeys (ground + seven) should be conveyed to the Hon'ble High Court and referred to the Ministry of Urban Development for approval.

ITEM NO.16/2011

Sub: Limited Terms Use Permission (part) to Hotel Project for CWG 2010.  
F.PS/DD/B/C&I/DDA

It was decided to extend the Limited Term Use Permission (Part) upto 31.03.2011, so that these hotels can obtain all required clearances and sanctions within this time. Those hotels in which the residential part had been put to use during the Commonwealth Games, 2010 would not be liable to pay prior to sanction charges, as the purpose of the relaxation was to provide residential accommodation for the Commonwealth Games. Cases would be examined and put up to the Lt. Governor.

ITEM NO.17/2011

Sub: Fixation of rates to be applied for use conversion, mixed land use & other charge for enhanced FAR including Hotels arising out of MPD-2021 for the year 2010-11.  
F.2(163)07/AO(P)/DDA/Vol.II

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

ITEM NO.18/2011

Sub: Reduction of rates of interest on belated payments of damages recoverable from unauthorised occupants.  
F.1(8)95/LMA/Pt.

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

ITEM NO.19/2011

Sub: Permissibility of Existing Farm Houses in Regional Parks/Ridge Area.  
F.3(83)2007/MP.

After discussion of the agenda item, it was decided that a final view could be taken on the matter after the demarcation of the Southern Ridge and then the matter can be referred to the Ministry of Urban Development. It was felt that some residential development should be permitted on privately owned ridge land, as private owners should have the right to live on their land. The matter should also be discussed during the review of MPD-2021. In the meanwhile, a policy should be prepared to allow the existing farm houses till the final demarcation of the Southern Ridge and the decision of the Ministry of Urban Development.

ITEM NO.20/2011

Sub: Seeking relaxation for filling up the post of Tehsildars by way of promotion.  
F.7(143)89/PB-I

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

ITEM NO.21/2011

Sub: Modification in the approved layout plan of the sites of Delhi Haat located in Zone-'G' near Janakpuri.  
F.3(14)98-MP.

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

ITEM NO.22/2011

Sub: Revised Budget Estimates for the year 2010-11 and Budget Estimates for the year 2011-12.  
F.4(3)Budget/2010-11/RE.

1. Finance Member, DDA presented the Budget Estimates for the year 2011-12 and explained that the account of receipts and expenditure is kept under three heads of accounts, namely, Nazul-I, Nazul-II, and B.G.D.A., the details of which were placed at Annexures I, II, III and IV of the DDA Budget 2011-12.



2. Receipts in the Revised Budget Estimates for the year 2010-11 have been projected as ₹ 3232.40 crores and expenditure as ₹ 3225.99 crores. Further, in the Budget Estimates for the year 2011-12, the receipts have been estimated as ₹ 6100.74 crores and the Expenditure as ₹ 3785.01 crores.

3. The highlights of the Budget presented by Finance Member, DDA in the Authority meeting are as under:-

- i) Against receipt of ₹ 3034.61 crores from disposal of land in BE 2010-11, the actual amount realized was ₹ 500.05 crores only.

Principal Commissioner stated that this significant shortfall in receipt was due to the poor response in real estate following the recession in the market as a result of which commercial properties could not be sold. Poor response was also in view of the fact that certain commercial activities have been permitted in residential/ industrial areas subject to payment of certain usage charges as per MPD- 2021.

- ii) For payment towards acquisition of land, compensation and enhanced compensation of land, a provision of ₹ 246.00 crores has been kept in RE 2010-11 and in BE 2011-12 the same has been kept as ₹ 200.00 crores.
- iii) For development of land, a provision of ₹ 1272.59 crores has been kept in RE 2010-11 and in BE 2011-12 the same has been kept as ₹ 1415.30 crores. This includes budget provision of:-

- (a) ₹ 690.07 crores for maintaining ecological balance and beautification of parks and
- (b) ₹ 84.06 crores for developing sports complexes.

- iv) In respect of construction of houses and shops, a provision of ₹ 974.85 crores has been kept in RE 2010-11 and in BE 2011-12 the same has been kept as ₹ 1377.82 crores.

- (v) Finance Member intimated that after the Budget Estimates were compiled and printed in different Annexures, fresh proposals have been

received for additional budget provision in RBE 2010-11 and BE 2011-12. The details of such schemes are given in addendum items No. 27/11, 28/11, 29/11 and 30/11 dated 21.1.2011. The proposals contained in the above addendum items were placed before the Authority for approval.

4. After detailed discussions, the Authority approved the receipts of ₹ 3232.40 crores and expenditure estimates of ₹ 3250.59 crores for RBE 2010-11 and the Budget Estimates for 2011-12 in respect of receipt projected at ₹ 6100.74 crores and expenditure of ₹ 3956.81 crores, including the additional amounts for both RBE 2010-11 and BE 2011-12 proposed in the addendum items No. 27/11, 28/11, 29/11 and 30/11 dated 21.1.2011, besides, provision of ₹ 6.00 crores in BE 2011-12 for digitisation of records.

While discussing the agenda item, the following observations were also made/decisions taken:-

- (i) Shri Subhash Chopra suggested that two football stadia should be developed on priority, out of which one should be developed opposite the All India Football Federation Academy in Dwarka. The Lt. Governor directed that one football stadium should be developed in West Delhi (Dwarka) and the other in East Delhi. The Lt. Governor also directed that stadium seating should be developed in a modular manner with the grand stand and a few other stands being constructed initially and thereafter, other stands could be added in future, if required.
- (ii) The Lt. Governor directed that the Lands Management Department of DDA should obtain a direct connectivity with the Delhi Geospatial Project and officials of survey cadre should be provided with handheld GPS devices.
- (iii) The Lt. Governor has asked the Commissioner of Police to identify vacant land in densely populated area for development of some sports facilities so that the energy of the idle youth could be diverted towards healthy activities. Sites should be identified in consultation with the Commissioner of Police and the members of the Authority.

- (iv) It was decided that five parks would be identified and upgraded to the level of Swarna Jyoti Park.
- (v) Engineer Member would prepare a data-base of all DDA parks within three months after conducting a digital survey and upgradation of all parks would be done on projectisation basis.
- (vi) Standard designs should be prepared for gates and walls of all DDA parks.
- (vii) Provision of lighting in parks should be examined.

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

ITEM NO.23/2011

Sub: Action Taken Report on the minutes of the meeting of the Delhi Development Authority held on 26.10.2010 and 14.5.2010.  
F.2(3)2010/MC/DDA.

Consideration of this item was "Deferred".

ITEM NO.24/2011

Sub: Exemption from paying additional FAR charges in respect of Trusts running educational institutions who are having income tax exemptions.  
F.2(163)07/AO(P)/DDA.

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

ITEM NO.25/2011

Sub: Adoption of Annual Accounts for the financial year 2009-10 after certification on Annual Accounts by the Office of the Accountant General (Audit) Delhi.  
F.6(110)10-11/A/cs(Main)/DDA.

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

ITEM NO.26/2011

Sub: Amendment in the Recruitment Regulations for the post of Stenographer cadre i.e. Stenographer Grade 'D', Stenographer Grade 'C' and Private Secretary in Delhi Development Authority. F.6(15)2010/PB-III/RRs/Pt./Steno.

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

Other Points:

1. Shri Subhash Chopra made the following observations:

(i) All policy matters should be informally discussed with all the non-official members before they are finalized.

(ii) Several pending issues like the Policy on Industries are yet to be finalized.

(iii) Development of drains running through Rose Garden at Hauz Khas and Hansraj Park.

(iv) Issue regarding Mates in DDA has yet not been decided.

(a) Commissioner (Personnel) informed that the matter is being re-examined by a Committee comprising of a senior officer of CPWD and the views of various Unions are also being ascertained.

(v) Cadre review of Research cadre has not been implemented.

(a) Dr. M.M. Kutty, Jt. Secretary (D&L), MOUD informed that except for two cadres, i.e., Research and Printing, cadre reviews for all the other cadres have been approved. Proposals with regard to these two cadres had been withdrawn by DDA.

(b) Shri V.K. Sadhu, Principal Commissioner intimated that during discussion with MOUD, it was held that further functional justification for these two cadres would have to be furnished by DDA. Commissioner (Personnel) informed that a fresh justification for the cadre review of the

Research cadre has been prepared and submitted to the Ministry of Urban Development.

(vi) Thanked Engineer Member, DDA for initiating the in-situ development scheme but felt that due to the terms and conditions of the tender, adequate response may not be received.

(a) The Lt. Governor directed that, if required, amendments may be made to the tender conditions so that adequate response is received to the tenders.

(vii) With regard to demolition of illegal structures at Srinivaspuri, Commissioner (Land Management) had written to him intimating that no jhuggi dweller had come to him with the relevant records. However, the records are available with him and Commissioner (Land Management) could examine them.

(viii) Construction of unauthorised structures should be prevented at the construction stage itself so that demolition of these structures at a later date is not necessitated. He cited the recent cases at Jangpura and Akshardham Temple.

(a) The Lt. Governor stated that the demolition at Jangpura had been taken up as per the recommendation of the Religious Committee which had been sent to him through the Principal Commissioner (Home) and Chief Secretary, GNCTD and also as there was a contempt of case proceeding in the matter. The Lt. Governor also mentioned that the Supreme Court had recently held that no unauthorised religious structures should be allowed on public land. The Lt. Governor directed that in future Authority members should be taken into confidence in such matters.

(ix) Regularisation policy for foodgrain godowns should be prepared.

2. Shri Naseeb Singh made the following observations:

(i) Remaining 50-60 cases of compassionate appointment should also be considered alongwith cases where applicants had not applied within the stipulated time as well as those cases where shops had been allotted but the applicants did not take over possession of the shops.

- (a) It was decided that all such cases would be reviewed.
- (ii) Shri Naseeb Singh, Shri Subhash Chopra and Shri Rajesh Gahlot stated that the matter with regard to Chulha Tax property of Shri R.S. Yadav of Todapur Village should be finalized.
  - (a) Principal Commissioner informed that the matter had been examined by a Committee which had observed that Shri R.S. Yadav does not have legal rights over the khasra number which he claims and accordingly the file had been submitted to the Lt. Governor and replies sent to all concerned.
  - (b) The request of the Authority members to refer the case to the Chief Legal Adviser, DDA for examination was agreed to.
  - (iii) Preparation of policy regarding Nazul Estates, like Multani Dhanda, is still pending.
  - (a) Commissioner (Land Management) intimated that a draft policy for Nazul Estates has been prepared. Since, these are heavily built-up areas, for finalization of the draft policy, proper Layout Plan for the area is required. Apart from this, there are several issues with regard to leases of these lands, as approximately 1500 cases are those of ex-lessees while others are damage assessed properties and hence, a comprehensive re-development plan is required.
  - (b) The Lt. Governor directed that the Planning and Building Departments should prepare a redevelopment plan for DDA areas and like-wise, MCD should prepare a policy for MCD areas. Demarcation of these properties should be made on the basis of land records and then the Land Disposal Department should examine the issue of granting leasehold rights.
  - (iv) Proposals for Karkardooma Mor flyover and loops at Karkari and NOIDA Mor have been dropped.
  - (v) Proposal for allotting land near Karkardooma to College of Business Studies is still pending.

(a) Commissioner (Planning) intimated that the matter is being examined alongwith other facilities in the area and the usage would be decided in two to three months.

(vi) Development of five community halls in land earmarked for the purpose.

(a) The Lt. Governor directed that budget provision for these should be made and the projects should be taken up by Engineer Member on a project approach basis.

(vii) Construction of hostel type accommodation at Yamuna Sports Complex.

(a) It was decided that this would be examined.

(viii) The Group Housing Complex at I.P. Extension, Patparganj which has 116 Group Housing Societies has no bus terminal, barat ghar, swimming pool, mini sports complex, etc.

(a) The Lt. Governor directed that a mini sports complex should be constructed at I.P. Extension, if land is available.

3. Shri Rajesh Gahlot made the following observations:

(i) Estimates for development of 5 model villages with inputs from INTACH and School of Planning & Architecture (SPA) had been prepared but work has not been started.

(a) The Lt. Governor directed that work should be taken up immediately.

(ii) The claim of the land owners under the 20-Point Programme at Village Amberhai seeking alternative land needs to be examined with reference to records of Revenue Authorities.

(a) Commissioner (Land Management) informed that these are DDA acquired lands and there are no records available of plots allotted under the 20-Point Programme.

- (b) The Lt. Governor directed that these cases should be examined as per the revenue records.
- (iii) Though each sector at Dwarka was proposed to have a Community Hall, drawings for all the community halls have yet not been prepared.
- (a) It was decided that Commissioner (Planning) would examine the matter.
- (iv) Decision on rates for spot-zoning.
- (a) Commissioner (Planning) informed that he is holding regular meetings in the matter and the issue would be finalized by the end of the month.
- (v) Though the archery stadium at Yamuna Sports Complex constructed by DDA for the Commonwealth Games would be re-converted for cricket, the adjacent facility should be dedicated for archery training.
- (a) The Lt. Governor directed that the main stadium should be permitted for use as venue for archery competitions and the adjacent facility could be used for regular archery training. All new stadia constructed for the Commonwealth Games should be utilized for international, national and regional level tournaments and the hiring charges should meet the operational and maintenance costs of these facilities.
- (vi) Heavy damage charges have been levied on marble dealers in Dwarka while allowing conversion from leasehold to freehold for the land which the dealers use for loading and unloading their stock. Damages should not be charged as this is not an encroachment of land.
- (a) Commissioner (Land Disposal) clarified the position and the Lt. Governor directed that the matter should be dealt with in accordance with the laid down conversion policy.
- (vii) Though, it had been decided that institutes of higher and technical education should be permitted along firni roads in Ial dora and extended



*abadi areas of villages, the matter has now been referred to the Ministry of Urban Development with the proposal of the Technical Committee.*

*(a) The Lt. Governor observed that such institutes could be permitted if they are located along firmi roads having sufficient width and if there are no traffic problems. If required, the matter can be brought before the Authority and referred to the Ministry of Urban Development.*

*4. Shri Sudesh Bhasin made the following observations:*

*(i) Superintending Engineers who have been promoted on current duty charge should be given regular promotion by relaxing the eligibility criteria.*

*(a) It was decided that case for relaxation of the eligibility criteria required for promotion would be examined and put up.*

*(ii) Though conversion of properties in industrial areas from leasehold to freehold can be processed on the basis of documents such as electricity bills, etc., DDA is insisting on sanctioned building plan/Forms 'C' & 'D'.*

*(a) Principal Commissioner intimated that a D.O. letter in the matter has been sent to the Ministry of Urban Development.*

*5. Two booklets compiled by the Welfare Department of DDA containing guidelines/instructions for processing cases to settle death dues to legal heirs in cases of death of DDA employees while in service were placed before the Authority. The Lt. Governor congratulated Commissioner (Personnel), DDA and directed that the appreciation of the Authority should be recorded for compiling these instructions.*

*6. Issues forwarded by the Chairman, Master Plan 2021 Implementation Committee, MCD, received by the Lt. Governor's Secretariat were placed before the Authority. It was decided that the matter should be referred to Commissioner (Planning), DDA to examine these issues and put up in file and if necessary, place these matters before the Authority.*

*7. The Lt. Governor observed that earlier as per MPD, motels were allowed along National and State Highways. If higher FAR of upto 175 instead of 15 could be considered, then this could create additional rooms.*

(i) Joint Secretary (D&L), MOUD intimated that the matter had been examined earlier when the Zonal Plans were under finalization. Henceforth, since, Zonal Plans have been approved, facilities which fall within the prescribed land use would be permitted.

8. The Lt. Governor intimated that representations have also been received regarding banqueting facilities being provided by motels. Since, the structures of these facilities are already available, it could be considered if these facilities along 60 feet wide roads could be permitted to provide banqueting facilities by paying commercial property tax to MCD.

9. The next meeting of the Authority would be held on 23.02.2011 (Wednesday) at 10.30 a.m.

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

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**AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT  
AUTHORITY TO BE HELD ON 12.5.2011 AT 11.00 A.M. AT RAJ NIWAS, DELHI**

**INDEX**

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1	34/2011	Composite Development at Vishwa Vidhyalaya Metro Station Development Control Norms. F.20(2)2000/MP/Pt.V	1-13 <b>Planning</b>

Handwritten: Memo 34/11  
12/5/11

Subj: Composite Development at Vishwa Vidhyalaya Metro Station Development Control Norms

File No. F.20(2)2000/MP/Pl. 7

1.1. Background :

- 1.1 DMRC acquired a parcel of land measuring 3.05 hac. on Mall Road for Vishwa Vidhyalaya Metro Station and the land was mutated in favour of DMRC in 2000-01.
- 1.2 Since there was no development controls for the property development at that time, a proposal was put up for the same and the Authority vide its Resolution No. 19/2003 dated 28.3.2003 resolved the following :-
- "Keeping in view the above it is proposed that DMRC be allowed to develop the properties on permanent basis in area upto 3 hac. other than recreational use on basis of norms of 25% Gr. Coverage and 100 FAR which will take care of operational requirement as well as the property development on a particular site without processing the change of land use."*
- 1.3 As the proposal as mentioned in para 1.2 was under the process for amendment in the Master Plan - 2001 under section 11(A) of DD Act, in the meantime the proposal of change of land use measuring 3.05 hac. at Vishwavidyalaya was initiated on the request of DMRC for construction of metro station and the property development in Jan. 04.
- 1.4 Subsequently after following due process of law as per D.D. Act, the Authority vide item No. 33/2004 on 05.7.2004 in respect of Vishwavidyalaya Metro Station had approved the proposal of change of land use alongwith development controls to be applicable as contained in the agenda item. Inadvertently the said piece of land was mentioned as 'Bungalow Plot' therefore, the development control norms proposed was as per the provisions of the approved Zonal Plan of Zone C applicable on the Bungalow Plot i.e. Min. plot size 4000 sq.mtr. Ground Coverage 25%, FAR 75, Height 11 mtr. and Density 38 DUs per hac. Accordingly the case was referred to the Ministry for its final notification.
- 1.5 In the meantime the proposal as mentioned in para 1.2 was finally notified by the MOUD on 20.01.2005 after due processing the case as per law modifying MPD-2001 as under :-
- "After heading A-3 Rural Zone ( including A-2) after b(ii) permissibility of Metro Station along with property development upto a maximum area of 3.0 hac. notwithstanding the land use provisions of MPD/ZDP is permitted in all use zones except Recreational Use Zone subject to specified Development Control Norms as 25% Ground Coverage and 100 FAR"*

- 1.6 Subsequently, MOUD vide gazette notification dated 23.9.2005 notified the change of land use of the site under question for land measuring 3.05 hac. from PSP to Residential alongwith two other cases i.e. at Tri Nagar and Wazirpur for the same purpose. The development control norms in the notification were mentioned as Gr. Coverage 25% and FAR 100 in case of other two cases but no development controls were mentioned against Vishwavidhalaya Metro Station.
- 1.7 Thereafter, vide letters dated 29.03.07 and 14.09.07, DDA conveyed the development control Norms of MPD-2021 applicable on a plot of Group Housing to be followed i.e. FAR 200, Gr. Coverage etc. 33.3%. Accordingly DMRC handed over 2 hac. of land out of 3.05 hac. to M/s Young Builders (P) Ltd. for the development of Group Housing and balance 1.05 hac. site has been developed as metro station.
- 1.8 Subsequently, Chief Town Planner, MCD vide letter dated 08.06.2009 has asked for the following clarification :-
- "Whether the site of 2 hac. that has been allotted to M/s. Young Builders (P) Ltd. by DMRC can be considered as a separate entity for the purpose of approval of group housing as per development control of MPD-2021 (Max. Gr. Coverage 33.3% & FAR 200) or the proposal should be considered for the total area of 3.05 hac. including Metro Station as a composite property development in accordance with the provision stipulated in MPD-2021 under Development Controls for Metro Stations (max. Gr. Coverage 25% and FAR 100)."*
- 1.9 On the request of Chief Town Planner, MCD as mentioned in above para. the case was re-examined and it was found that :-
- Since the Authority has already resolved in 2003 the development control norms on property development for DMRC to be as 25% Gr. Coverage and 100 FAR and the same was finally notified on 20.1.2005 by the MOUD, the applicability of development control norms in this case should also be 25% Gr. Coverage and FAR-100.
  - The MPD-2021 was notified on 7<sup>th</sup> Feb. 2007 in which the development controls for Metro Station alongwith property development as notified by the Ministry on 20.1.2005 has been incorporated i.e. G. Coverage : 25% and FAR : 100.
  - In other two cases i.e. Tri Nagar and Wazirpur, for which change of land use was notified alongwith this case the development Controls given are in line with 20.1.2005 notification i.e. Gr. Coverage : 25% and FAR : 100.
  - Since, the Ground Coverage & FAR approved by the Authority in the case was 25% and 75 respectively and the same was forwarded to MOUD, for final notification. The applicability of FAR cannot be 200 in this case.

e. Based on the above findings, the clarification was conveyed to the Chief Town Planner, MCD on 19.8.2009 Gr. Coverage as 25% and FAR as 100 on the lines of MOUD notification dated 20.1.2005 as mentioned in para 1.4 of the above note and withdrawing the earlier letters communicated by DDA in this regard.

- 1.10 (i) In the UTTIPEC Governing Body meeting held on 29.5.09, the Traffic Management Plan of Delhi University (North Campus) was deliberated. The Vice Chancellor, Delhi University alongwith the Consultant made the presentation and one of the proposal was development of additional integrated parking near the Metro Station. The Governing Body after deliberation decided that, "a temporary vacant land for surface parking be identified by University in consultation with Traffic Police to discourage on street parking till the time multilevel parking near the Metro Station is explored and developed by DMRC." Instead of developing multilevel parking, DMRC is going ahead with the residential development. Allowing to 200 FAR will definitely add to the existing traffic congestion in this area.
- (ii) The Delhi Urban Arts Commission (DUAC) while considering the metro proposals in its meeting held on 25.11.09 observed that "DMRC confines its work only to the station and the area next to the stations remains unattended. This has resulted in chaos at many places. The Commission further observed that so as to ensure the proper connectivity of Metro Stations with the city fabric network, all metro stations proposals should be seen by UTTIPEC."

1.11 In view of the above facts, since the proposed residential development is part of 3.05 hac. of composite development, norms for property development of MPD-2021 on the total site i.e. 3.05 hac. with Ground Coverage 25% and FAR 100 was placed before the Authority for consideration. This was discussed in the Authority meeting held on 17.2.10 vide item No. 34/2010. The minutes of the Authority meeting are reproduced as below:

- a) *"The Lt. Governor suggested that DMRC should limit the height of the buildings as possible and requested the Managing Director, DMRC to send a status paper on the legal implications of the proposals so that a final view can be taken in the matter at an early date.*
- b) *The Lt. Governor also constituted a Committee under the Chairmanship of Engineer Member, DDA with Chief Town Planner, MCD and Chief Engineer, DMRC as members to survey the entire area and examine the implications of the proposed high rise buildings on the privacy and integrity of the Delhi University environment. He directed that the Committee should give its report within a week."*

- 1.12 i. Consequent to the above decision, the report of EM. DDA, the opinion of Sh. R.C. Lahoti, Former Chief Justice of India (appointed by DMRC for legal opinion) was obtained.
- ii. Subsequently, opinion of CLA, DDA was also taken on the issue. As per his views, Development Control Norms as per MPD-2021 for the Metro Station would apply in the present case. (Annexure 'A') at page 7.
- 1.13 The above report / opinion was placed in the Authority meeting held on 26.10.11 vide item No. 71 : 2010 in which it was decided as follows :
- To reduce the height of the Group Housing to 6 storeys (Ground + 5) and allow 200 FAR.
  - DDA to send recommendations accordingly to the Ministry of Urban Development.
  - DDA to also consider increase in FAR to 200 along all transport corridors."
- 1.14 The matter was heard in Hon'ble High Court on 23.11.10 in which the Hon'ble High Court vide order dt. 23.11.10 directed as under :
- We direct the Respondent No.2 (DDA) to deliberate on the proposal given by the learned Counsel of the petitioner which is as follows :*
- "The petitioner shall be entitled to FAR of 200 for carrying out development on the plot forming subject matter of the present Petition. In order to utilize the FAR of 200 on the plot, the Petitioner shall be entitled to Ground coverage not exceeding 33.3% and height norms as prescribed for Residential Group Housing under MPD-2021."*
- 1.15 Accordingly the matter was again referred to the Authority. The Authority in its meeting held on 21.1.11 vide item No. 15/2011 recommended as under:
- "It was decided that the decision of the Authority to permit construction of the Group Housing upto 8 storeys (Ground + seven) should be conveyed to the Hon'ble High Court and referred to the Ministry of urban Development for approval."*
- 1.16 The matter was again heard in Hon'ble High Court on 7.3.11 in which Hon'ble High Court after hearing the detailed arguments passed a six pages order (copy enclosed):
- page 8-13.
- In this order Hon'ble court granted liberty to the petitioner to submit a representation to the Competent Authority of the DDA stating his difficulties as well as the reasons for such difficulties so that the same can be appositely addressed to by the DDA. The representation is to be made /submitted by the petitioner within a span of one week time and the same shall be dealt with by the Competent Authority under DD Act within*

weeks. Also the Authority shall invite the highest officer of the DMRC to remain personally present and to participate in discussion.

The Hon'ble High Court fixed the next date of hearing for 18.04.11 and directed that the matter is again required to be put up to the Authority in compliance to the Court order dt. 07.03.11. The matter was heard on 18.04.11 and the Hon'ble Court was informed that the Authority Meeting could not be held in given period. The Hon'ble Court has now fixed the matter for 18.05.2011.

- 1.17 The petitioner has accordingly submitted his representation dt. 15.3.11 addressed to Hon'ble L.G. in which the main contention of the petitioner is that :

*Restriction on height will result in more ground coverage thereby leaving less area for development of Open Green Area.) Recreational area thereby affecting Light, Air and Ventilation in the residential units and Privacy of the residential units in view of clustered structures in close vicinity to each other in the complex.*

*The peculiar shape and size of the plot coupled with height, obligation to construct EWS Building and Community Building and compliance of other applicable controls and norms will render it impossible to consume the FAR of 200.*

*The price paid to DMRC was for availing full development potential, present or future, on this Vishwavidhyalaya plot under Residential Group housing which is currently 200 FAR, 33.3% ground coverage and also included the entitlement to construct without height restriction*

- 1.18 Recommendations of the Authority with reference to Development Control Norms alongwith their court orders were forwarded to MOUD. In response the MOUD vide letter No. O-33011/22/2010-DDIB dt. 25.3.11 communicated that various decisions on the matter were taken entirely by DDA in the past and the issue involved in the case being applicable Development Control Norms to the project proposed by the petitioner, DDA has to take an appropriate decision as per the provisions of the MPD-2021, Delhi Development Act and the directions of the Delhi High Court.

## 2.0 Examination:

- 2.1 The matter has been examined and it is observed that

If the norms are to be considered for property development and as per the recommendation of the Authority in that case maximum permissible ground coverage is 25% and the FAR of 200 can be very tightly achieved within 8 floors



- ii. If the norms are to be considered for residential, in that case the maximum permissible ground coverage is 33% and FAR of 200 can very well be achieved with height restriction of Ground + 7 storeys as approved by Authority in its meeting held on 20.01.11 vide item No. 15 : 2011.
- 2.2 Construction of high rise building at this location will affect the privacy and integrity of Delhi University.
- 2.3 However, as per the letter of MOUD the decision regarding Development Control Norms are to be taken as per the provisions of MPD-2021. As per MPD-2021, Metro Stations (Alongwith property development and composite development) upto a maximum of 3.0 hac. area shall be permitted in all Use Zones, except in Recreational and Regional Park / Ridge Use Zone / Bungalow Zones and Heritage Zones, subject to approval of Technical Committee of DDA.

This enabling provision of property development would have the following broad development controls :

- i. 25% ground coverage and 100 FAR, including area under Metro Station with height restrictions and subject to approval of the statutory bodies such as AAI Airport Authority, DUAC etc.
  - ii. In addition to the requirement of parking for Metro Stations, parking for commercial component will be @ 2ECS per 100 sq.mt.
  - iii. The development shall be undertaken in a composite manner and DMRC shall obtain approval of all the concerned local bodies agencies.
  - iv. Other operational structures as prescribed in MPD-2021.
- 3.0 In view of MOUD letter conveyed on the issue, Development Control Norms of 25% Ground Coverage and 100 FAR including area under Metro Station as given in MPD-2021 can be only allowed in this case. As such 100 FAR can very well be achieved within eight storeys (Ground + seven) as approved by Authority meeting on 21.1.11 vide item No. 15 : 2011.
- 4.0 The matter is placed before the Authority for consideration of the proposal given in para 3.0 above so that the court can be informed accordingly.

### RESOLUTION

*The issue of applicability of development controls in the composite development at Vishwa Vidyalaya Metro Station was deliberated in detail. After considering the various arguments given by Chairman, DMRC and response of MOUD letter No. O-33011/22/2010-DDIB dated 25.3.2011 and order dated 7.3.2011 of the Hon'ble Delhi High Court in WPC*

3135/2010 along with facts given in the agenda note, the Authority was of the view that:-

Since, DMRC has gone ahead to lease out a plot of 2 ha. near Vishwa Vidyalaya Metro Station for development of group housing to M/s Young Builders (P) Ltd. through public auction on the basis of Development Control Norms applicable on a plot of group housing, as conveyed by DDA vide its letter dated 29.3.07 and 14.9.2007, it will not be right on the part of DDA to now reduce the FAR to 100. Therefore, the Authority resolved as under:

- (i) M/S Young Builders (P) Ltd. may be allowed development control norms as available to any Group Housing Society under MPD-2021, including 200 FAR without restriction of height, on the residential plot leased out to them by DMRC near Vishwa Vidyalaya Metro Station;
- (ii) Since, the change of land use of the said site has already been processed and notified as 'Residential', the 2 ha of the plot leased out to M/s Young Builders(P) Ltd may be considered as a separate entity and the Development Controls as applicable under the clause 'Group Housing' as per the provision of MPD-2021 be allowed.
- (iii) The above decision of the Authority be conveyed to the Hon'ble High Court before the next date of hearing, i.e., 18.5.2011. The decision is applicable to this particular site only.
- (iv) Further, the Authority also resolved that the development control norms for "Metro Stations" will be applicable to land actually developed as Metro Stations, but for the land leased out by DMRC for various kinds of property development, the relevant development controls as prescribed in MPD 2021 for the same land use, other than Metro Stations, which is established on these lands, would be applicable. This may be appropriately clarified /reflected in MPD 2021.

51.

IN THE HIGH COURT OF DELHI AT NEW DELHI

W.P.(C) 3135/2010

YOUNG BUILDERS P LTD

..... Petitioner  
Through Mr. Harish N. Salve & Mr.  
Ravinder Sethi, Sr. Advocates with Mr.  
Ajay Kumar Jha, Mr. Pradeep Jain, Mr.  
Chetan Kapadia, Mr. Sameer Parekh,  
Ms. Rukhmini Bobde & Ms. Paula  
Ghose, Advocates.

versus

UOI AND ORS

..... Respondents  
Through Mr. Chetan R. Anand, Advocate  
for UOI-R-1.  
Mr. Shiv Kumar, Advocate for respondent  
No. 10-DMRC.  
Mr. Ajay Verma, Advocate for DDA.  
Mr. Sarfraz Ahmed, Advocate for Mr.  
Ajay Arora, Advocate for MCD.

**CORAM:**

**HON'BLE THE CHIEF JUSTICE**

**HON'BLE MR. JUSTICE SANJIV KHANNA**

**ORDER**

**07.03.2011**

Heard Mr. Harish N. Salve & Mr. Ravinder Sethi, learned senior counsel along with Mr. Ajay Kumar Jha and Mr. Pradeep Jain, learned counsel for the petitioner, Mr. Chetan R. Anand, learned counsel for Union of India, Mr. Ajay Verma, learned counsel for DDA, Mr. Shiv Kumar, learned counsel for DMRC and Mr. Sarfraz Ahmed, learned counsel for the MCD.

WRIT PETITION (CIVIL) No. 3135/2010

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*AK 9/3/11*  
Court Master

High Court of Delhi  
New Delhi

2. The present writ petition, as we perceive, has its facet of chequered history since offers and counter offers have been given by the parties apart from the cavi raised with regard to permissibility under the notifications and the Master Plan. On 23<sup>rd</sup> November, 2010 this Court took note of the submission of the learned senior counsel for the petitioner and quoted the proposal, which reads as follows:-

"The petitioner shall be entitled to FAR of 200 for carrying out development on the plot forming subject-matter of the present petition. In order to utilize the FAR of 200 on the plot, the petitioner shall be entitled to Ground coverage not exceeding 33.3% and height norms as prescribed for Residential Group Housing under MPD-2021."

3. Reproducing the said proposal, this Court proceeded to pass the following order:-

"In view of the aforesaid, we direct the respondent No. 2 to deliberate on the aforesaid proposal along with the decision earlier taken or to be taken by the said Committee.

We may hasten to note, Mr. Shiv Kumar, learned counsel for the respondent No. 10/DMRC, in support of the petitioner submitted that the DMRC put the property to auction as per the suggestions made by the DDA and,

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Court Master  
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New Delhi

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therefore, the DDA should not resile from it in praesenti.

At this stage, we express no opinion inasmuch as we have only directed the DDA to take a decision on the basis of the proposal given by Mr. Desai, learned senior counsel for the petitioner."

4. Thereafter, a meeting was held by the DDA on 21<sup>st</sup> January, 2011 but nothing was brought on record. Thereafter, the matter was heard on merits. On 4<sup>th</sup> March, 2011, in course of hearing, certain suggestions were given. Today when the matter was called out, Mr. Ajay Verma, learned counsel appearing for the DDA has produced a communication dated 7<sup>th</sup> March, 2011 clarifying the issue. In paragraph 3 of the said communication, it has been mentioned as follows:-

"3.0 In view of the above, it is submitted that the norms of residential group housing as given in MPD-2021 shall be applicable in this case excepting the height factor which has been recommended by the authority on dt. 21.01.11 to restrict it to 8 storeys (Ground+7) and accordingly following development control norms shall be applicable in this case subject to the approval of the Ministry of Urban Development, GOI:

- i. Maximum Ground Coverage 33.3%
- ii. Maximum FAR 200
- iii. Height Group Housing upto

WRIT PETITION (CIVIL) No. 3135/2010

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Rk  
9/3/11  
Court Master  
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New Delhi

to 8 storeys (Ground+7)"

5. Mr. Salve and Mr. Sethi, learned senior counsel appearing for the petitioner has submitted that the suggestions given by the DDA may not be workable and to point out the said non-workability, they have given the reasons. We think it appropriate to reproduce the reasons. Essential parts of the same read as follows:-

"2. Considering the size of the plot, it is not possible to construct a single building with ground coverage of 25% of the total area for a variety of reasons. Petitioner's development contemplates flats of about an average size of 280 sq. Meters. If one single storey is constructed with 25% of the land area, it would have 16 flats per floor with no light, air or ventilation and would be worse than the urban chawl. As such, what is necessary is to construct multiple buildings/towers.

3. Considering the land shape and the land size, 8 buildings of 8 storeys each would have to be constructed, i.e. 8 building blocks with ground coverage of 500 sqm each. Even with this plan, not more than 20% of the land area can be covered. This is for the reason that under the Municipal Rules/bye laws and otherwise, the following needs to be provided for:-

(i) Setback

(ii) Roads for Fire Tender to reach each

12.

one of the buildings.

- (iii) A road for the Cars to go around the property.
- (iv) The space for Ramp and for Basement Parking.
- (v) Sunlight and Ventilation.
- (vi) Tower to Tower Setback.

XXXXXXXX

10. Even assuming 200 FAR is achieved with 8 buildings as above, excluding land use for Ramp, Road etc., the total green/play area/swimming pool which can be achieved is only 2542 sq. mts, approx 12% as opposed to what is proposed by us (if there was no height restriction) of a total green/play area/swimming pool of 4462 sq mts, approx 24% of the land area."

6. Without expressing anything on the merits of the case, we would like the DDA to consider the matter on the basis of the aforesaid facets so that the controversy can be put to rest. Regard being had to the factual scenario involved, we also grant liberty to the petitioner to submit a representation to the competent authority of the DDA stating its difficulties as well as the reasons for such difficulties so that the same can be appositely addressed to by the DDA. We may hasten to clarify that we have quoted the paragraphs from the reasons supplied by the learned counsel for the petitioner that would not bind the

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petitioner to further supplement the reasons, if so advised. If the representation is made/submitted within a span of one week, the same shall be dealt with by the competent authority under the Delhi Development Act within four weeks. We have fixed the time limit as we are inclined to think that four weeks would be good enough to take a decision. The decision shall be produced before this Court on the next date of hearing.

7. The authority shall invite the highest officer of the DMRC to remain personally present and to participate inasmuch as the DMRC has put the land into auction for Rs.218/- crores out of which Rs.120/- crores has already been paid as per the arrangement.

8. Call on 18<sup>th</sup> April, 2011. The matter shall be taken up at 2.15 p.m.

Copy of this order be given dasti to the learned counsel for the parties under signature of the Court Master.

CHIEF JUSTICE

SANJIV KHANNA, J.

MARCH 07, 2011  
VKR

WRIT PETITION (CIVIL) No. 3135/2010

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**AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT  
AUTHORITY TO BE HELD ON 12.5.2011 AT 11.00 A.M. AT RAJ NIWAS, DELHI**

**INDEX**

1	35/2011	High Level Committee's findings on DDA's project and DDA's response thereto. PA/Dir.(CWG)DDA/2011/45	1-41 <b>CWG</b> (Sports)
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AGENDA ITEM NO. 35/11  
12.5.11

High Level committee's findings on DDA's project and DDA's response thereto.

File NO - PA/Dir/CWG/DDA/2011/45

The Commonwealth Games 2010 was awarded to New Delhi in the year 2003. In the 9<sup>th</sup> meeting of the Group of Ministers constituted for CWG 2010 held on 4.1.2006 the construction of the Games Village alongwith the construction of Competition Venues for Badminton and Squash at Siri Fort Sports Complex and Table Tennis at the Yamuna Sports Complex was assigned to DDA. In short DDA was given the responsibility of developing various projects related to CWG 2010 as under:

(i) Development of Games Village

- Residential Accommodation for 8000 participants on PPP mode
- Practice Venues - Fitness Centre, Swimming Pool, Wrestling, Weight Lifting and Athletics Track
- Temporary overlay for Dining Hall, Kitchen, Transport Mall, International Zone, and Offices etc.

(ii) Development of Competition Venues

- Siri Fort Sports Complex - Badminton and Squash
- Yamuna Sports Complex - Table Tennis and Archery (Preliminaries)

(iii) Provision of Training Venues

- Siri Fort Sports Complex - Badminton, Squash, Tennis, Swimming.
- Yamuna Sports Complex - Table Tennis, Swimming and Women Rhythmic Gymnastics Lawn Bowls and Archery
- Saket Sports Complex - Badminton

The responsibility given to DDA as stated above was met by DDA well within time and the venues as well as the residential apartments were appreciated by almost all the athletes and the officials who utilized them.

Adverse media reports due to certain mishaps leading to the Games led the Government to constitute a High Level Committee headed by Shri V.K.Shunglu as Chairman and Shri Shantanu Consul as member. A team of the High Level

Committee (HLC) went through all the records pertaining to the residential apartments as well as the competition and training venues available with DDA and projects of other agencies/organisation and have submitted six reports to the Prime Minister's office. The following reports finds mentions of the work undertaken by the DDA for the Commonwealth Games :-

1. 2<sup>nd</sup> report of the HLC – pertains to the Commonwealth Games Village.
2. 3<sup>rd</sup> report of the HLC – pertains to infrastructure developed by various agencies for CWG. For DDA the report deals with tourist's accommodation and the apartments constructed at D-6 Vasant Kunj.
3. 4<sup>th</sup> report of the HLC – deals with all the Competition and Training Venues. For DDA the findings are on Siri Fort and Yamuna Sports Complex's Competition and Training Venues.
4. 6<sup>th</sup> report of the HLC – deals with overall governance.

The findings of the above four reports pertaining to DDA have been duly examined by the DDA and the response on the observation and finding of the Second Report of HLC has been sent to the Ministry of Urban Development for taking further necessary action in the matter. Response on the observation and findings of the other 3 reports is being finalized. The findings of all the four reports of the HLC and the response of DDA are annexed as under:-

- Annexure-I : Findings of the 2<sup>nd</sup> report of the HLC and DDA's response. - *at page 3*  
 Annexure-II : Findings of the 3<sup>rd</sup> report of the HLC and DDA's response. - *at page 18*  
 Annexure-III : Findings of the 4<sup>th</sup> report of the HLC and DDA's response. *at page 22*  
 Annexure-IV : Findings of the 6<sup>th</sup> report of the HLC and DDA's response. *at page 38*

The facts are placed before the Authority for information.

## RESOLUTION

*Vice Chairman, DDA stated that a High Level Committee had been constituted by the Hon'ble Prime Minister to examine allegations with regard to Commonwealth Games projects. The report of the High Level Committee is commonly called the 'Shunglu Committee Report'. The reports that concern DDA are, - 2<sup>nd</sup> report pertaining to the Games Village; 3<sup>rd</sup> report on the tourist infrastructure and flats at D-6 Vasant Kunj; 4<sup>th</sup> report on the competition and training venues and 6<sup>th</sup> report regarding governance issues.*

- 2 A**
2. *Vice Chairman, DDA ~~also stated~~ that the High Level Committee had not considered the entire gamut of issues, including the constraints, that had prevailed at that point of time and instead, only conducted a postmortem of issues in hindsight. Crucial decisions had been taken in a transparent manner with bonafide interests and DDA had fulfilled its responsibilities admirably and provided the facilities of international standards.*

- 2A
3. Director (CWG) presented the major findings of the High Level Committee. He stated that the mandate given to DDA in January, 2006 by the Group of Ministers was to develop the Commonwealth Games Village on Public Private Participation mode to accommodate 8000 participants along with temporary overlays for the international zone, dining hall, etc., as well as training facilities. DDA was also required to provide competition and training venues at Siri Fort, Yamuna and Saket sports complexes.
4. Hon'ble Lt. Governor informed that Prince Charles of U.K. had observed that the Games Village, with all its amenities, was the best that he had seen for any international sports event including previous Olympics and Commonwealth Games.
- (i) A five-time British Olympic Games Rowing gold medalist had also stated that this was the finest Games Village ever constructed.
- (ii) A 35-minute film had been produced by DDA with NDTV on the Games Village which highlighted all the facilities, that were made available during the Games. Hon'ble Lt. Governor desired that this film should be shown to all the members of the Authority.
5. Hon'ble Lt. Governor stated that the site for the Games Village had been decided in 2003 after considering all other options.

(i) Vice Chairman, DDA stated that the High Level Committee's finding that the selection of the site was 'a priori' decision was incorrect as all other possible sites had been considered. Besides, so called infructuous expenditure on construction of noise barrier, road over Barapullah nallah, etc., are only presumptions, as similar development cost would have had to be incurred at any other site.

6. Director (CWG) stated that there was no delay in execution of the Games projects. After DDA was given the mandate to develop the Games Village on Public Private Participation mode and the competition and training venues on 4.1.2006, DDA had called for global tenders for engaging financial and design consultants for the Games projects in February, 2006. Financial consultancy was awarded to M/s Pricewaterhouse Coopers in June, 2006. The design consultants were engaged in March, 2007 after obtaining the advice of CVC with regard to H-1 and H-2 bids and after conducting negotiations. Simultaneously, action had been initiated to obtain environmental and DUAC clearances.

7. Director (CWG) also stated that after detailed briefs were received from M/s EKS, consultants of the Organising Committee (OC) in March, 2007, tenders for selecting project developer for the Games Village had been issued and 15 companies had applied. As per the initial bid conditions, ₹ 500 crores was the performance guarantee, ₹ 300 crores was the reserve price and 50:50 sharing ratio of apartments between DDA and the project developer. Since, no bid was received, a bid conference was organized during which the bidders asked for reduction in the performance guarantee and reserve price as well as rationalisation in the sharing of apartments to 1/3<sup>rd</sup>:2/3<sup>rd</sup> between DDA and the project developer respectively. Accordingly, the performance guarantee was reduced to ₹ 400 crores and the sharing ratio of 1/3<sup>rd</sup>:2/3<sup>rd</sup> was agreed to. Two bids were received, i.e., from M/s Emaar MGF and M/s DLF. Since, the bid of DLF was conditional, it was not accepted. M/s Emaar MGF had submitted a bid of ₹ 321 crores as reserve price. M/s Emaar MGF submitted the performance guarantee of ₹ 400 crores on 13.9.2007 and the Project Development Agreement (PDA) was signed on 14.9.2007. Altogether, 11 bids had been received and financial bids had been received from two companies i.e. M/s Emaar MGF and M/s DLF. Hence, it was not a single bid as alleged in the report of the High Level Committee.

8: In the meanwhile, other activities were also conducted simultaneously. One such activity involved taking over of approximately 34 acres of UP Govt. land at the Games Village.

(i) Shri Naseeb Singh stated that this land for which DDA paid compensation to UP Govt. actually belonged to DDA itself. Though this had also been recorded in DDA's files, the matter was not brought forward and compensation paid to UP Govt.

(ii) Hon'ble Lt. Governor stated that he had put on record that the land belongs to the Central Govt. but is in possession of UP Irrigation Deptt. Hon'ble LG has also asked DDA and Revenue Deptt., GNCTD to approach Ministry of Urban Development, GOI seeking their intervention for transfer of possession of these lands from Irrigation Department, Govt. of UP to DDA.

9. With regard to bulk purchase of apartments at the Games Village, it was stated by Finance Member that by November, 2008, there was a serious recession in the real estate market. Due to lobbying by environmental groups and the orders of the Hon'ble Delhi High Court of Nov.3, 2008 bookings of apartments by private investors had virtually come to a standstill and the project developer had applied to DDA for advancing loans. This had been examined and rejected, since grant of loan assistance was not permissible as per DD Act.

10. Hon'ble Lt. Governor informed that on 30.12.2008, Hon'ble Chief Minister of Delhi had herself come to meet him formally to resolve the financial crisis as construction at the Games Village had come to a virtual halt and to find a viable alternative to expedite the development of the Games Village.

(i) An independent monitoring committee had also been constituted and several site visits conducted alongwith Smt. Veena Ish, Principal Commissioner(CWG).

(ii) During the meeting of the Committee of Secretaries chaired by the Cabinet Secretary on 17.2.2009, the Committee had noted the major slowdown in the construction work which had arisen due to the financial crunch being faced by the project developer. The Committee had felt the

need for an 'out of the box' solution, including bulk purchase of apartments by DDA.

11. Shri Subhash Chopra enquired about the penalty clauses in the contract signed with the project developer.

(i) Finance Member informed that as per the Project Development Agreement, ₹ 400 crores of the performance guarantee as well as ₹ 321 crores of the bid amount could have been forfeited, but doing so would not have served any purpose as in that case the work would not have been completed in time. He observed that DDA could have rescinded the work, but if it had done so, it would have been extremely difficult to select another developer considering the time constraint. Besides, since DDA did not have in-house expertise in such projects, the remaining work could not have been done departmentally. He also stated that it had not been possible to anticipate the global economic slowdown and the orders of the Hon'ble High Court. He observed that the option of extending loans had also been considered, but not found appropriate. Other alternatives, including filing a suit against the developer and finding alternate accommodation for the athletes were also explored but not found feasible.

12. Shri Subhash Chopra stated that he is proud to have a Lt. Governor like Shri Tejendra Khanna. The excuse of shortage of time to bend to the demands of the project developer was not justified. He alleged that the project developer had utilized funds received from the bailout package for purchasing land in Delhi in anticipation of the proposed Farm House and Land Assembly policies. Lt. Governor assured Sh. Chopra that this allegation would be got enquired into by the Divisional Revenue Commissioner as to purchase of any land during the relevant period by the Developer.

(i) Vice Chairman, DDA stated that giving interest bearing loans to the developer was not found suitable as the project land belonged to DDA and the ownership of the apartments was also with DDA till the Conveyance Deeds were executed. Besides, it was not permissible as per the statutory provisions of DDA.

13. Shri Naseeb Singh stated that without approval, the initial payment of ₹ 200 crores of bailout package was released to the developer by DDA.

14. Hon'ble Lt. Governor stated that a Valuation Committee comprising of representatives from NBCC, HUDCO, CPWD and DDA had been constituted. The Committee had calculated a price band for the apartments. The project developer wanted 15 per cent developer's margin as well as cost of finances. The then Vice Chairman, DDA had convened a meeting on 23.4.2009 of the Negotiation Committee and a final rate for purchase of apartments was decided. Thereafter on 24.4.2009 afternoon Hon'ble Lt. Governor had convened a high level meeting with Secretary (Urban Development), Government of India, Joint Secretary (D&L), Ministry of Urban Development, the then Vice Chairman, the then Engineer Member and Finance Member and the pricing of the apartments decided by the Negotiation Committee was ratified. The funds for the bailout package were to be released in installments and utilized only for the project. Hon'ble Lt. Governor stated that he has been informed that the present cost of these apartments is ₹ 18500 to 19000 per square feet as a result of which, DDA would earn a net profit of approximately ₹ 488 crores.
15. Shri Rajesh Gahlot stated that increase of property prices in Delhi is quite natural. He, however, congratulated the Hon'ble Lt. Governor for all the efforts made by him without which completion of the Games Village would not have been possible. Shri Rajesh Gahlot, however, stated that the project developer had themselves offered discounts for bulk purchases but DDA's pricing had not considered this. It was informed that this aspect had been covered in the comments of DDA. Even after taking all applicable discounts in consideration, DDA had purchased the flats at a price well below the so discounted booking price of flats prevalent at the relevant time.
16. It was decided that the entire list of all purchasers who had booked apartments at the Games Village from the project developer during this period alongwith the rates would be sent to all the members of the Authority.
17. Shri Rajesh Gahlot and Shri Naseeb Singh stated that all officers who had contributed towards completion of the Games Village should be congratulated. However, enquiries should be conducted by concerned agencies against all wrongdoings.
18. Shri Naseeb Singh stated that many important issues had not been brought to the notice of the Hon'ble Lt. Governor by DDA officers. In



particular, he mentioned that there seemed to be undue haste in deciding the bail-out package, as decisions had been taken by different levels in a single day, as movement of files reveal. Sh. Subhash Chopra stated that a letter dated 22.4.2009 from Emaar Vice President to Hon'ble LG had been wrongly projected before Shunglu Committee as the factor for agreeing to price of ₹ 11,000, whereas this letter was never received in Raj Niwas and never put up before Hon'ble LG. The original copy of the letter was found in DDA's records and only after four months, a copy is initialed by an Officer of Raj Niwas and filed.

19. Hon'ble Lt. Governor stated that DDA's comments on the findings of the High Level Committee are being sent to the Ministry of Urban Development. The final view in the matter would be taken by the Government of India, P.M.O., etc., after further enquiries are conducted by the concerned agencies and responsibility fixed. The agenda in the matter had been brought before the Authority at this stage for information of the members of the Authority.

20. Shri Subhash Chopra thanked the Hon'ble Lt. Governor for bringing this most important matter before the Authority. He, however, wanted that the matter regarding alleged mis-utilization of the funds from the bailout package by the project developer for purchase of land in Delhi during this period should be enquired into.

(i) Hon'ble Lt. Governor stated that he would ask the Divisional Commissioner to examine whether any land had been purchased by the project developer in Delhi from the time of the release of funds of the bailout package till the completion of the project.

21. Dr. Harsh Vardhan thanked Hon'ble Lt. Governor for placing this matter before the Authority for discussion. Dr. Harsh Vardhan stated that apparently the explanations provided by DDA to the findings of the High Level Committee seem justified. However, faults had been committed at several levels and there had evidently been delays on the part of concerned authorities. There were substantial increases in project estimates of various CWG connected projects and news reports on alleged wrongdoings need to be carefully looked into. He stated that though there is no lot of doubt on the integrity, sincerity and pro-people approach of the Hon'ble Lt. Governor and the present Vice Chairman, DDA and also that there should be no

intention to harass or humiliate individuals, a precedent should be set by conducting a proper enquiry into all the shortcomings which have come to notice. Persons found actually responsible for these should be identified and appropriate action taken against them.

22. Hon'ble Lt. Governor thanked all the members of the Authority for the confidence reposed in him. Hon'ble Lt. Governor also assured that relevant findings of the High Level Committee would also be looked into in detail by DDA's Vigilance Department and a report submitted to him through Vice-Chairman, DDA.

23. Vice Chairman, DDA stated that the report of the High Level Committee along with DDA's comments thereon had been placed before the Authority for information of the members and thanked them for their comments and suggestions.

The following agenda items were placed on the table:-

Findings of the Second Report of HLC and DDA's Response

Sl. No.	HLC's Findings	DDA's Response
1.	The selection of site for the Games Village in 2003 was a priori and no exercise was undertaken to compare the selected site with alternate sites available with DDA. HLC was also informed of the possibility of constructing the Games Village in close proximity to Jawahar Lal Nehru Sports Complex on land belonging to L&DO, which remained unexplored because of an implicit desire to construct next to Akshardham and at no other site.	The selection of site for the Games Village in 2003 was not a priori and DDA undertook a complete exercise to compare the selected site with alternate sites available with it. The decision to select the site adjacent to Akshardham Temple was taken in due consultation with Commonwealth Games Evaluation Commission & the Organizing Committee and after due approval from competent authority
2.	The selected site had several drawbacks in terms of uncertainties including securing from Uttar Pradesh Government a portion of the land owned by them, obtaining environmental clearances, change in land use, pressure from Akshardham as to the height of the buildings and litigation because of the decision to construct in the flood plain of Yamuna River.	The selected site didn't have any drawback. Instead the whole issue of site selection and creation of infrastructure for smooth holding of Commonwealth Games 2010 has been one of the feathers in the cap of DDA and had been commented upon favourably by all who stayed in Commonwealth Games Village and the infrastructure created therein.  Any other site would also have requirements of change in land use, additional infrastructure or other challenges
3.	This decision entailed auxiliary cost of about 633.06 crore on infrastructure i.e. the Flyover on NH 24 near the Games Village (to provide uninterrupted ingress and egress into and from CGV), construction of an elevated road over Barapulla Nallah (linking CGV to JLN Sports complex), and noise suppression measures along NH24 and adjacent railway track.	The flyover on NH 24, construction of elevated road over Barapulla Nallah and noise suppression measures are infrastructure created for future use. The decision to construct them was due to security related, effective traffic management or due to requirements of Games. They can't be entailed as auxiliary cost.

Sl. No.	HLC's Findings	DDA's Response
4.	Even though the site for the Commonwealth Games Village had been frozen as early as September, 2003 and DDA had been named the Nodal Agency for development of Games Village, it took DDA nearly 27 months to secure GOM approval for the manner of its development. This delay had serious consequences in 2009 when progress was stalled with the 'paucity of time' and spectre of 'no Games Village' becoming the main plea for ruling out all other options for DDA other than agreeing to a Bailout package.	There was no delay on part of DDA to develop the games village as it could not have started the work without the finalization of funding & utilization of the structure. This required constant interaction with IOA, OC (constituted in February 2005) and GOM (constituted in 2005).
5.	Even after the approval by GOM in January, 2006, DDA took 19 months to sign the Project Development Agreement with the Project Developer in September, 2007.	DDA undertook numerous activities from the date of mandate from GOM till the selection of developer. All the activities were essential activities and DDA could not have afforded to leave any activity. DDA had saved considerable time by following the process of RFQ parallel with certain things like environmental clearance, site availability and conceptual designing based on receipt of venue brief from M/s Event Knowledge Services
6.	The construction of the Games Village was envisaged as a DDA project in the year 2003. DDA staff believed it was capable of doing so, DDA had more than sufficient funds to do so and yet, by sometime in 2005, there seemed to be a strong desire in the top echelons of DDA to follow the PPP mode.	PPP mode was adopted by DDA keeping in view the constraints of scale, time, quality, specifications and availability of 4000 rooms during the Games Period. DDA by itself didn't have the technical expertise to undertake the project by itself
7.	DDA did not understand PPP, never understood PPP and ended up virtually getting the Village constructed through a contractor with the additional complication of a Project Developer in between.	DDA understood PPP in the right earnest and executed PPP in its right earnest. DDA's ability to comprehend PPP in its right spirit ensured that objectives of timely completion was achieved without distorting

S. No.	HLC's Findings	DDA's Response
		any feature of envisaged PPP structure or diluting any risk on either party
8.	The decision of the GOM taken on 4th January, 2006 cannot be construed as a direction of Government. The DDA also did not follow the statutory process of securing the approval of the Authority. A Status Note on Commonwealth Games Projects to be developed by DDA was presented before the Authority on 3rd June, 2006 wherein it was resolved that "Information given in the agenda was noted by the Authority."	The decision taken by the GOM had the authority of Govt. of India. As such, the matter was placed before the Delhi Development Authority for information wherein the approval given by the GOM was communicated.
9.	A review of the selection process reveals that, for what should have been a prestigious and profitable project, the response was unusually poor. A large number of bidders, who had evinced interest at the EOI stage and were pre-qualified, were reduced to two at the stage of submission of Bids. By the time queries raised by potential bidders in the Pre-Bid meeting were clarified and Addendum to RFP issued, there was very little time (7 days) left for submission of bids even on revised last date. Disqualification of one bidder during technical evaluation left only one valid bid for the project.	DDA had followed an absolutely transparent and competitive global tendering process at all stages. 11 bidders were pre-qualified and 2 bidders submitted bids in response to RFP.  There was wide participation of bidders at all stages of the tendering process. It was only due to the constraints of time and other challenges in the project perceived by other bidders that they didn't participate at RFP stage.  The bidders had sufficient time from April 07- June 07 (two months) for the preparation of tender.
10.	As against the reserve price of 300 crore for the land in the RFP, the sole bidder quoted just 321 crore. If truly participative bidding had taken place, DDA would have definitely obtained a higher bid.	There was wide participation from the bidders. The reserve price of Rs 300 Cr was itself sufficient to recover DDA's interests in the projects. It has already been said above that value maximization was not the primary objective of DDA. There was no likelihood of further participation by bidders even if DDA had extended the deadlines further. Further

S <sup>n</sup> No.	HLC's Findings	DDA's Response
		extension would have anyway increased the risk of timely project completion and reduced competition further. It was not prudent to wait for receiving higher upfront amount, when the interests in the project were met and secure and delays were adding to risk of timely completion of the project.
11.	There was no accurate assessment of the financial assistance demanded by the Project Developer. Examination of the cash flow statements of Emaar MGF Constructions Pvt. Ltd. and Emaar MGF Land Ltd. reveal that, both on 'stand alone basis' as well as on 'consolidated Group basis', they had sufficient funds available for completion of the project and there was no need for DDA funds in 2009-10.	<p>The PD had been writing to various authorities in DDA and Ministry of Urban Development, GOI since November, 2008 for financial assistance due to adverse effect of ongoing litigations on booking of flats and credit squeeze due to economic meltdown. Sales were declining from August, 2008 and these were negligible after October, 2008 and as of March, 2009, the Project was carrying debt burden of Rs. 520 crores as was indicated by the certificate of M/s. S.R. Batliboi &amp; Co., Chartered Accountants and the position also corresponds to the financial position indicated by the audited financial statements signed on 1<sup>st</sup> September, 2009.</p> <p>On 30.12.2008, CM Delhi called on LG and requested that urgent bridging financial assistance be arranged in view of serious slowdown of work at the Games Village after the Delhi High Court judgment of Nov.3, 2008. Thereafter on 17.2.2009, at a meeting of COS chaired by Cabinet Secretary it was decided that DDA may explore the option of purchase of flats to overcome the financial melt-down and its adverse impact on pace of work at the Games Village. Thereafter LG approved a 4-agency Valuation Committee comprising HUDCO.</p>

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No.	HLC's Findings	DDA's Response
		<p>NBCC, CPWD and DDA, etc.</p> <p>The assessment of financial assistance demanded by the PD was based on detailed analysis by DDA's Financial Consultants and Finance Division of DDA of the payments made till 31<sup>st</sup> March, 2009, unpaid liability as on date of assessment and estimate of the pending work for completion of the project, while there is no finding of the HLC that any of the payments or contracts relied upon in the evaluation process is not genuine, questioning of the accuracy of assessment is inappropriate and arbitrary.</p>
12.	<p>Bulk purchase of additional 333 apartments by DDA at the rate of 11,000 per sft under 'depressed market conditions' was only intended to provide undue benefit to the Project Developer. Cash infusion of 728.89 crore into the Project by DDA in 2009-10 was unnecessary.</p> <p style="text-align: center;"><b>Box 10: Complicity</b></p> <p>At Annexure 25 a comparison has been made between the per sft rate of various items as given in the sub contract signed between Emaar MGF and ACIL and the rates given in the BOQ prepared in March 2009. These BOQ figures were also presented to the Financial Consultant appointed by DDA. In the BOQ, the earlier rate of 2875 per sft has been hiked to 4478.27 per sft. This is the basis for estimating total construction cost at about 1175 crore. This entire exercise was undertaken to artificially jack up the construction cost to enable the Project Developer to demand a higher rate from DDA for sale of 333 apartments. It must be remembered that the sub contract between Emaar MGF and ACIL put a cap of 2875 on the per sft construction cost. This target price,</p>	<p>A number of representations were received from the PD since November, 2008 indicating that they were in deep financial constraints and requested DDA for granting them financial assistance to tide over the crisis. With time for completion of the Project fast approaching and faced with severe financial crunch, the PD sought the help of DDA to either provide funds by way of loans or to purchase apartments from its share so as to enable it to complete the Project. Out of various options available with DDA, the only viable option for DDA was to purchase some flats to provide required funds critical for completing the project in time.</p> <p>The HLC has not specified as to what undue benefits accrued to the PD except for the fact that the financial assistance provided by the DDA helped in completing the project which was a critical component of preparations for CWG-2010. It enabled holding the event as planned. <u>It will, in addition, bring substantial financial net benefit to DDA amounting to well over Rs.</u></p>

No.	HLC's Findings	DDA's Response
	<p>determined in July 2007 and referred to in the LOI (see Relevant Document 36) as well as the sub contract, was sacrosanct. These facts point towards complicity of the Financial Consultant with Emaar MGF to engender a price which was 'acceptable' to both DDA as well as the Project Developer.</p>	<p><u>450 crores by way of price appreciation in the value of Apartments purchased by the, the current prices being in the range of Rs. 18,500-19000 per sq. ft.</u></p> <p>The rate of Rs. 2,875 per sq. ft. referred in the Box 10 is based on the letter of intent dated 30<sup>th</sup> July, 2007 which was issued at a much preliminary stage when even the PDA had not been signed and a tentative rate was arrived at based on the specifications given in the RFQ document so that the work on the Project site could commence immediately. The BOQ that is referred in the Box is the same document based on which all the running bills since almost inception in 2008 was being raised by and paid to the contractor. If this BOQ was prepared in March, 2009, as alleged by the HLC, the running bills and payments in 2008-09 could not have been made based on the said BOQ. The observation about complicity and the comment of excess payment based on the tentative rate fixed in the LOI dated 30<sup>th</sup> July, 2007 is misplaced. As per clause 6.1(i) in the agreement, it is already mentioned that in the event of change in specifications of the project or any components thereof, the overall rates shall be adjusted for such change by PD. Therefore, the actual cost assessed is within the framework of contract signed between PD and ACIL. While DDA agreed to the purchase price of Rs. 11,000/- per sq. ft., the booking prices in the period June 2008 – June 2009 ranged from Rs. 13,000-13,500 per sq. ft. as may be seen from the Developer's letter at <u>Annexure-A</u></p>



Sl. No.	HLC's Findings	DDA's Response
13.	<p>Project Developer had sought a sum of 321 crore and that too as a loan from the DDA. The Project Developer had also expressed his willingness to pay interest as admissible on this amount. DDA took the stand that the PDA had no provision for advancing such a loan and on this ground itself this proposal was rejected. The same DDA, however, agreed to purchase 333 apartments at a very high price from the Project Developer. The PDA had no provision for such a purchase as well. HLC is of the view that if at all any financial assistance was required by the Project Developer, a loan would have been a much 'neater' 'out of box' solution.</p>	<p>DDA had duly considered and deliberated on the option of providing an interest bearing loan to PD. However, the PD was not in a position to offer any security or even a bank guarantee. Repayment of debt and servicing of the interest by the PD would have been doubtful. As such, providing a loan was risky proposition and not a lesser expensive "out of box" solution as quoted by HLC. <b><u>Also Delhi Development Act does not provide for grant of loans to any party by DDA whereas it does provide for purchase and sale of flats.</u></b></p>
14.	<p>HLC is of the view that if DDA had done due diligence, it would have come to the conclusion that the PD did not need any financial assistance. Even if some help was required, advancing an interest bearing loan would have been more appropriate. The HLC is also of the considered opinion that the amount of 11,000 per sft. approved by a group of officers chaired by G.O. is unjustified. If the 'assessed cost' of the project were to be considered, a rate of 7829 per sft. would have been fair. Even if the 'market price' option was favoured, DDA should have demanded and got the following discounts:</p> <ol style="list-style-type: none"> <li>27% discount which Emaar paid to all agents as commission;</li> <li>87% discount towards 'down payment' - this was actually given to retail purchasers;</li> <li>100% discount for 'bulk purchase' is a normal practice and should have been applicable to the purchase of 333 apartments in one go</li> </ol> <p>A selling price of 11335 per sft was taken into</p>	<p>The observation about the PD not requiring the financial assistance is again based on the accounts of 2009-2010, as not the position that existed during December, 2008 to April, 2009. Loan to PD was neither authorized nor a secured mode. The assessed cost of Rs. 7829 per sq. ft., stated in the para, is neither based on any authentic working nor based on any relevant document, there is no mention of selling price of Rs. 11335 per sq. ft. in the report of Technical Consultant while determining its recommendation to the Valuation Committee. It is purely based on guess work and explained to be based on payment as per TDS returns, loan applications to the banks made in July-August, 2007 and the LOI issued to the contractors ACIL dated 30<sup>th</sup> July, 2007 which could give no conclusive working of the project cost. The 'market price' as per the formula suggested by HLC itself works out to Rs. 11810 per sq ft. and therefore, instead of the loss of Rs. 134 to</p>

S.. No.	HLC's Findings	DDA's Response
	<p>consideration by the Technical Consultant while determining his recommendation to the Valuation Committee. A 20% discount on that price would give a figure of 9068 per sft. Therefore, the purchase price should have ranged between 7829 to 9068 per sft. The HLC has no hesitation in recording that the actual price of 11,000 per sft paid by DDA resulted in an undue gain ranging between 134 to 220 crore to the Project Developer.</p>	<p>Rs. 220 crores alleged by HLC, there has been a saving of Rs. 53.64 crores. (Rs. 13420 average selling price of 264 flats (inclusive of proportionate share of PLC and underground parking) booked up to March, 2009 less 2% agency commission and 10% bulk discount giving a price of Rs. 11810 against Rs. 11000 per sq. ft. given by DDA, thus leading to a saving of Rs. 53.64 crores. 8% discount towards down payment is not applicable as DDA has paid the consideration in installments. DDA could have purchased any flat, over and above their share, stated in the Project Development Agreement, at a price agreed between the seller and buyer. This purchase could, therefore, have been made only at a reasonable negotiated rate which was carefully worked out by the Valuation Committee of experts and the Negotiating Committee headed by the FM, DDA. DDA purchased 333 Apartments at a price well below the average on going price of Rs. 13420 per sq. ft. and taking into account the current market rates of the flats, of Rs. 18000 per sq. ft., the estimated net profit of DDA is over Rs. 450 crores.</p>
15.	<p>The participants in the Meeting convened by the LG on 24th April, 2009, in which major decisions relating to the Bailout Package were taken, had no authority to take such a decision as it was neither a meeting of Delhi Development Authority nor of the MoUD, Government of India. This matter ought to have taken to a meeting of the Authority, which is the body empowered to decide such issues. Instead, the Authority was informed on 3rd</p>	<p>Ministry of Urban Development had moved EFC note on the requirement of DDA including the Commonwealth Games village and the PD had written several times to officers in the Ministry of Urban Development for grant of financial assistance. It was, therefore, relevant and necessary to redress the request of M/s Emaar MGF for financial assistance with officers of Ministry of Urban Development</p>

Sl. No.	HLC's Findings	DDA's Response
	<p>June, 2009 about the Agreement signed between DDA and Project Developer on 5th May, 2009 and to accord post facto approval to appropriation of funds of 256.94 crore and payment of 200 crore made for purchase of apartments by VC, DDA in accordance with Rule 17 of DDA Budget and Account Rules.</p>	<p>as was done on 24<sup>th</sup> April, 2009. LG, Delhi as the ex-officio Chairman of DDA had no personal knowledge of the cost-price aspects of the flats. LG had only approved constitution of a Valuation Committee comprising of representatives of CPWD, NBCC, HUDCO &amp; DDA. Other consultants were co-opted by the Committee itself. Cost-price aspects were gone into by this Committee of Experts consisting of Executive Director (W&amp;D), HUDCO, General Manager (Real Estate Division), NBCC, Supdt. Engg., Delhi Central Circle-I, CPWD and Financial Advisor (Housing), DDA and two independent consultants – a Real Estate Consultant, namely M/s. Garg Associates and a Financial Consultant eg. M/s. K.N. Goyal and Associates, engaged by the Committee of Experts, followed by negotiations with the PD by a Negotiating Committee consisting of FM, DDA, Chief Engineer (CWG), DDA and Chief Accounts Officer, DDA. The final recommendations of the Negotiation Committee arrived at in a meeting chaired by VC, DDA on 23.04.2009 were only ratified by the Committee of Officers under LG, Delhi on 24.4.2009. Convening a formal meeting of the Authority to deliberate on this technical matter would have only led to avoidable delays. As Chairman, LG was competent to deliberate on the issue with the official members of the Authority and senior officers of Ministry of Urban Development, GOI. In view of the urgency to restart the work at the CWG Village site, which had been seriously affected by the slow down since November-December, 2008 and was putting at risk the</p>

No.	HLC's Findings	DDA's Response
		<p>timely completion of this critical project for holding of CWG-2010. VC, DDA had approved this arrangement and release of the first installment in anticipation of the approval by the Authority, as provided in Rule 17 of DDA Budget and Accounts Rules. The Delhi Development Authority in its meeting dated 3.6.2009 approved payment of Rs. 200 crores under Rule 17 of DDA Budget &amp; Accounts Rules, as advance for the purchase of apartments as CWG Village. The Authority also granted prior approval of payment of subsequent installments as per the Agreement made with the PD in this regard. DDA, vide Resolution of Item No. 7/2009 dated 3.6.2009 had authorized the Lt. Governor to approve other expenditures incase finding was urgently required for some time-bound new scheme/activity.</p>
16.	<p>Senior officers of the Ministry of Urban Development, including the then Secretary, were fully aware of the Bailout Package and played a major role in finalizing the rate 'acceptable' to Emaar MGF along with senior functionaries of DDA and causing a loss of anything between 134 to 220 crore to DDA.</p>	<p>At the senior DDA officers' meeting on 17.2.2009, chaired by LG, VC, DDA had stated that at this juncture the only way out was to purchase the flats from M/s. Emaar MGF. FM, DDA had also endorsed this proposal. <u>However, the actual decision to pursue the purchase option was taken in the COS meeting of 17.2.2009 afternoon presided over by the Cabinet Secretary, after the briefing given by VC, DDA.</u> On 12.3.2009, LG approved the appointment of a four-agency Valuation Committee comprising NBCC, HUDCO, CPWD and DDA. After receipt of the Valuation Report by VC, DDA, at FM/VC's recommendation, on 13.4.2009, LG approved the setting up of a Negotiating Committee to negotiate the purchase of the flats by DDA. This</p>

Sl. No.	HLC's Findings	DDA's Response
		<p>Committee was headed by Finance Member, DDA, Shri Nand Lal, and included some senior officers of DDA. LG called a High Power Committee meeting at Raj Niwas on 24.4.2009 afternoon consisting of Secretary, Ministry of Urban Development, Government of India, Vice-Chairman, DDA, Engineer Member, DDA, Finance Member, DDA, Jt. Secretary (Delhi Division), MoUD to consider the purchase price of Rs. 11,000/- which had been worked out by the Negotiating Committee after a final round of discussion with the Developer under the chairmanship of the then VC, DDA on 23.4.2009. It may be mentioned that the price of Rs. 11,000/- per sq. ft., agreed to between the Negotiating Committee and the PD, was well below the then prevailing market price of the flats. At the current reported price of Rs. 18,500 to Rs. 19,000 per sq. ft., DDA stands to gain more than Rs. 450 crores, which will yield over 70% gross profit on its investment on the flats bought by it.</p>
17.	<p>The Games Village saga will remain incomplete without mentioning the role of Emaar MGF, the Project Developer. They failed to perform as per the legally binding Project Development Agreement. They deliberately withheld relevant documents such as the signed sub contract with ACIL from DDA and their consultants. They generated documents of questionable veracity through their architect which were relied upon by the Financial Consultant of DDA. They appear to have had the intent to build excess FAR right from the beginning. They exploited the paucity of time available before the commencement of</p>	<p>Emaar MGF didn't have ready access to the senior office bearers of DDA and MoUD. The documents which have been provided by the Project Developer such as the balance sheet, bank statements, BOQs etc. are valid documents which cannot be questioned.</p> <p>The Loan application of Emaar MGF referred in the Box 10 is of July-August, 2007 when even the PDA had not been signed. The designs, drawings and specifications were being finalized. No conclusion can be reached based on the Project Cost</p>

Sl. No.	HLC's Findings	DDA's Response
	<p>CWG in October 2010 to their advantage and did not let go of any opportunity to safeguard their interests. They had ready access to the senior office bearers of DDA and MoUD.</p> <p><b>Box 10: Loan Application of Emaar MGF to State Bank of India</b></p> <p>Document submitted by Emaar MGF to SBI for obtaining Bank finance for the Commonwealth Games Village Project reveals the following:</p> <ol style="list-style-type: none"> <li>Project Cost including cost of land was 1264 crore</li> <li>Per sft construction cost was estimated at 2600 for residential areas</li> <li>Total Super Area was to be 2,599,893.50 sq.ft.</li> <li>Average Sale Price was expected to range between 10,500 to 11,500/- per sft.</li> </ol>	<p>estimates, constructed area or average sale price stated in the said application.</p>
18.	<p>The consultant chosen by DDA (PwC) to advise them on execution of the Games Village Project in the PPP mode failed to perform their assigned task satisfactorily. Certain critical omissions in the PDA such as those pertaining to provisions for escrow account and supply of audited statement of accounts created conditions where the PD could submit unauthenticated documents and figures to the Financial Consultants of DDA.</p>	<p>Provisions of escrow account and supply of audited statement of accounts were considered duly and found not appropriate for the CWGV project since no govt. money /expenditure or revenue was involved in the project.</p> <p>The PDA had a balanced risk allocation and had enough safeguards inbuilt in it.</p>
19.	<p>The Financial Consultant selected by DDA was also their Taxation Consultant and hence could not be regarded as an 'independent valuation expert'. They did not exercise due care and caution while recommending the 'value' of the apartments to DDA.</p>	<p>M/s K. N. Goyal &amp; Co was an independent Consultant and not engaged for CWGV by DDA in any manner. Hence the question of conflict of interest did not arise.</p> <p>The Consultants were appointed by the Valuation Committee and not by DDA</p>

Sl. No.	HLC's Findings	DDA's Response
20.	<p>It has been brought out that the estimated loss to DDA can be categorized under the following heads:</p> <ul style="list-style-type: none"> <li>• Estimated loss due to purchase of 333 flats at a higher rate - 134 to 220 crore</li> <li>• Unauthorized payments to Emaar MGF contrary to PDA - 64 crore</li> <li>• Non-levy of Liquidated Damages - 81.45 crore</li> <li>• Carrying cost of unsold apartments with DDA - 35-40 crore per annum<sup>42</sup></li> </ul>	<p>There is no loss to DDA in any manner. The flats were purchased at rates lower than market rates, all the payments were made within the agreed price of Rs 766.89 Cr, Rs 81.45 Cr was to be refunded to PD since PD had attained milestone 6 in time.</p>
21.	<p>The responsibility for the various acts of omission and commission which brought 'undue gains' to Emaar MGF primarily lies with LG, Shri Tejendra Khanna, ex-officio Chairman of DDA; Shri Ashok Kumar, Vice Chairman, DDA; Shri Nand Lal, Member (Finance) and Shri A.K. Bajaj, then Member (Engineering) of DDA. Dr. M. Ramachandran, then Secretary, Ministry of Urban Development also played a key role in determining the contours of the Bailout package including high valuation, etc.</p>	<p>There were no undue gains to Emaar MGF.</p>
22.	<p>There may well be other officials responsible in different degrees whose acts of omission and commission contributed to the loss to DDA and that can be separately assessed.</p>	<p>The site selection process, selection of Emaar MGF Construction Pvt. Ltd., the monitoring of the project the financial assistance provided to the Project Developer and the handing over of the apartments to the Organizing Committee for conduct of the Game has been a totally transparent process and no officer of DDA can be held responsible for any act of omission and commission leading to the loss to DDA</p>

11<sup>th</sup> April 2011

Mr. Tejinder Khanna  
Hon'ble Lt. Governor of Delhi  
6, Raj Niwas  
Delhi - 110 054

Re: Commonwealth Games Village Project 2010 (Residential)

Kind Attention : Mr Ranjan Mukherjee, OSD

Hon'ble Sir,

As your goodself is aware that the Commonwealth Games Village, 2010 is a unique project developed under the PPP mode as per terms of the agreement dated 14<sup>th</sup> Sep, 2007. Further due to environment litigation / encumbrance on the Project, Project Developer had requested financial assistance and DDA through an agreement dated 5<sup>th</sup> May, 2009 had bought marketing rights for 333 apartments for a consideration of Rs 767 crores, at a discounted and negotiated rate of Rs 11,000 per sq.ft.

Further there have been ongoing media reports that the rate of Rs 11,000/- per sq.ft., at which DDA had bought marketing rights for 333 flats, is exorbitant and over the roof. The process of purchase of Apartments by DDA was an elaborate & exhaustive exercise wherein multiple professional agencies, Executives and Reputed Heads of various Government departments were involved.

We would also like to mention that many prominent people have bought the Apartments at the Commonwealth Games Village at a much higher price than the purchase price of DDA. As desired, the list of few of the prominent people is given as under:

Sl.No.	Customer Name	Rate/sqft	Area
1	Mrs. Shovana Naryan	13704	1981
2	Mrs. Navjot Sidhu	13149	3398
3	Mr. Vinod Kumar Dhall	14032	2082
4	Mr. Hiren Mehta	13612	2032
5	Mr. Anil Dev Singh	15299	2834



Page 1 of 2

Emaar MGF Construction Private Limited

ECE House, 28 Kasturba Gandhi Marg, New Delhi 110 001 Tel: +91 11 4120 3444 Fax: +91 11 4152 4619 Website: www.emaarmgf.com



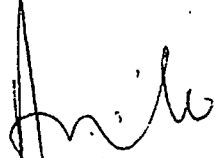
17.  
COMMONWEALTH  
GAMES VILLAGE  
2010

6	Mr. Ashok Kumar Jha	14803	2299
7	Mr. Pratyush Sinha	14115	2854
8	Mr. G.E. Vahanvati	13149	3391
9	Mrs. Shivani Kaul	13558	1901
10	Mr. Ajay Shankar	14511	2065
11	Mr. Yogesh Deveshwar	16148	3391

We sincerely hope that the above information will throw light on the ongoing reports.

Thanking you & assuring our best cooperation,

Yours sincerely,



Authorized Signatory



Emaar MGF Construction Private Limited  
Tel: 011-2611 6100 Fax: 011-2611 6101 Website: [www.emaarmgf.com](http://www.emaarmgf.com)

**Annexure -II****Findings of the Third Report of HLC and DDA's Response**

Sl. No.	HLC's Findings	DDA's Response
1.	<p>It was observed that DDA used requirement of additional rooms for foreign tourists, who were expected to visit Delhi during CWG over and above the normal tourist inflow in October, to auction 33 hotel sites but did not care to put in place any monitoring system to ensure that the successful bidders took steps in time to build the hotel projects. Only one hotel could come up before CWG 2010.</p>	<p>In the meeting held between Minister of Tourism &amp; Culture and Minister of Urban Development on 4.1.2007, it was noted that as against the requirement of 75 new hotel sites in Delhi projected by the Ministry of Tourism, over 40 sites have been/are being identified which included 26 sites of DDA. It was, inter area decided in the meeting that the DDA would identify at least 10 more sites, preferably of less than 2000 sq.mtr. each, which would be made available for Budget Hotel. Accordingly, DDA identified 10 more sites. Thus, a total of 36 sites (26 mentioned above and the 10 new sites were put on auction after 1.1.2006). 6 sites were auctioned prior to 1.1.2006. Based on the plot area and admissible Built up area of these 42 sites, it was observed that on completion of the hotels on all these sites, they are likely to generate about 6600 rooms. Out of the above total 42 sites, 3 sites did not get any bidder. As a result, it was observed that number of rooms which will be generated on the balance 39 sites would be about 6000 rooms. Accordingly, DDA's mandate for auction of the hotel sites was reduced to 39 sites which on completion will generate about 6000 rooms.</p> <p>For timely completion of hotels, DDA closely monitored their physical progress, besides facilitating approval from various statutory authorities. In the last two years about 50 meetings were held at various levels in DDA on the issue of time construction of hotels. These meetings were held at the level of VC, Principal Commissioner, Director (Building) and Director (CL). The physical progress was monitored by carrying out, initially, monthly site inspections and subsequently weekly inspections. In</p>

Sl. No.	HLC's Findings	DDA's Response
		<p>addition, regular meetings were also held by Task Force under the chairmanship of Secretary (Tourism) and periodic review meetings were taken by Secretary (UD). The bottle necks faced by plot owners and consequential delay in completion of hotels was brought to the notice of various authorities i.e. Hon'ble LG, Secretary (Tourism), Secretary (UD), Secretary (Sports), Principal Secretary to LG and Cabinet Sectt. The main reason of delay informed during various meetings were : [i] economics showdown as a result of which plot owners were not able to raise loan and [ii] delay in deciding the issue of increase in FAR for hotels and their rates by the Govt.</p> <p>As per building Bye-laws, a total of 17 hotels with 2593 rooms were complete and available before Commonwealth Games.</p>
2.	<p>The HLC noticed that as against the 27 meters AGL clearance obtained from the Airports Authority of India for its stalled 1902 Vasant Kunj flats project (G+8) in April 2009, the actual height of the flats is 30.80 meters AGL. DDA has, therefore, violated the conditions laid down in AAI approval. This shows lax supervision of the project by officers of DDA.</p>	<p>It is incorrect to say that DDA has made illegal construction to the extent of above 4 m. As per the measurement it is clearly established that all the (G+8) towers upto terrace level are within the permissible height accorded by AAI. Only ancillary units i.e. mumty and water tank in Gr. 1 &amp; 4 are required to be adjusted within the permissible height (although it is only exceeding 2.10m. against the permissible height accorded by AAI). In Gr. 2, height of mumty and water tank are 1.60m. more than the permissible height and the Group 3, height of water tank is exceeding only 10 cm than the permissible height accorded by AAI.</p> <p>DDA is working on correcting the height to the permissible limit.</p>
3.	<p>It was also noticed that the objective of making available 5009 rooms as alternative tourist accommodation at the Vasant Kunj flats was not achieved.</p>	<p>• Requirement of tourist accommodation which was initially projected as 5,009 rooms by ITDC/Ministry of Tourism were never revised by them. Though, later on it was found that there</p>

Sl. No.	HLC's Findings	DDA's Response																				
	<p>Only 778 rooms (or 15.5%) finally became available during CWG 2010. Public money has also been squandered in the ill-conceived attempt to furnish these flats to 3 Star level. ITDC, the agency entrusted with the job of furnishing the flats by DDA, could not fully furnish even the limited number of flats that became available. DDA officials must be held responsible for this wasteful expenditure as they did not inform ITDC about the status of flats that were to become available in time.</p>	<p>was no requirement as there was no booking with ITDC even though availability of tourist accommodation at Vasant Kunj was displayed by ITDC's on its web site.</p> <p>◦ Accommodation as per following details was made ready at Vasant Kunj before CWG-2010.</p> <table><tr><th>S No</th><th>Scheme</th><th>Flats/rooms made ready by DDA handed over to ITDC</th><th>Flats/rooms furnished by ITDC</th><th>Final utilization during the Games. Flats/room</th></tr><tr><td>1.</td><td>805 LIG flats</td><td>805/805</td><td>628/628</td><td>400/400*</td></tr><tr><td>2.</td><td>1904HIG/MIG/LIG flats</td><td>207/557</td><td>57/150</td><td>15/45^</td></tr><tr><td colspan="2">TOTAL</td><td>1012/1362</td><td>685/778</td><td>415/445</td></tr></table> <p>*These rooms were utilized during the games on twin/single sharing basis by OC/ITDC.</p> <p>^These rooms were utilized by OC/ITDC to accommodate the offices of OC, ITDC, Police security, DTC, Medical Facilities, Kendriya Bhandar, DDMA etc.</p> <p>◦ Finally, 628 Indian technical delegates stayed in about 400 flats out of 805 flats completed by DDA in Kaveri Group at D-6, Vasant Kunj.</p> <p>◦ 207 flats (557 rooms) were made ready in Group-II (Saraswati Group), out of which 15 flats were utilized to house offices of Delhi police, O.C., Kendriya Bhandar, Disaster Management, MTNL etc.</p> <p>◦ Rest of the accommodation which was made ready by DDA at D-6, Vasant Kunj remained surplus and unutilized during the games.</p>	S No	Scheme	Flats/rooms made ready by DDA handed over to ITDC	Flats/rooms furnished by ITDC	Final utilization during the Games. Flats/room	1.	805 LIG flats	805/805	628/628	400/400*	2.	1904HIG/MIG/LIG flats	207/557	57/150	15/45^	TOTAL		1012/1362	685/778	415/445
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TOTAL		1012/1362	685/778	415/445																		

Sl. No.	HLC's Findings	DDA's Response
		<ul style="list-style-type: none"><li>• There was no shortage of accommodation at D-6 Vasant Kunj vis-à-vis requirement during the Games.</li><li>• The recommendation of 3 star level was prescribed by the GOM/Organizing Committee and therefore DDA and ITDC took up the upgradation and furnishing accordingly.</li></ul>

**Annexure -III****Findings of the Fourth Report of HLC and DDA's Response****SIRI FORT SPORTS COMPLEX**

Sl. No.	HLC's Findings	DDA's Response
1.	In case of this project executed by DDA a lower bid was ignored while selecting the Design Consultant resulting in a loss of Rs.12.29 crores.	<p>DDA invited bids for engaging design consultant as per criteria in Request for Proposal (RFP) document for 3 nos. competition venues. The criteria in RFP documents was laid down based on Manual of Policies and Procedure of Employment of Consultants issued by the Ministry of Finance for combined Quality cum cost based system, which prescribes inviting technical and financial bids with due weightage to each component as pre-decided in RFP. For all projects where architectural, art &amp; aesthetics are important, invariably the guidelines/procedure laid down by Ministry of Finance is adopted.</p> <p>CVC guidelines are only on award of work / procurement and not engagement of consultants. Otherwise also, in case of tenders invited on quality cum cost basis, H-1 (the highest aggregate marks obtained by bidder in quality (Technical Competence) and financial bid becomes eligible for award of consultancy job. This is like engaging a better surgeon even if it amounts to extra cost to save post surgery hassle and cost.</p> <p>In RFP, DDA had prescribed 80% weightage for technical bid &amp; 20% weightage for financial bid in Para No.12 of RFP under the head "opening of proposals and procedure for selection of Consultants"</p> <p>As per detailed evaluation carried out marks were awarded in technical bids, financial bid and in aggregate and as per this evaluation M/s Peddle Thorp Associates and M/s WSP Management were H1 and H2 respectively.</p> <p>In view of the fact that the amount quoted by</p>

Sl. No.	HLC's Findings	DDA's Response
		<p>H-1 viz Peddle Thorp were high vis-a-vis the amount quoted by H2 viz WSP Management Consultant Ltd. it was considered prudent by DDA management to refer the matter to CVC to grant relaxation as a special case to DDA to enter into negotiations with H2. It was clearly stated that "DDA is likely to save Rs 12.30 crores besides saving lot of time in recalling the tenders". DDA had already done negotiations with H1 on 29<sup>th</sup> June, 2006 where the rates could be got reduced from Rs.21.10cr to Rs.16,86,54,000/-.</p> <p>CVC vide their letter dt.21.08.2006 informed that DDA had not followed the guidelines of two bid systems. CVC was again approached to emphasize DDAs view point of following the correct bidding system in the RFQ and requesting to reconsider the proposal of allowing DDA to negotiate with H2 keeping in view the financial gains and the time element involved in recalling tenders etc. There is another letter on record written by EM DDA dt 25.07.2006 to CVC.</p> <p>CVC vide letter addressed to VC DDA and copy to EM DDA allowed conducting negotiations with second highest bidder (in terms of marks obtained) keeping in view that RFQ provided a condition to negotiate with the second highest bidder provided negotiations with the first highest bidder fails.</p> <p>DDA after obtaining permission was to invite H2 for negotiations when a complaint was received against WSP Management (H2) regarding malpractices of the firm in certain other international contract. Hence no negotiation was held with WSP Management (H2) by DDA.</p> <p>It was decided to place the matter before Authority to seek approval. Finally based on approval of Authority, design consultancy was awarded to Peddle Thorp Associates.</p> <p>In view of all the facts explained above it is</p>

Sl. No.	HLC's Findings	DDA's Response
		<p>amply clear that DDA's management did their best to safeguard Govt.'s interests by taking permission from CVC to save Rs.12.30 cr., which could not materialize due to complaint of malpractice received against H2 (WSP Management) and awarded the work to H1 (M/s Peddle Thorp Associates) after approval of Authority, keeping in view serious time constraint.</p>
2.	<p>Instead of 14, 26 badminton mats were purchased.</p>	<p>The requirement of 26 badminton court mats was received from D.G., O.C. CWG Delhi 2010 vide e-mail dated 31-08-09 and process for finalizing the tender was initiated based on this requirement.</p> <p>As per the Return Venue Briefs by EKS, DDA was to make 5 match courts and 3 warm up courts in main Competition Venue and 10 Practice Courts (6 Practice Courts in Siri Fort Training Venue and 4 Practice Court at Saket Sports Complex). Accordingly, DDA developed 18 Badminton Courts. Therefore, the requirement of the Yonex Badminton Court mats could not be lower than the number of courts developed. Therefore the contention of HLC that the DDA was only to procure 14 badminton court mats is not borne out by facts.</p> <p>The requirement of 26 badminton court mats as per the directives of the Organizing Committee was due to the fact that as per the International Best Practice the event of International stature is always played on a new Badminton Court Mats and not on used mats. Therefore the requirement of the extra 8 badminton court mats was necessary. The DDA initiated an estimate for procuring 26 badminton court mats in the month of September, 2009 based on the information provided by the OC in August, 2009.</p> <p>Further these court mats have sufficient life and DDA has much more than 26 badminton courts to make use of these court mats and therefore, it is not wasteful expenditure.</p>



Sl. No.	HLC's Findings	DDA's Response
3.	By manipulating e-mails an extra amount of Rs.1.27 crores was paid for the glass squash court. This is suggestive of complicity of DDA's officials with the contractor with a view to provide undue benefit to the former.	<p>So, the HLC finding that excess procurement of 12 synthetic courts costing Rs.70.62 lakhs was avoidable is baseless.</p> <p>The finding of HLC is not based on facts. The records available in file clearly shows that there was no manipulation of the quotations received from the World Squash Federation. The World Squash Federation found the quotation Euro 1.13 million of M/s ASB appropriate and the same has been considered by DDA. This has not been manipulated, as alleged.</p> <p>The DDA has considered quotation of the Euro 1.13 million from the ASB. This quotation has to be read with the Business Condition and has to be evaluated and interpreted to bring it at par with the tender conditions. The factors like the presence of their technical expert during the test event, during the actual competition dismantling and re-erecting the glass court from the show court to the designated places in the Squash Stadium were not part of quotation. Further as rates were ex-work, transportation from the ex-work to India was considered in the justification and financial implication of the same was loaded to come to the figure of justification. This is as per provision in CPWD Works Manual 2007 which was relevant at that time, while arriving at the justified cost, the effect of other factors which contributes towards the cost but are not covered in the analysis of rate are to be added in arriving at the justified cost. The business conditions were also having condition to make available free of cost warehouse, electricity, water and payment condition, which were not in line with the tender document and therefore, these were also considered. These have been clearly spelt in the tender scrutiny document. Ignoring these factors and jumping to the conclusion of manipulation of e-mail is unfortunate. These facts</p>

Sl. No.	HLC's Findings	DDA's Response
		<p>were not suppressed but clearly brought in WAB agenda. So WAB only accepted the tender after due diligence and there is also no manipulation of e-mail. However it is relevant to point out that at the very initial stage the business conditions had been sent to the then Executive Engineer he did not put up the same for scrutiny and the case has already been referred to the Vigilance Department for investigation. However, the fact is that the business condition was subsequently examined and accordingly before the approval of the tender the same was considered.</p>
4.	<p>The bid of M/s Billimoria was accommodated by manipulating the justified rates.</p>	<p>In many of the CWG works which were awarded in 2007, the agencies were finding it difficult to cope up with the work due to rapid and steep increase in the rates of the construction materials and had been representing to the Govt. The contractors had represented to Central Govt. and GNCTD that if contractors were not compensated for rapidly increasing rates, they would not be able to complete the CWG projects. The tenders for this work were invited in a scenario when there was uncertainty of the rates and the contractors were reluctant to participate in the tender due to peculiar circumstances.</p> <p>In this work, there was a huge quantity of structural steel for which there was no provision in the contract for compensation, as was available for steel reinforcement &amp; cement. There were number of imported items in BOQ and agency supposed to take risk of fluctuation in foreign exchange rates. Moreover, the tenders were invited in a scenario when there was a chaos because of uncertainty of the rates. During this period, the rates particularly of steel &amp; steel based items were increasing day by day. The actual market rates on the date of receipt of tender have been considered in justification. For example rates of cement &amp; steel were increasing as</p>

Sl. No.	HLC's Findings	DDA's Response									
		<p>under:-</p> <table border="1"> <thead> <tr> <th>Month</th><th>Rate of Cement</th><th>Rate of Steel</th></tr> </thead> <tbody> <tr> <td>Jan-2008</td><td>4600.00/M.T</td><td>37024/MT</td></tr> <tr> <td>June-2008</td><td>4720.00/M.T</td><td>46488/MT</td></tr> </tbody> </table> <p>From above, it is amply clear that an increase of 25.55% was there in the item of steel alone. The estimated cost of steel based items such as steel reinforcement, structural steel, roofing, external façade, staircase railing etc. etc. comes to the tune of 60 Crores rates for which were increased 25.55% as shown above, hence an amount of 16 crores was increased only due to steel. Similarly there was upward trend in market for other items also for which there was no any protection to the contractor against any agreement clause except for cement and steel reinforcement under Clause 10 CA.</p> <p>From above an increase of 14% was there only due to steel items and balance increase was due to increase in labour rates and increase in rates of other materials. Hence justification which was finalized as 21.91% was quite reasonable and it proves that no deliberate attempt was made by DDA officers to bring the justified rates to the level of quoted rates.</p>	Month	Rate of Cement	Rate of Steel	Jan-2008	4600.00/M.T	37024/MT	June-2008	4720.00/M.T	46488/MT
Month	Rate of Cement	Rate of Steel									
Jan-2008	4600.00/M.T	37024/MT									
June-2008	4720.00/M.T	46488/MT									
5.	Irregularities in the tendering process which involved award of contracts on single tender basis, re-awarding at a higher cost etc.	<p>a) <u>Award of contracts on single tender basis</u></p> <p>There is nothing in the investigation report to suggest that single tender were considered/accepted on higher rates. The committee has identified 3 works which were awarded on single tender. The single bid in cases of badminton court and squash court was invited as only single brand of Yonex badminton court mats (Yonex Japan) and ASB Glass Wall (M/s Systembau Horst Babinsky GmbH, Germany) was approved by OC and conveyed by MoYAS. Accordingly, the</p>									

Sl. No.	HLC's Findings	DDA's Response
		<p>tenders were awarded on the basis of single bid to M/s Sunrise, Singapore (Authorised vendor of Yonex for India) and M/s Systembau Horst Babinsky GmbH, Germany. Regarding parking tender, it was proposed to take up the work of beautification of parking in question by PWD as deposit work and the designing for beautification work was also taken up by the consultant M/s Sikka Associates working for PWD for the improvement of junction of Siri Fort Sports Complex Road - Balbeer Saxena Marg. with August Kranti Marg. However, subsequently as PWD expressed their inability, this work was undertaken by DDA based on the design finalized by M/s Sikka Associates.</p> <p>The tender for the work "Street-scaping &amp; beautification of SFSC entrance parking &amp; BHEL parking (Civil &amp; Electrical) were invited by giving wide publicity through News Papers and on DDA's website. Tenders were received through E-Tendering only, which is accepted as most transparent way to invite tenders. It seems that, keeping in view the urgency of work, time constraint, market trend, labourers scarcity, having sufficient works in their hand etc. etc. most of the contractors refrained themselves from bidding. And the only bid from M/s Walia Construction was accepted by the department.</p> <p>The observation of HLC that the single bid was accepted in this case at the first call stage itself is therefore not correct and observations are made only for the sake of an observation.</p> <p>b) <u>Re-awarding at higher cost</u></p> <p>Regarding sports surfaces, as per decision conveyed in the minutes of the meeting by Ministry of Youth Affairs &amp; Sports vide no.70-115/2008 CWG-1 dated 20-04-2009, the sports surfaces were to be provided of the brand/manufacturers specified therein. In the minutes of the same</p>

Sl. No.	HLC's Findings	DDA's Response
		<p>meeting, it was also decided that joint tendering would be resorted to in case of surfaces being executed by more than one owner. As per the minutes of the meeting, it was decided that the tennis surfaces should also be included for procurement under joint tendering mechanism and DDA should be lead agency for the same. In the minutes, it was mentioned that nature and type of wooden surfaces is more critical for the games like Badminton, Squash etc. Procurement of wooden flooring would be done from out of shortlisted brands provided by OC. By this time the works of Competition Venue and Training Venues were already awarded to M/s B.E. Billimoria and M/s Sharma Constructions respectively. In case of Badminton Competition Venue, the wooden flooring was of Tasmania wood. There was no item of synthetic surface in this contract.</p> <p>Since the work had already been awarded to M/s B.E. Billimoria and M/s Sharma Construction for the competition venue and training venues respectively, the specifications subsequently provided by the Ministry Youth Affairs and Sports were to be considered. Therefore, the items from the tenders of M/s B.E. Billimoria and M/s Sharma Construction were taken out and given to specialized agencies.</p> <p>In view of the Ministry of Youth Affairs and Sports minutes it is very clear that the withdrawal of the work from M/s Sharma Construction and M/s B.E. Billimoria and re-award of the work as per brand/specification approved by OC, had not resulted in any extra payment. Infact it has resulted in saving of Rs.102.73 lakhs to the DDA,</p>
6.	HLC has also noted that the expenditure of Rs.27 crores on construction of basement parking which was not used during the Games and has limited legacy value is an	The HLC has completely ignored the provisions of Master Plan. As per the MPD-2021, all the Sports Stadium are to be constructed with the parking facility @ 2 ECS per 100 sqm. of built up area. This

Sl. No.	HLC's Findings	DDA's Response
	instance of wasteful expenditure.	<p>parking can be provided either in the open space or in basement or stilt. So far as providing stilt parking is concerned, it is ruled out in stadium building. The option to provide parking in the open area meant that huge area of greenery would have to be sacrificed which also involved cutting a large number of trees having an adverse impact on environment. So to comply with the requirement of the Master Plan and also the parking requirement during the legacy period, the parking was provided in basement of Siri Fort Stadium. HLC has, therefore, not considered the statutory requirement and has erred in their finding as they have not appreciated / considered the facts given in various documents based on which the above decision was taken.</p> <p>Regarding parking of vehicles during the games period is concerned, the security agencies did not allow parking of any vehicle in the basement. This decision was not specific to DDA venues but was applicable to all the other venues of the Commonwealth Games. The VIP parking itself for security reasons had to be at least 30 mtrs. away from the venue.</p> <p>DDA constructed basement parking as per the statutory requirement of the Master Plan. Though the parking was not utilized for the Games period as stated above, it would definitely be utilized in the legacy mode for parking. Moreover, the basement at Siri Fort Complex is not exclusively for parking only, other services/ utilities are also accommodated therein like electrical substation, DG Sets, water tank, R.O., STP, AC Plants also. HLC has, therefore, wrongly concluded it as a wasteful expenditure.</p>

## YAMUNA SPORTS COMPLEX

Sl. No.	HLC's Findings	DDA's Response
1.	At YSC timely parking facility was created at a huge cost.	<p>As per the Transport Plan approved by UTTIPEC headed by Hon'ble L.G., a temporary parking facility adjoining YSC in the vacant DDA plot earmarked for community centre was decided to be provided during CWG. This vacant land was used for providing temporary parking facility for spectators, DDA Staff, Work Force and employees of OC and agencies.</p> <p>The improvement works were required in this vacant plot, as the land was low lying with undulated surface. For the use as temporary parking, work of leveling of the area, removal of debris and developing parking lots for 100 buses and 1000 plus cars was taken up by DDA. The development of this temporary parking also included the works in the nature of lighting, temporary toilets, information centre, gates, facilities for drinking water, drivers waiting area, construction of bus bays and alighting platform.</p> <p>The positive aspect of developing temporary parking was to resolve spectators parking problems in the vicinity and also help in maintaining law and order and traffic mobility. Further the site was ideally located for providing parking for the complex in as much as in evacuation in any emergency could be made without loss of life. This parking was used successfully by spectators, work force and law and order controlling authority i.e. Delhi Police/CRPF during Test Events held in the month of June and Main Events during the CWG Games.</p> <p>With regard to increase of amount of the work from Rs.49 lakh to Rs.87 lakh, it is clarified that the same has increased due to necessity of execution of the extra items. It is pertinent to</p>

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Sl. No.	HLC's Findings	DDA's Response
		<p>mention here that every contract has a inbuilt provision for addition / alterations required during the execution of work. Additional work of removal of malba, dismantled kerb stones and RCC boulders, etc. dumped by the local agencies working in the nearby vicinity was undertaken. In addition 2 nos. of additional pota cabin were installed for drivers, police force, DDA work force, fire personnel and repair of damaged boundary wall around the site of parking was also executed as per requirement of Delhi Police for security purpose. This increase of scope of work resulted in additional expenditure of Rs.38 lakh.</p> <p>The work was got executed as per the requirement raised by DTC, Delhi Police, advise of OC and the necessary items of works were got done, due to which the variation has occurred in the amount of work.</p> <p>The outside parking with all the essential facilities was requirement as per transport plan and also there was no parking in the vicinity of sports complex. So, there was no alternative but to create temporary parking in available land as per requirement of approved transport plan.</p>
2.	The hire charges paid for lighting were equivalent to the cost of purchase.	<p>Cost of 250/400 watt purchase of metal halides flood light fitting works out to Rs.11142.53 against hire charges of Rs.2300 for 25 days.</p> <p>Cost of purchase of wires work out to Rs.195.09 per mtr. against hire charges of Rs.2.55 per mtr. per day for 25 days.</p> <p>Therefore the contention of HLC needs to be seen viz-a-viz the requirement of these lights on permanent or temporary basis. The lights were required only for the Commonwealth Games period.</p>



Sl. No.	HLC's Findings	DDA's Response
3.	32 work orders were issued without calling for tenders.	<p>Minutes of the meeting of 22<sup>nd</sup> WAB (2010) approved, in principle, that the works of urgent/contingent nature which to be taken up by DDA at last minute at the behest of the Organizing Committee to be completed within a short period of time would be taken up on work order basis and completed before the commencement of the Games.</p> <p>The work of urgent nature were executed by collecting spot quotations from those agencies who were executing the work in the vicinity or those who are already working at the site.</p> <p>By executing the work on work order basis the agency had not derived any undue benefit as the rates were competitive.</p>
4.	There was an unjustified expenditure of Rs.38 lacs in switching from "slotting to fix flooring in T T hall".	<p>As per the specification supplied by the principal manufacturer, in the case where area is more than 1000 sqm, the restrained floor system is recommended particularly in Indian environment where temperature and humidity variations are very large. The floating flooring in such a large area is prone to lifting due to expansion of wood in humid environment. The restrained floor system has also been advised as it responds better to floor expansion and contraction. The restrained floor system is better suited to sports events which generate high impact like Basketball, Volleyball and Tennis. So a little extra cost has made this flooring suitable for multiple use i.e. use of restrained flooring makes it suitable for all those sports events which require subjecting the flooring to higher drag forces/impacts.</p> <p>By providing the restrained floor system, at an additional cost of Rs.26.88 lac (not Rs.38 lacs) life of flooring also increases, besides making it suitable for multiple use. There is also a saving</p>

Sl. No.	HLC's Findings	DDA's Response
		<p>of Rs.7.0 lacs (appx.) which is a result of providing the battens at increased spacing as per recommendation. Hence, by spending a small additional amount, the life and multiple use has been ensured which cannot be said to be a wasteful expenditure. The decision was taken by technical experts/Competent Authority considering all the aspects.</p> <p>The existing Badminton Court at Siri Fort has restrained flooring. Similarly, in Saket Badminton stadium and weightlifting &amp; wrestling stadium at Games Village restrained flooring has been provided. So it is not correct to say that specification of restrained flooring was not followed in other venues of DDA. Here it is pertinent to mention that as per specifications proposed by consultant in BOQ of this stadium, the flooring was restrained flooring with Tasmania wood.</p>
5.	There was wasteful expenditure in constructing the perimeter wall.	<p>The perimeter wall with a height of 2.8 mtr. was a special requirement mandated for all the competition and training venues of Commonwealth Games, 2010 by the security agencies and Delhi Police. The thickness of the wall was also tested by the Delhi Police to see that the bullets if fired would not penetrate.</p> <p>Keeping in view the above responsibility many venues like Indira Gandhi stadium, Jawahar Lal Nehru stadium, etc. constructed the boundary wall with 6 mm MS plate on both side of the grill as was recommended by the special advisor of the GNCTD. However the members of Yamuna and Siri Fort Sports Complexes and residents of these areas did not want such a high wall to remain permanently and they even went to the court. Hence the DDA constructed the security wall by enveloping the existing grills with brick work on both sides, which could be</p>

Sl. No.	HLC's Findings	DDA's Response
		<p>dismantled after the Game. At Siri Fort Sports Complex the wall has been dismantled.</p> <p>There was a cost overrun of Rs. 64.00 Lacs as against Rs.74 Lacs indicated by the Shunglu Committee. The cost overrun was primarily due to increase in thickness of wall as decided by UTTIPEC under the Chairmanship of Special Advisor (CWG) Shri R. Narayana Swami. As per 13.5" thick wall has been recommended by UTTIPEC. Tender was based on 9" thick wall and requirement of additional grills which was known by the end of February 2010. As the changes were such that it was not possible to separate the same from other items of work, i.e. it could not be executed independently, the same were got executed under this agreement. The rates of the contract were very competitive and the justification prepared with final quantities is still more than the rates paid to the contractor. The justification statement prepared on the basis of final quantities. It shall be evident that increase in scope of work has not resulted in pecuniary benefit to the contractor and the observations made by Shunglu Committee are not borne out by above fact.</p>
6.	There was a marked cost overrun in the construction of path plaza.	<p>The Technical Sanction of the work was accorded on the basis of Drawings dated 13.4.2009 and the tenders were accepted by CE(CWG) on 6.11.2009. The revised drawings dated 20.10.2009 by the Design Consultant, indicating dimensions was received in the first week of November 2009, when the tendering process was practically complete and there was no possibility of revising the estimate as suggested by Shunglu Committee at that juncture. As there was no material change in work to be executed as per the revised drawings received except for increase in quantities of</p>

Sl. No.	HLC's Findings	DDA's Response
		<p>various items, which was restricted strictly as per provisions of the contract in the best interests of the department. There was no possibility of recall of the work in view of the fact that the rates received were very competitive and the Test Event of Archery (Also an equally important International Competition involving players from TEN Countries) was to be held from 7<sup>th</sup> March, 2010.</p> <p>The department normally does not ask for purchase bills from the contractors in respect of indigenous items, as there is no such provision in the agreement. However the copies of bills are being sent to VAT department, GNCTD for verification.</p> <p>The additional work executed by the contractor has been regulated as per rates of the agreement which were very competitive (12.13% below the estimated rate) and there is no undue advantage to the contractor, which is evident from the fact that the justification prepared with final quantities is more than the accepted rate of the agreement. Thus due to deviation in quantities there is no loss to the department or undue advantage to the contractor.</p>
7.	<p>M/s Billmoria was paid approximately Rs.1.04 crores more for the Halzip Roofing system. The same roofing material used in another stadium was quoted at a lower rate.</p>	<p>Firstly, the basic difference of insulation layer of mineral wool has been provided of thickness 100mm having density of 60kg per cum at Table Tennis YSC, whereas 50.0mm thick wool of density 40kg per cum has been provided at site of CPWD – mentioned in the HLC report.</p> <p>Moreover, it is submitted that this is no way to compare the rates of two items in two works. In item rate tender, the agency has got liberty to quote rates of individual items. However, lowest tender is decided on aggregate basis. Here Committee has compared the rate of similar item in two works consisting of various</p>

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Sl. No.	HLC's Findings	DDA's Response
		items. Even in same work, rates quoted for similar items by different tenderers are different. L-1 is not necessarily L-1 itemwise. L-1 is always on aggregate basis. If we agree with thesis / approach of Committee there may be several items in a tender where L-1 rates are not lowest. HLC's observation would mean that by awarding the tender on aggregate basis undue favour is extended does not make any sense as tenders are always decided on the aggregate basis. So the committees finding is of no relevant. The rate quoted by the agency is taken on holistic/aggregate basis.

**MAIN REPORT OF THE HLC AND DDA'S RESPONSE**

Sl. No.	HLC's Findings	DDA's Response
1.	One important matter, which is periodically placed before the GOM, is the CWG - 2010 Games Village at Akshar Dham. In January, 2006 the GOM decides that the Village may be constructed on a PPP model. A large number of social activists, including Shri Kuldip Nayyar are up in arms. 'Yamuna Jia Abhiyaan', a Group led by Shri Mishra is particularly active in opposing the location of the Games Village in the Yamuna Flood Plains to press GOM for hearing. Unfortunately, for a considerable period of time these groups do not secure a hearing from the GOM. At last they are heard in November, 2007. By then the hearing has become an academic exercise because tendering process is complete and DDA, the executing agency, has signed the project development agreement with EMMAR-MGF Construction Company Limited for executing the project. It is perhaps not an exaggeration to conclude that GOM had little interest in this cause.	The contention of the HLC that the proposal of NGO Yamuna Jiyo Abhiyan was brushed aside by Group of Ministers (GOM) on 12.11.2007 clearly shows that HLC has not gone through the records available with DDA nor do they have any idea about the extent of land which was required for construction of the Games Village. The sites proposed by NGO were neither suitable nor feasible since the area available at the proposed site of Safdarjung airport and Jasola Sports Complex were insufficient as compared to the requirement which was available at the Akshardham Temple site besides its having problems of proper approach and security. The site of Dwarka Sector-20 was also not found suitable from locational point of view.
2.	It is also not clear why the manner of execution of the Games Village Project needed consideration and approval by the GOM. Cabinet had decided location as well as execution of the Commonwealth Games Village. The site fixed was next to Akshardham and Delhi Development Authority (DDA) had been named the executing agency. In fact, DDA had also prepared estimates for execution of the project. DDA is a fully empowered body and did not need endorsement	It is wrong to say that the Union Cabinet had decided the location as well as the execution of the Commonwealth Games Village and that the site fixed next to Akshardham Temple was to be developed by DDA and therefore there was no necessity for the GOM to take up the issue and DDA could have gone ahead for executing the project without needing any endorsement/ approval from GOM. This is because the Union Cabinet in its meeting held on 11.11.03

Sl. No.	HLC's Findings	DDA's Response
	/ approval from GOM or any consultation on the manner in which it wish to execute the project. Unfortunately, GOM discussed this issue in several meetings (IV to IX meetings) and approved the Public Private Partnership (PPP) mode; another instance of decision making by GOM.	approved in principle the proposal of the L.G., Delhi to set up the Games Village at a site off NH-24 next to Akshardham Temple at a preliminary cost of Rs.186 crore and decided that the matter of funding and utilization of the Games Village would be decided later. Since the approval given by the Union Cabinet was conditional hence the GOM took up the matter in its various meetings and ultimately approved the construction of the Games Village in the form of apartments in a Public Private Partnership mode. DDA proceeded after the decision of GOM dated 4.1.2006 for executing the project.
3.	While in these two matters, the Ministry of Urban Development played a passive role, when it came to problems faced by Emaar/MGF (2008 - 2009) it played an active role. This was a matter entirely within the competence of the DDA and yet the Ministry played a pro-active role, Secretary (UD) attended crucial meetings and, as we have brought out in our Report on the 'Games Village', was party to the decision making group chaired by Lt. Governor which conceived and approved the bailout package.	i) The financial assistance which was given to M/s Emaar MGF Constn. Pvt. Ltd. by DDA was the decision taken after reviewing all possibilities and was critical to holding of the Commonwealth Games 2010. Following the decision taken at the Cabinet Secretary's meeting on 17.2.2009, a four-agency Valuation Group consisting of representatives of National Building Construction Corporation (NBCC), Housing Urban Development Corporation (HUDCO), CPWD and DDA was constituted to work out the purchase price of flats. After receipt of the Valuation Committee's report, the Finance Member, Shri Nand Lal and VC, DDA, Shri A.K. Nigam suggested that a Negotiating Committee headed by Finance Member, DDA including Chief Accounts Officer of the DDA and Principal Commissioner (Commonwealth Games) may be set up to negotiate the matter further with the PD. This proposal was approved the LG on 13.4.2009. The details of the negotiations held were again



Sl. No.	HLC's Findings	DDA's Response
		<p>never brought to the notice of the LG nor were they required to be brought up to him. At a meeting on 23.4.2009 by VC, DDA, Shri A.K. Nigam in the presence of Finance Member, other Members of the Negotiating Committee, DDA's Financial Consultants and the PD, Emaar MGF, a purchase price of Rs. 11,056/- per sq. ft. was worked out by adding cost of finance, overheads and 15% Developer's margin as per CPWD's norms, to the original price band proposed by the Valuation Committee. LG was informed that an agreed purchase price of the flats had been worked out which was well below the market rate. LG then decided to call a meeting at Raj Niwas on the afternoon of 24<sup>th</sup> April, 2009 to consider the purchase price rate being recommended and requested Secretary, Ministry of Urban Development, Shri M Ramachandran and Jt.Secretary, MOUD, Shri M.M. Kutty also to join the meeting as the Ministry had been closely monitoring the crisis at the Games Village. It was approved at the meeting that DDA may go ahead with the purchase of flats at the rate of Rs.11,000/- per sq.ft.</p> <p>It may be mentioned that the price of ` 11,000 per sq. ft., agreed to between the Negotiating Committee and the Project Developer, was well below the then prevailing market price of the flats. At the current reported price of ` 18,500 to ` 19,000 per sq. ft., DDA stands to gain more than ` 450 crore, which will yield over 70% gross profit on its investment on the flats bought by it. Besides, this timely action achieved the invaluable objective of getting the best ever</p>



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Sl. No.	HLC's Findings	DDA's Response
		<p>Commonwealth Games Village ready for the Mega event.</p> <p>The factual position with regard to the bailout package is mentioned in DDA's Response to the Findings of the High Level Committee (HLC) on the CWG Village (2<sup>nd</sup> Report) - as contained in Volume 1, Chapter 5, pages 106 to 122.</p>

**AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT  
AUTHORITY TO BE HELD ON 12.5.2011 AT 11.00 A.M. AT RAJ NIWAS, DELHI**

**INDEX**

**( Personnel )**

<b>Sl. No.</b>	<b>Item No.</b>	<b>Subject</b>	<b>Pages</b>
1	36/2011	Recruitment Regulation for newly created posts during Cadre Review. F.7(121)2010/PB-I	1-17
2	37/2011	Ex-post facto approval of the Authority for relaxation in the length of service criteria for promotion to the post of S.E.(Civil) in Delhi Development Authority. F.7(102)09/PB-I	18-25

Item No. 36/2011

Date : 29/4/11

12/5/11

Sub : Recruitment Regulation for newly created posts during Cadre Review.

File No. F.7(121)/2010/PB-I

Cadre Review of various wings were carried out and recommendations there on were submitted to Ministry of Urban Development for acceptance. While conveying the acceptance of the Ministry following 11 new posts have been created vide No. K-11011/11/2010-DDIA dated 15.12.2010 (Annexure 'A'):-

Sl. No.	Name of the Post	PB + GP	No. of Posts agreed to
1	Addl. Commissioner (Landscape)		1
2	Director (Survey)	PB-3 + GP 7600	1
3	Deputy Director (Revenue)	PB-3 + GP 6600	3
4	Commissioner (System)	PB-4 + GP 8700	1
5	Commissioner (PR)	PB-4 + GP 8700	1
6	Deputy Chief Security Officer	PB-2 + GP 4800	1
7	Addl. Chief Legal Adviser	PB-4 + GP 8700	1
8	Protocol Officer	PB-3 + GP 6600	1
9	Assistant Protocol Officer	PB-2 + GP 4800	1
	<b>Total</b>		<b>11</b>

2. While approving the creation of 11 posts it was directed that the Recruitment Rules for the newly created posts may be framed before the same are filled up.

3. Draft Recruitment Rules for the newly created posts mentioned above have been prepared as per guidelines of DoPT and placed at Annexure 'B' to 'J'. The pay scale and the qualifying service required in respective feeder cadre for promotion to the above posts are adopted as per recommendation of 6<sup>th</sup> CPC.

4. Method of recruitment, Age limit, qualification and other matter relating to the posts shall be as specified in Col. No. 3 to 13 of the respective Annexures 'B' to 'J'.

5. Disqualification -

No person,

- (a) Who has entered into or contracted a marriage with a person having a spouse living, or
- (b) Who having a spouse living, has entered into or contracted a marriage with any person

Shall be eligible for appointment to the said post.

Provided that Authority may, if satisfied that such marriage is permissible under the personal law applicable to such person and the other party to the marriage and that there are other grounds for so doing, exempt any person from the operation of this rule.

6. Power to relax : Where the Lt. Governor, Delhi is of the opinion that it is necessary or expedient to do, it may by order, for reasons to be recorded in writing may relax any of the provisions of these Rules.

#### RESOLUTION

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

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(G. L. Youme  
Ext. 2222  
A.A. → A.D

F. No. K-11011/11/2010-DDIA  
Government of India  
Ministry of Urban Development  
Delhi Division

Annexur - A of  
Gens No-36/11

Nirman Bhawan, New Delhi-110108.  
Dated the 15th December, 2010

To  
Mrs. Pramila H. Bhargva,  
Commissioner (Personnel),  
Delhi Development Authority,  
Vikas Sadan, New Delhi-110023

Sub: Proposal for creation of posts in various cadres of DDA.

Madam,

The undersigned is directed to refer to DDA's letter No. F. 7(121)/2010/PB-I/Pt. VI/1669 dated 6.7.2010 on the above subject and to convey the approval of the competent authority for creation of the following posts in DDA:-

S.No.	Name of the Post	PB+GP	No. of Posts agreed to
1.	Addl. Commissioner (Landscape)	*	1
2.	Director (Survey)	PB-3+GP 7600	1
3.	Deputy Director (Revenue)	PB-3+GP 6600	3
4.	Commissioner (System)	PB-4+GP 8700	1
5.	Commissioner (PR)	PB-4+GP 8700	1
6.	Deputy Chief Security Officer	PB-2+GP 4800	1
7.	Addl. Chief Legal Adviser	PB-4+GP 8700	1
8.	Protocol Officer	PB-3+GP 6600	1
9.	Assistant Protocol Officer	PB-2+GP 4800	1
	Total		11

2. While approving the post of Additional Commissioner (Landscape) for creation, the Department of Expenditure has observed that the Grade Pay of Rs. 8700/- in Pay Band PB-4 has been proposed for the post, whereas, the same pay is mentioned for the Commissioners also. The Department of Expenditure has, therefore, advised to check the existing Pay Band and Grade Pay of other Additional Commissioners in DDA and to extend the same to Additional Commissioner (Landscape) also.

3. Recruitment rules for the newly created posts may be framed before the same are filled up.

4. This issues with the approval of Ministry of Finance, Department of Expenditure, vide their ID No. 862079/E. Coord.I/10 dated 22.11.2010.

Yours faithfully,

*(Signature)*

(N.T. Joseph)  
Under Secretary (DD IA)  
Tel: 23061478

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May please  
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Annexure B of  
Memo-36/11.

**RECRUITMENT REGULATIONS FOR THE POST OF ADDITIONAL COMMISSIONER (LAND SCAPE),  
DELHI DEVELOPMENT AUTHORITY**

Sl. No.	Standard format/col. RR	Proposed provision in the RRs for Addl. Commissioner(Land Scape)	Remarks
1.	2.	3.	4.
1.	Name of Post	Addl. Commissioner(Land Scape)	
2.	Number of Post	01	
3.	Classification	Group-'A'	
4.	Pay Band & Grade Pay	PB-4 i.e. Rs. 37400-67000/- with Grade Pay of Rs. 8700/-.	
5.	Whether Selection Post or Non-Selection Post	Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	
7.	Age Limit for direct recruits	Not applicable	
8.	Educational and other Qualifications required for direct recruits.	Not applicable	
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	
10.	Period of probation, if any	Not applicable	The feeder grade is also a Group 'A' post hence period of probation is not applicable.
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	By promotion failing which by transfer on deputation.	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion /deputation/ absorption is to be made.	<b>1.Promotion :</b> Directors (Land Scape) with five years of regular service in the grade. <b>2.Transfer on Deputation :</b> Officers working in Central Govt./State Govt./Public Sector Undertaking / Autonomous Bodies possessing following eligibility criteria : (a) (i) holding analogous posts in the parent department.	

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		<p>OR</p> <p>(ii)with 5 years of regular service in the parent department in PB-III i.e.Rs.15600-39100/- with grade pay of Rs.7600/-</p> <p>(b) 5 years experience in the field of Land scape.</p> <p>(c) Possessing :-</p> <p>1.Post Graduate Degree or equivalent Diploma in Landscape / Architecture and</p> <p>2.Degree in Architecture from a recognized university or institution or equivalent.</p>											
13.	If a DPC exists, what is its composition	<p>Sr. Level DPC for Group 'A' Officer</p> <table> <tr> <td>1.Engg. Member</td> <td>Chairman</td> </tr> <tr> <td>2.Chief Engg (QC)</td> <td>Member</td> </tr> <tr> <td>3.Rep. of SC/ST</td> <td>Member</td> </tr> <tr> <td>4.Chief Accts. Offr.</td> <td>Member</td> </tr> <tr> <td>5.Commissioner (P).</td> <td>Mem.Secy.</td> </tr> </table>	1.Engg. Member	Chairman	2.Chief Engg (QC)	Member	3.Rep. of SC/ST	Member	4.Chief Accts. Offr.	Member	5.Commissioner (P).	Mem.Secy.	✓
1.Engg. Member	Chairman												
2.Chief Engg (QC)	Member												
3.Rep. of SC/ST	Member												
4.Chief Accts. Offr.	Member												
5.Commissioner (P).	Mem.Secy.												

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Annexure 'C' of  
Memo-36/11

**RECRUITMENT REGULATIONS FOR THE POST OF DIRECTOR (SURVEY),  
DELHI DEVELOPMENT AUTHORITY**

Sl. No.	Standard format/col. RR	Proposed provision in the RRs for the post of Director (Survey)	Remarks
1.	2.	3.	4.
1.	Name of Post	Director (Survey)	
2.	Number of Post	01	
3.	Classification	Group-'A'	
4.	Pay Band & Grade Pay	PB-3, Rs. 15600-39100/- with Grade Pay of Rs. 7600/-	
5.	Whether Selection Post or Non-Selection Post	Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	
7.	Age Limit for direct recruits	Not applicable	
8.	Educational and other Qualifications required for direct recruits.	Not applicable	
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	
10.	Period of probation, if any	Not applicable	The feeder grade is also a Group 'A' post hence period of probation is not applicable.
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	100% by promotion, failing which by transfer on deputation.	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion/deputation/absorption is to be made.	(1) Promotion : Dy. Directors (Survey) with 5 years regular service in the grade. (2) Transfer on Deputation : Officers working in Central Govt./State Govt./Public Sector Undertaking / Autonomous Bodies possessing following eligibility criteria : (a) (i) holding analogous posts in the parent department.	





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Annexure of D of  
Memo-36/11

RECRUITMENT REGULATIONS FOR THE POST OF DY. DIRECTOR (REVENUE),  
DELHI DEVELOPMENT AUTHORITY

Sl. No.	Standard format/col. RR	Proposed provision in the RRs for Deputy Director (Revenue)	Remarks
1.	2.	3.	4.
1.	Name of Post	Dy. Director (Revenue)	
2.	Number of Post	03	
3.	Classification	Group-'A'	
4.	Pay Band & Grade Pay	PB-3, Rs. 15600-39100/- with Grade Pay of Rs. 6600/-	
5.	Whether Selection Post or Non-Selection Post	Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	
7.	Age Limit for direct recruits	Not applicable	
8.	Educational and other Qualifications required for direct recruits.	Not applicable	
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	
10.	Period of probation, if any	2 years	
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	100% by promotion, failing which by transfer on deputation.	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion/deputation/absorption is to be made.	<p><u>Promotion</u> Asstt. Settlement Officers with six years of regular service in the grade.</p> <p><u>Transfer of Deputation:</u> Officers working in Central Govt./State Govt./Public Sector Undertaking / Autonomous Bodies possessing following eligibility criteria :</p> <p>(a) (i) holding analogous posts in the parent department.</p> <p align="center">OR</p> <p>(ii) with 5 years of regular service in the parent department in PB-III i.e. Rs. 15600-39100/- with grade</p>	<p>The post of ASO has been considered as feeder cadre for the post of Dy. Director (Revenue) till the post of ASO is abolished. Hence, the feeder cadre for Dy. Director (Min.) will be</p>

		pay of Rs.5400/-. OR (iii) with 6 years of regular service in parent department in PB-III i.e.Rs.15600-39100/- with grade pay of Rs.4800/-.  (b) Experience of working in the field of Revenue.	restricted to AD (Min.) and Pvt. Secretary in the ratio of 4:1 on approval of RRs for the post of Dy. Director (Revenue).
13.	If a DPC exists, what is its composition	Sr. Level DPC for Group 'A' Officer 1. Pr. Commissioner      Chairman 2. Commissioner(P)      Mem.Secy. 3. Chief Account Officer      Member 4. Head of the Deptt.(CLM)      Member 5. Representative of SC/ST      Member	

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Annexure E of  
Memo-36/11RECRUITMENT REGULATIONS FOR THE POST OF COMMISSIONER (SYSTEM), DELHI DEVELOPMENT  
AUTHORITY

Sl. No.	Standard format/col. RR	Proposed provision in the RRs for Commissioner(System)	Remarks
1.	2.	3.	4.
1.	Name of Post	Commissioner (System)	
2.	Number of Post	01 Commissioner (System)	
3.	Classification	Group-'A'	
4.	Pay Band & Grade Pay	PB-4 i.e. Rs. 37400-67000/- with Grade Pay of Rs. 8700/-	
5.	Whether Selection Post or Non-Selection Post	Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	
7.	Age Limit for direct recruits	Not applicable	
8.	Educational and other Qualifications required for direct recruits.	Not Applicable	
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	
10.	Period of probation, if any	Not applicable	
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	100% by transfer on deputation.	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion/deputation/absorption is to be made.	<p><b>1. Transfer on Deputation</b></p> <p>Officers working in Central Govt./State Govt./Public Sector Undertaking / Autonomous Bodies /NIC possessing following eligibility criteria :</p> <p>(a) (i) holding analogous posts in the parent department.</p> <p>OR</p> <p>(ii) with 5 years of regular service in the parent department in PB-III i.e. Rs.15600-39100/- with grade pay of Rs.7600/-</p>	

		<p>(b) 15 years experience in the field of System Analysis Design, Software Development &amp; Implementation System &amp; Network Administration with atleast 2 years in Managing Information System.</p> <p>(c) Possessing :-</p> <p>1. Engg. Degree in Computer Science / Information Technology / computer Engg. / Electronics from a recognized University or engineering college / Institute.</p> <p>OR</p> <p>2. Master Degree in computer Science / computer Application from a recognized University, Engineering College / Institute.</p>	
13.	If a DPC exists, what is its composition	<p>1. Principal Commissioner      Chairman</p> <p>2. Commissioner (P)              Mem. Secy.</p> <p>3. Chief Accts. Offr.                Member</p> <p>4. Head of the Deptt. PC(Sys)    Member</p> <p>5. Rep. of SC/ST      To be nominated by VC</p>	

Amendment F of  
Memo 36/11

RECRUITMENT REGULATIONS FOR THE POST OF COMMISSIONER (PR),  
DELHI DEVELOPMENT AUTHORITY

Sl. No.	Standard format/col. RR	Proposed provision in the RRs for Commissioner(PR)	Remarks
1.	2.	3.	4.
1.	Name of Post	Commissioner (PR)	
2.	Number of Post	01 Commissioner (PR)	
3.	Classification	Group-'A'	
4.	Pay Band & Grade Pay	On promotion, the pay scale shall be the PB-4 i.e. Rs. 37400-67000/- with Grade Pay of Rs. 8700/-.	
5.	Whether Selection Post or Non-Selection Post	Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	
7.	Age Limit for direct recruits	40 Years	
8.	Educational and other Qualifications required for direct recruits.	Not applicable	The educational qualification for direct recruitment has been taken as applicable for the post of Director (PR) with slight variation in year of experience.
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	
10.	Period of probation, if any	2 Years	
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	100% by promotion, failing which by deputation.	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion /deputation/ absorption is to be made.	<u>Promotion</u> - Director (PR) of DDA with 5 years of regular service in the grade . <u>Transfer on Deputation</u> Officers working in Central Govt./State Govt./Public Sector Undertaking / Autonomous Bodies possessing following eligibility criteria : (a) (i) holding analogous posts in the parent department.	

		<p>OR</p> <p>(ii)with 5 years of regular service in the parent department in PB-III i.e.Rs.15600-39100/- with grade pay of Rs.7600/-</p> <p>(b) 12 years experience in the field of Public Relation / Media interaction / Commercial publicity &amp; Journalistic experience in a newspaper/news agency of repute.</p> <p>(c) Possessing :- Degree in Mass Communication / Journalism / Public Relation from a recognized university or equivalent.</p> <p>OR</p> <p>Degree with English &amp; Hindi /Urdu as a subject and holding Diploma in Journalism / Mass Communication / Public Relation from a recognized university / institutions or equivalent.</p>	
13.	If a DPC exists, what is its composition	<p>1.Principal Commissioner      Chairman</p> <p>2. Commissioner (P)              Mem. Secy.</p> <p>3. Chief Accts. Offr.              Member</p> <p>4. Head of the Deptt.PC(Sys) Member</p> <p>5. Rep. of SC/ST To be nominated by VC</p>	

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Ammeure Gaf  
Jemo- 36/11

**RECRUITMENT REGULATIONS FOR THE POST OF DY. CHIEF SECURITY OFFICER, DELHI**  
**DEVELOPMENT AUTHORITY**

Sl. No.	Standard format/col. RR	Proposed provision in the RRs for Dy. Chief Security Officer	Remarks
1.	2.	3.	4.
1.	Name of Post	Dy. Chief Security Officer	
2.	Number of Post	01	
3.	Classification	Group-'B'	
4.	Pay Band & Grade Pay	PB-2, Rs. 9300-34800/- with Grade Pay of Rs. 4800/-	
5.	Whether Selection Post or Non-Selection Post	Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	
7.	Age Limit for direct recruits	Not applicable	
8.	Educational and other Qualifications required for direct recruits.	Not applicable	
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	
10.	Period of probation, if any	2 years	
11.	Method of recruitment, whether by direct recruitment or by promotion or, by deputation or by absorption and percentage of the vacancies to be filled by various methods.	100% by promotion.	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion/deputation/absorption is to be made.	<u>Promotion</u> Security Officers with minimum of 2 years regular service in the grade.	
13.	If a DPC exists, what is its composition	Sr. Level DPC for Group 'B' Officer 1.Commissioner (P) Chairman 2.Director (Vig,) Member 3.Director(P) Mem.Secy. 4.Chief Account Officer Member 5.Commr.-cum-Secy. Member 6.Representative of SC/ST Member	



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Amended H of  
S.No-36/11RECRUITMENT REGULATIONS FOR THE POST OF ADDL. CHIEF LEGAL ADVISOR,  
DELHI DEVELOPMENT AUTHORITY

Sl. No.	Standard format/col. RR	Proposed provision in the RRs for Addl. Chief Legal Advisor	Remarks
1.	2.	3.	4.
1.	Name of Post	Addl. Chief Legal Advisor	
2.	Number of Post	01 Addl. Chief Legal Advisor	
3.	Classification	Group-'A'	
4.	Pay Band & Grade Pay	(a) On promotion, the pay scale shall be the PB-4 i.e. Rs. 37400-67000/- with Grade Pay of Rs. 8700/-	
5.	Whether Selection Post or Non-Selection Post	Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	
7.	Age Limit for direct recruits	Not applicable	
8.	Educational and other Qualifications required for direct recruits.	Not applicable	
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	
10.	Period of probation, if any	Not applicable	Being a promotion from Group 'A' to Group 'A' no probation period is there.
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	By promotion, failing which by transfer on deputation,	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion/deputation/absorption is to be made.	<u>1. Promotion</u> Dy.CLA with 5 years of regular service in the grade.	



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		<p><b><u>2.Transfer on Deputation</u></b>  Officers working in Central Govt./State Govt./Public Sector Undertaking / Autonomous Bodies possessing following eligibility criteria :</p> <p>(a) (i) holding analogous posts in the parent department dealing with Legal affairs/matters.</p> <p>OR</p> <p>(ii)with 5 years of regular service in the parent department dealing with Legal affairs/matters in PB-III i.e.Rs.15600-39100/- with grade pay of Rs.7600/-</p> <p>(b) Possessing :- Degree in Law (entitling the incumbent for registration at Bar and appearing before the courts) from a recognized University or equivalent.</p>	
13.	If a DPC exists, what is its composition	1.Finance Member      Chairman 2.CE (QC)                Member 3. 4.Commr. (P)        Mem.Secy. 5.HOD (CLA)            Member 6.Rep. of SC/ST To be nominated by VC	

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Annexure I of  
Memo-36/11RECRUITMENT REGULATIONS FOR THE POST OF PROTOCOL OFFICER,  
DELHI DEVELOPMENT AUTHORITY

Sl. No.	Standard format/col. RR	Proposed provision in the RRs for Protocol Officer	Remarks
1.	2.	3.	4.
1.	Name of Post	Protocol Officer	
2.	Number of Post		
3.	Classification	Group-'A'	
4.	Pay Band & Grade Pay	PB-3, Rs. 15600-39100/- with Grade Pay of Rs. 6600/-	
5.	Whether Selection Post or Non-Selection Post	Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	
7.	Age Limit for direct recruits	Not applicable	
8.	Educational and other Qualifications required for direct recruits.	Not applicable	
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	
10.	Period of probation, if any	2 years	
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	100% by promotion.	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion/deputation/absorption is to be made.	<u>Promotion</u> Asstt. Protocol Officers with six years of regular service in the grade.	
13.	If a DPC exists, what is its composition	Sr. Level DPC for Group 'A' Officer 1.Pr.Commissioner Chairman 2.Commissioner(P) Mem.Secy. 3.CAO Member 4.Commr.-cum-Secy. Member 5.Rep. of SC/ST Member	

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Annexure J of  
Memo. 36/11

RECRUITMENT REGULATIONS FOR THE POST OF ASSTT. PROTOCOL OFFICER,  
DELHI DEVELOPMENT AUTHORITY

Sl. No.	Standard format/col. RR	Proposed provision in the RRs for Asstt. Protocol Officer	Remarks
1.	2.	3.	4.
1.	Name of Post	Asstt. Protocol Officer	
2.	Number of Post	01	
3.	Classification	Group-'B'	
4.	Pay Band & Grade Pay	PB-2, Rs. 9300-34800/- with Grade Pay of Rs. 4800/-	
5.	Whether Selection Post or Non-Selection Post	Selection	
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	Not applicable	
7.	Age Limit for direct recruits	Not applicable	
8.	Educational and other Qualifications required for direct recruits.	Not applicable	
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	Not applicable	
10.	Period of probation, if any	2 years	
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	100% by promotion.	
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion/deputation/absorption is to be made.	<u>Promotion</u> Sr. Welfare Officers with 2 years of regular service in the grade.	
13.	If a DPC exists, what is its composition	Sr. Level DPC for Group 'B' Officer 1. Commissioner (P) Chairman 2. Director (Vig.) Member 3. Director(P) Mem.Secy. 4. Chief Account Officer Member 5. Commr.-cum-Secy. Member 6. Representative of SC/ST Member	

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Item No. 37  
Dated 12.5.11

Sub: Ex-post facto approval of the Authority for relaxation in the length of service criteria for promotion to the post of S.E.(Civil) in Delhi Development Authority.

File No. F. 7(102)09/PB-I

The Recruitment Regulations for the post of Suptdg. Engineer were approved by the Authority vide Agenda No. 106 dated 4.9.1976. The method for filling up the post of Suptdg. Engineer is as under:

Method of Recruitment:

Deputation/Permanent  
Absorption/promotion

Promotion  
Executive Engineer with 7 years service  
in the grade of Executive Engineer

2. There are total of 40 sanctioned posts of Suptdg. Engineer (Civil). The Authority vide its Resolution No. 22/2009 dated 3.6.2009 (Appendix A) relaxed the length of qualifying service criteria by 2 years i.e. (from 7 years to 5 years) for filling up the posts of Suptdg. Engineer (Civil) by promotion against the vacancies during the recruitment year 2009-10 and the officers who, thus, became eligible have been promoted as Suptdg. Engineer (Civil) on ad hoc basis in compliance with the Authority's approval.

3. The present proposal is regarding obtaining ex-post facto approval of the Authority for filling up the eight vacant posts of S.Es (Civil) for the financial year 2010-11.

4. There are only 04 Executive Engineers (Civil) who have completed 7 years of service criteria for promotion to the post of S.E. (Civil), but they are not clear from vigilance angle and others who are appearing in the zone of consideration would complete 7 years as shown against each officer in the statement at Appendix B. Thus, it is not feasible to promote the E.E.(Civil) without relaxing the service criteria from 7 years to 5 years and 4 months to make them eligible for promotion to the post of S.E.(Civil). Powers to relax the provisions in the RRs is vested with the Authority.

5. Hon'ble L.G., has approved the proposal for relaxing the qualifying service of one year and eight months (i.e. from 7 years to 5 years & 4 months) and to convene the DPC meeting with relaxed criteria and those who are found fit to be promoted on ad hoc basis with the approval of the Appointing Authority. The Authority would be obtained. A copy of the same is being submitted to the Hon'ble L.G., Delhi for its approval. Thereafter, the ex-post facto approval of the Authority would be obtained. Appendix 'C' at page 23-24

6. Accordingly, DPC meeting for promotion to the post of S.E.(Civil) was convened on 31.3.2011 with relaxed criteria and six E.Es (Civil) have been promoted to the post of S.E.(Civil) on ad hoc basis vide E.O. No. 446 dated 31.3.2011. Appendix 'D' The remaining two vacancies could not be filled up for want of ACRs. The ACRs have now been received and DPC shall be convened shortly to fill up two posts.

6. The ex-post approval of the Authority is accordingly sought for relaxation in the length of service criteria by one year and eight months (from 7 years to 5 years & 4 months) for promotion to the post of S.E.(Civil) for the vacancies which have arisen during the recruitment year 2010-11.

**RESOLUTION**

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

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12/3009

Relaxation in the length of service criteria for promotion to the post of Suptd. Engineer (Civil) in Delhi Development Authority.

File No. F.7(102)09/PG-I/Pt.

The Recruitment Regulations for the post of Suptd. Engineer were approved by the Authority vide Agenda No. 106 dated 4.9.1976. The method for filling up the post of Suptd. Engineer is as under:

Method of Recruitment : Deputation/ Permanent absorption/promotion.

By Promotion

Executive Engineer with 7 years' service in the grade of Executive Engineer.

There are total 40 sanctioned posts of Suptd. Engineer (Civil). The Authority vide its Resolution No. 48/2008 dated 18.6.2008 (Appendix -A) at Page 395 & 396 has relaxed the length of qualifying service criteria by 2 years i.e. from 7 years to 5 years for filling up the posts of Suptd. Engineer (Civil) by promotion against the vacancies during the recruitment year 2008-09 and the officers who, thus, became eligible for promotion as Suptd. Engineer (Civil) on ad hoc basis in compliance with the Authority's approval.

10 vacancies of SE(Civil) will become available due to retirement of 6 S.Es(Civil) in the recruitment year 2009-10.

At present, there are only 9 EEs who have completed 7 years of service for promotion to the post of S.E.(Civil), but they are not clear from Vigilance. Officers who are appearing in the zone of consideration will complete 7 years of service in July, 2011 as given in the agenda item at Pages 394 and, thus, it would not be possible to promote the E.E.(Civil) without relaxing the service criteria from 7 years to 5 years to make them eligible for promotion to the post of S.E.(Civil). Powers to relaxation of the provisions in the RRs is vested with the Authority.

Approval of the Authority is accordingly sought for relaxation in the length of service criteria by 2 (two) years i.e. (from 7 years to 5 years) for promotion to the post of S.E.(Civil) for the vacancies which will arise during the recruitment year 2009-2010. It is requested that officers who would become eligible by relaxing the eligibility criteria be considered on ad hoc basis, if found, fit for promotion by the competent authority till they complete service criteria of seven years service in the grade.

#### RESOLUTION

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

The Lt. Governor directed that functioning of the personnel management should be critically reviewed and desired that short term long term action plan should be placed before the Authority to remove stagnation in all cadres of employees. He directed that inter-cadre parity should be maintained as far as possible.

## Zone of consideration for promotion to the post of SE (Civil) during recruitment year 2010-11.

No.	Name	D.O.B	Date of Retirement	Qualification	Date of Appointment in initial grade	Date of appointment in the present grade	Date of qualifying Service	Period required for relaxation to complete 7 years service as on 1.1.2010	Relaxation required
	S.N. Paul (SC)	15.8.55	31.08.15	B.Sc. (Engg)	18.07.1981	7.12.1999	7.12.2006	Already completed 7 years	Already competed 7 years
	O.P. Rai	30.01.51	30.01.11	B.E (Civil)	11.06.1976	1.11.2001	1.11.2008	-do-	-do-
	D.K. Goel	20.02.52	28.02.12	B.E. (Civil)	02.04.1976	17.04.2002	17.10.2009	-do-	-do-
	R.K. Jain	30.06.51	30.06.11	B.E. (Civil)	03.07.1976	17.10.2002	17.10.2009	-do-	-do-
	S.K. Katyal	06.07.55	31.07.15	B. Tech.	19.04.1977	21.05.2004	21.5.2011	1 year 4 month 20 days	3 month
	R.K. Chadha	17.03.51	31.03.11	Diploma	24.03.1972	01.06.2004	01.06.2011	1 year 5 month	4 month
	Joginder Pal Singh	06.07.54	31.07.14	B. Tech.	30.04.1982	23.09.2004	23.09.2011	1 year 8 month 22 days	1 month
	P.K. Aggarwal	01.01.54	31.12.13	B. Sc (Civil)	24.04.1977	10.05.2005	10.05.2012	2 year 4 month 9 days	1 year 3 month
	A.K. Gulati	24.04.51	30.04.11	B.E. (Civil)	06.04.1977	04.10.2005	04.10.2012	2 year 9 month 3 days	1 year 8 month
	Raj Singh Bhatia	24.09.54	30.09.14	Degree	13.01.1981	10.05.2005	10.05.2012	2 year 4 month 8 days	1 year 3 month
	Subhash Chander	02.04.55	30.04.15	Degree	27.01.1981	06.06.2005	06.06.2012	2 year 5 month 5 days	1 year 4 month

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Krishan Kumar Gupta	09.09.54	30.09.14	B. Sc (Civil)	05.09.1978	31.10.2005	31.10.2012	2 year 10 month	1 year 8 month
Vinod Kumar Gosain	22.01.56	31.01.16	B. Sc	14.02.1970	03.10.2005	30.10.2012	2 year 9 months 2 days	1 year 8 month
Sohan Lal Saini	01.04.52	31.03.12	B.E. (Civil)	12.01.1979	03.10.2005	30.10.2012	2 year 9 months 2 days	1 year 8 month
Ajit Singh Chauhan	26.07.54	31.07.14	B. Tech.	02.02.1979	10.10.2005	10.10.2012	2 year 9 months 9 days	1 year 8 month
Ashok Kumar Goel	11.07.54	31.07.14	B.E (Civil)	10.01.1979	10.10.2005	10.10.2012	2 year 9 months 9 days	1 year 8 month
Inder Singh Sandhu ht	20.06.54	30.06.14	B.E. (Civil)	19.04.1979	03.03.2009 (Seniority assigned w.e.f. 28.04.06)	28.04.2013	3 year 3 months 27 days	2 year 2 month
Vijay Kumar Mangla	11.12.51	31.12.11	B.E (Civil)	10.01.1979	28.04.2006	28.04.2013	3 year 3 months 27 days	2 year 2 month



Appendix C

Appendix C-37/11

The withdrawn

Vide note at page 30 same proposal was submitted for relaxation of

qualifying service for promotion from Executive Engineer to Superintending

Engineer from the prescribed period of 7 years to 5 years. Pr. Secretary to L.G.

put up proposal for amending Recruitment Rules of Superintending Engineer on

the basis of DOP (O.M. dated 24<sup>th</sup> March, 2009). This matter again came up for

discussion in the last Authority Meeting held on 21.1.2011 and it was decided

that the case for relaxation of eligibility criteria required for promotion would

be examined and put up. In pursuance of the above decision of the Authority, a

draft agenda note seeking relaxation in the eligibility criteria was submitted by

the office (draft agenda placed below). This matter again came up for

discussion in the senior officers meeting on 1.3.2011. E.M. mentioned that

some of the Executive Engineers are due to retire in March, 2011 and hence it

would be desirable to immediately convene DPC Meeting with the relaxed

eligibility criteria. After discussion, it was decided to seek the approval of the

Hon'ble L.G. to the proposal of relaxation in the eligibility criteria and

thereafter obtain the ex-post facto approval of the Authority.

It would be observed from the statement at Page 'C' that 4 senior most

Executive Engineers fulfil the 7 years qualifying service for promotion to S.E.

but there are vigilance cases against them. Executive Engineer from Sl. No. 5 to

16 fall short of qualifying services ranging from three months to one year and

eight months. Accordingly, approval is solicited for relaxing the qualifying

service of one year and eight months. After approval, DPC will be

convened and those officers who are found fit will be promoted on ad-hoc basis

The proposal is submitted for approval

(V.K. Sadhu)  
Principal Commissioner

RAJ NIWAS D  
Date 7/1/11  
7/1/11

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4/03

VE

LG

10/3/11  
3-34

VC

9/3/2011

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This case is regarding promotion of Executive Engineer (Civil) to the post of Superintending Engineer (Civil). Two years' relaxation in the length of service criteria i.e. from 7 years to 5 years is required as no eligible officer is available in the feeder cadre.

2. At present, 7 posts of S.E.(Civil) are lying vacant on account of retirement of SEs. As per provisions of RRs for the post, an agenda for relaxation is required to be placed before the Authority.

3. This issue was also discussed in the meeting of the Authority held on 21.1.2011 and it was decided to examine and put the case for relaxation of the eligibility criteria required for promotion for the post of S.E(Civil). (Flag'A'). Accordingly, a draft agenda in this regard has been put up by Commissioner (P) and is placed at Flag'B'.

4. The approval of Hon'ble L.G., Delhi is solicited in this regard so that agenda may be placed before the Authority in its next meeting

11/3/11  
(V.K. Sadhu)  
Pr. Commissioner

E.M.  
V.C.  
Hon'ble L.G.

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Appendix D

f. 37/1

DELHI DEVELOPMENT AUTHORITY  
CONFIDENTIAL BRANCH

F.O. No. 446

Dated 23/3/11

On the basis of recommendations of the Departmental Promotion Committee Vice-Chairman, DDA is pleased to promote following Executive Engineers (Civil) to the post of Superintending Engineer (Civil) in the pay band of Rs. 45000-39100/- and Grade pay of Rs. 7600/- on ad hoc basis.

S.No.	Name	Present place of posting
1.	S.K. Katyal	SI (HQ)NZ on CDC basis
2.	R.K. Chadha	Director (MM) on CDC basis
3.	Joginder Pal Singh	SI (HQ)Dwarka on CDC basis
4.	P.K. Aggarwal	SI (QAC) on CDC basis
5.	A.K. Gulati	SI (P)Rohini on CDC basis
6.	Sohan Lal Saini	ED-12

2. Their promotion will be subject to final outcome of pending court cases, viz. CWP No. 4621/2006-Shri Rajender Kumar Vs DDA, CWP No. 4146/2007 Shri S.P. Singh Vs DDA. Their promotion is further subject to decision dated 12.04.2007 of the Supreme Court in SLP No. 2219-2222/2002 and decision of the Hon'ble High Court dated 23.07.2007 in C.M. No. 15182/2005 LPA No. 783/2004.

3. They are advised to report to Deputy Director (Personnel) for further posting.

4. Their pay will be fixed under the provisions of ER 22(1)(a)(i) but the option for fixation of pay from the date of increment in the lower grade will not be available.

5. Hindi version will follow.

(CHANDAN SENGUPTA)  
DEPUTY DIRECTOR (CR)

Dated 23/3/11

No. F.10(60)2011/CC/195/15

Copy to:

1. OSD to Vice-Chairman, DDA
2. PS to Engineer Member, DDA
3. PS to Chief Vigilance Officer, DDA
4. PS to all Chief Engineers (Civil), DDA
5. PS to Chief Legal Advisor, DDA
6. PS to Commissioner (Personnel), DDA
7. PS to Chief Accounts Officer, DDA
8. Director (Personnel)/Vigilance/Works/MM, DDA
9. Superintending Engineer (HQ)NZ & Dwarka, (Plg.) Rohini & QAC, DDA
10. Officers named above.
11. Deputy Director (P)-I, DDA
12. Executive Engineer, ED-12 & Store Divn-2, DDA
13. Senior Accounts Officer (Estt.) G-7 (CAU)NZ T7, Dwarka & Rohini, DDA
14. Assistant Director (CR)-IV/PH-I, DDA
15. Hindi Officer, DDA
16. Personal file/EO Book/Guard file

(GURCHARAN SINGH)  
ASSTT. DIRECTOR (CR)

**AGENDAS TO BE DISCUSSED IN THE MEETING OF DELHI DEVELOPMENT  
AUTHORITY TO BE HELD ON 12.5.2011 AT 11.00 A.M. AT RAJ NIWAS, DELHI**

**INDEX**

**( Engineering )**

Sl. No.	Item No.	Subject	Pages
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2	39/2011	Provision of toilets in parks. F.1(269)2011/Mon./LS./DDA/Pt.	3-4

4  
File No. 38/11  
12.5.11

Sub: Provision of lights in parks

PIC 26908/MO. 1/LS

During Authority's Meeting held on 23.01.2011, the issue for provision of lights in the parks was raised by Hon'ble Lt. Governor. Non Official Authority Members have impressed upon Hon'ble Lt. Governor to issue directives to Delhi Development Authority for provision of lights in the parks. Many Residents Welfare Associations have also raised this point time and again citing law and order situation. Morning Walkers have also voiced their concern that due to non provision of lights in parks, they cannot make use of it during winter months.

Hon'ble Lt. Governor while appreciating the <sup>concern</sup> raised by Authority Members and public in general asked DDA to prepare a policy whereby all parks are provided with adequate lighting arrangements. As on day, as per existing policy, the parks up to 1 Hac. Area are only provided with lights at entrance and pump house. For all other parks, lights on major parks are to be provided on 6 mtrs. high poles with 30 mtrs. centre to centre distance. Provision of high-mast light have been discontinued in the parks keeping in view the environmental aspect, such high-mast lights with high illumination factor disturbs the fauna of the parks.

It has also been noticed that wherever provision of lights have been made, the fittings and fixtures are prone to theft causing heavy maintenance expenditure. Thus, modified proposals with specifications of fittings and fixtures which are secure and less prone to theft have been proposed as follows:-

SL.NO.	EXISTING	PROPOSED
5 of Circular	For parks up to 1 hectare area only lights at entrance and pump house is to be provided. For all other parks lights on 6m poles with 30 m c/c on major paths is to be provided. No High Mast Lights may be provided in DDA parks, unless specifically approved.	<ul style="list-style-type: none"><li>All Parks irrespective of area will have lighting arrangement.</li><li>Gate Entry criss-cross passage to the entry of pathway &amp; security lighting (for parks having large area) shall be properly illuminated.</li><li>On pathways poles shall be erected at a distance of 30 m centre to centre on one side of the pathway (to protect greenery shrubs on the other side of the path way) and at crossing points/corners. Independent circuits shall be provided so that one circuit can put off the lights automatically during night time to save energy.</li></ul>
		<ul style="list-style-type: none"><li>The height of the pole shall be in the range of 5m to 6m (above pedestal level) with base plate in order to avoid damage /theft of light fixtures as 4.5 m height of pole is convenient height to attract /thefts.</li></ul>

		<ul style="list-style-type: none"> <li>i) Simple GI poles (made out of ISI marked B class pipe) &amp; PVC connector box (similar to Sintex make) having kit-kat arrangement shall be used.</li> <li>ii) Aluminium conductor cable of 2 x 16 sq.mm/ 2x25 sq.mm shall be used for lighting circuit.</li> <li>iii) DWC pipes shall NOT be used for laying the cable.</li> </ul>
		<ul style="list-style-type: none"> <li>Non-integral type light fitting of 1X36 W CFL lamps of screw pin type &amp; separate electronic ballast shall be used.</li> </ul>
		<ul style="list-style-type: none"> <li>The lamp will be covered with poly carbonate sheet globe <del>box</del> without having any metallic part and steel wire mesh. Pattern of which to be decided of landscape unit.</li> <li>For large, historically important &amp; signature parks etc. lighting arrangement drawing will be issued by Landscape Unit on merit on case to case basis.</li> <li>Horticulture Wing shall be responsible for switching on /switching off pathway lights</li> </ul>

Standard lux levels are not available, Thus, lighting is provided by hit and trial method. In parks the lux level shall be kept between 20-25 as it considers to be a normal lux level for illumination of parks.

The above Agenda Note is put up before the Authority for its resolution.

## RESOLUTION

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

3

Item no: 39/11  
12-5-2011

SUB: Provision of toilets in parks.

As per Master Plan parks <sup>have</sup> ~~has~~ been categorized as Neighbourhood park, Community parks, District park, City level parks and Regional parks. Parks up to the area of 5 Hect. area being termed as neighborhood parks which are most commonly used by the Residents. These parks are within the colonies/Residential pockets. After development, parks only upto 1.5 hect. are to be handed over the civic body for up keep and maintenance.

The neighborhood parks are usually provided with utilities such as walking tracks Children play area, Multi-purpose play area. These neighborhood parks are also provided with street furniture such as benches, signages etc., being developed in Residential area these parks are most commonly used. There is persistent demand from Resident Welfare Association/Users for provision of Toilet Blocks in such neighborhood parks. In absence of norms in this regard such facility is not being provided. Keeping in view the concern expressed by Authority Members and public at large, following policy is prepared:-

1. Parks having area between 1.5 to 5.00 hectares commonly known as Neighborhood Parks shall ~~also~~ be provided with facility of toilet blocks.
2. These toilet blocks shall be camouflaged with the landscape of the park.
3. Head of Landscape Unit of DDA shall earmark the site and shall issue drawings based on standard details approved by Chief Architect keeping in view the specific user of the particular park.
4. In bigger parks commonly designated as community park, District Park, City Park and Regional Park. The toilet facilities shall be provided at the entrances of the parks and after every 1.5 km. Length of walking track where sewerage line exists. The location of the same shall be decided by Head of the Landscape Unit of DDA.

4

5. The toilet blocks in reserved forests/Protected forests and other environment sensitive areas to be designed with eco friendly materials only.
6. The toilets blocks shall be maintained on pay and use basis.

The above policy is placed before the Authority for its resolution so that this facility is provided in the parks maintained by DDA.

## RESOLUTION.

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



**DELHI DEVELOPMENT AUTHORITY**

Minutes of the meeting of the Delhi Development Authority held on  
12<sup>th</sup> May, 2011 at 11.00 a.m. at Raj Niwas, Delhi.

Following were present:

**CHAIRMAN**

1. Shri Tejendra Khanna  
Lt. Governor, Delhi.

**VICE CHAIRMAN**

2. Shri G.S. Patnaik

**MEMBERS**

3. Shri Nand Lal  
Finance Member
4. Shri Ashok Khurana  
Engineer Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Dr. Harsh Vardhan, MLA
8. Shri Rajesh Gahlot  
Councillor, MCD
9. Shri K.S. Mehra  
Commissioner, MCD
10. Shri Arun Goel  
Jt. Secretary (D&L), MOUD, Govt. of India

**SECRETARY**

Shri D. Sarkar  
Commissioner-cum-Secretary

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri Rakesh Behari  
Principal Secretary to Lieutenant Governor
2. Dr. E. Sreedharan  
Managing Director, DMRC
3. Shri V.K. Sadhu  
Principal Commissioner, DDA

4. Smt. Veena Ish  
Principal Commissioner (CWG), DDA
5. Smt. Asma Manzar  
Commissioner (Housing), DDA
6. Shri Ashok Kumar  
Commissioner (Planning), DDA
7. Smt. Pramila H. Bhargava  
Commissioner (Personnel), DDA
8. Smt. Neemo Dhar  
Commissioner (PR), DDA
9. Shri Narottam Kaushal  
Chief Legal Adviser, DDA
10. Shri J.B. Khadkiwala  
Chief Architect, DDA
11. Shri Shamsher Singh  
Chief Town Planner, MCD
12. Shri S.N. Mishra  
Spl. Secretary to Lieutenant Governor
13. Smt. Padmini Singla  
Addl. Secretary to Lieutenant Governor
14. Shri Subhash Chandra  
Addl. Secretary (UD), GNCTD
15. Shri Pawan Kumar  
Financial Adviser (Housing), DDA
16. Dr. S.P. Bansal  
Addl. Commissioner (Planning), DDA
17. Shri P.M. Parate  
Addl. Commissioner (Planning), DDA
18. Shri Alok Swarup  
Director (CWG), DDA
19. Shri Ashok Bhattacharjee  
Director (UTTIPEC), DDA
20. AVM (Retd.) V.K. Dayalu  
Adviser (SA&GR), DDA

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the members of the Authority, Dr. E. Sreedharan, MD, DMRC, Shri K.S. Mehra, Commissioner, MCD, Shri Arun Goel, Jt. Secretary (D&L), MOUD and all other special invitees and senior officers present at the meeting of the Authority.

II Hon'ble Lt. Governor stated that this special meeting of the Authority had been convened specifically to discuss the findings of the High Level Committee on the Commonwealth Games Projects and DDA's response thereto and further to consider Development Control norms for construction of Group Housing at Vishwa Vidyalaya metro station as per the directions of the Hon'ble High Court.

ITEM NO.33/2011

Sub: Confirmation of the minutes of the meeting of the Delhi Development Authority held on 21.1.2011 at Raj Niwas, Delhi.  
File no. F.2 (2)2011/MC/DDA.

Minutes of the Delhi Development Authority meeting held on 21.01.2011 were confirmed with the following observations:

- (i) With regard to agenda item No.12/2011, Shri Subhash Chopra stated that on earlier occasions the Authority had approved change of land use in respect of constructions on private land. However, Shri Rajesh Gahlot was of the opinion that change of land use in individual cases of private land should not be considered.
- (ii) It was decided that the change of land use for Govt. and Semi Govt. requirement only, as decided in last meeting, are approved.

ITEM NO.34/2011

Sub: Composite Development at Vishwa Vidyalaya Metro Station  
Development Control Norms.  
F.20(2)2000/MP/Pt.V

The issue of applicability of development controls in the composite development at Vishwa Vidyalaya Metro Station was deliberated in detail. After considering the various arguments given by Chairman, DMRC and response of MOUD letter No. O-33011/22/2010-DDIB dated 25.3.2011 and order dated 7.3.2011 of the Hon'ble Delhi High Court in WP@

3135/2010 along with facts given in the agenda note, the Authority was of the view that:-

Since, DMRC has gone ahead to lease out a plot of 2 ha. near Vishwa Vidyalaya Metro Station for development of group housing to M/s Young Builders (P) Ltd. through public auction on the basis of Development Control Norms applicable on a plot of group housing, as conveyed by DDA vide its letter dated 29.3.07 and 14.9.2007, it will not be right on the part of DDA to now reduce the FAR to 100. Therefore, the Authority resolved as under:

- (i) M/S Young Builders (P) Ltd. may be allowed development control norms as available to any Group Housing Society under MPD-2021, including 200 FAR without restriction of height, on the residential plot leased out to them by DMRC near Vishwa Vidyalaya Metro Station;
- (ii) Since, the change of land use of the said site has already been processed and notified as 'Residential', the 2 ha of the plot leased out to M/s Young Builders(P) Ltd may be considered as a separate entity and the Development Controls as applicable under the clause 'Group Housing' as per the provision of MPD-2021 be allowed.
- (iii) The above decision of the Authority be conveyed to the Hon'ble High Court before the next date of hearing, i.e., 18.5.2011. The decision is applicable to this particular site only.
- (iv) Further, the Authority also resolved that the development control norms for "Metro Stations" will be applicable to land actually developed as Metro Stations, but for the land leased out by DMRC for various kinds of property development, the relevant development controls as prescribed in MPD 2021 for the same land use, other than Metro Stations, which is established on these lands, would be applicable. This may be appropriately clarified /reflected in MPD 2021.

ITEM NO.35/2011

Sub: High Level Committee's findings on DDA's project and DDA's response thereto.  
F.PA/Dir. (CWG) DDA/2011/45

Vice Chairman, DDA stated that a High Level Committee had been constituted by the Hon'ble Prime Minister to examine allegations with regard to Commonwealth Games projects. The report of the High Level Committee is commonly called the 'Shunglu Committee Report'. The reports that concern DDA are, - 2<sup>nd</sup> report pertaining to the Games Village; 3<sup>rd</sup> report on the tourist infrastructure and flats at D-6 Vasant Kunj; 4<sup>th</sup> report on the competition and training venues and 6<sup>th</sup> report regarding governance issues.

2. Vice Chairman, DDA also stated that the High Level Committee had not considered the entire gamut of issues, including the constraints, that had prevailed at that point of time and instead, only conducted a postmortem of issues in hindsight. Crucial decisions had been taken in a transparent manner with bonafide interests and DDA had fulfilled its responsibilities admirably and provided the facilities of international standards for conducting the Games.

3. Director (CWG) presented the major findings of the High Level Committee. He stated that the mandate given to DDA in January, 2006 by the Group of Ministers was to develop the Commonwealth Games Village on Public Private Participation mode to accommodate 8000 participants along with temporary overlays for the International zone, dining hall, etc., as well as training facilities. DDA was also required to provide competition and training venues at Siri Fort, Yamuna and Saket sports complexes.

4. Hon'ble Lt. Governor informed that Prince Charles of U.K. had observed that the Games Village, with all its amenities, was the best that he had seen for any International sports event including previous Olympics and Commonwealth Games.

(i) A five-time British Olympic Games Rowing gold medalist had also stated that this was the finest Games Village ever constructed.

(ii) A 35-minute film had been produced by DDA with NDTV on the Games Village which highlighted all the facilities, that were made available during the Games. Hon'ble Lt. Governor desired that this film should be shown to all the members of the Authority.

5. Hon'ble Lt. Governor stated that the site for the Games Village had been decided in 2003 after considering all other options.

(i) Vice Chairman, DDA stated that the High Level Committee's finding that the selection of the site was 'a priori' decision was incorrect as all other possible sites had been considered. Besides, so called infructuous expenditure on construction of noise barrier, road over Barapullah nallah, etc., are only presumptions, as similar development cost would have had to be incurred at any other site.

6. Director (CWG) stated that there was no delay in execution of the Games projects. After DDA was given the mandate to develop the Games Village on Public Private Participation mode and the competition and training venues on 4.1.2006, DDA had called for global tenders for engaging financial and design consultants for the Games projects in February, 2006. Financial consultancy was awarded to M/s Pricewaterhouse Coopers in June, 2006. The design consultants were engaged in March, 2007 after obtaining the advice of CVC with regard to H-1 and H-2 bids and after conducting negotiations. Simultaneously, action had been initiated to obtain environmental and DUAC clearances.

7. Director (CWG) also stated that after detailed briefs were received from M/s EKS, consultants of the Organising Committee (OC) in March, 2007, tenders for selecting project developer for the Games Village had been issued and 15 companies had applied. As per the initial bid conditions, ₹ 500 crores was the performance guarantee, ₹ 300 crores was the reserve price and 50:50 sharing ratio of apartments between DDA and the project developer. Since, no bid was received, a bid conference was organized during which the bidders asked for reduction in the performance guarantee and reserve price as well as rationalisation in the sharing of apartments to 1/3<sup>rd</sup>:2/3<sup>rd</sup> between DDA and the project developer respectively. Accordingly, the performance guarantee was reduced to ₹ 400 crores and the sharing ratio of 1/3<sup>rd</sup>:2/3<sup>rd</sup> was agreed to. Two bids were received, i.e., from M/s Emaar MGF and M/s DLF. Since, the bid of DLF was conditional, it was not accepted. M/s Emaar MGF had submitted a bid of ₹ 321 crores as reserve price. M/s Emaar MGF submitted the performance guarantee of ₹ 400 crores on 13.9.2007 and the Project Development Agreement (PDA) was signed on 14.9.2007. Altogether, 11 bids had been received and financial bids had been received from two companies i.e. M/s Emaar MGF and M/s DLF. Hence, it was not a single bid as alleged in the report of the High Level Committee.



8. In the meanwhile, other activities were also conducted simultaneously. One such activity involved taking over of approximately 34 acres of UP Govt. land at the Games Village.

(i) Shri Naseeb Singh stated that this land for which DDA paid compensation to UP Govt. actually belonged to DDA itself. Though this had also been recorded in DDA's files, the matter was not brought forward and compensation paid to UP Govt.

(ii) Hon'ble Lt. Governor stated that he had put on record that the land belongs to the Central Govt. but is in possession of UP Irrigation Deptt. Hon'ble LG has also asked DDA and Revenue Deptt., GNCTD to approach Ministry of Urban Development, GOI seeking their intervention for transfer of possession of these lands from Irrigation Department, Govt. of UP to DDA.

9. With regard to bulk purchase of apartments at the Games Village, it was stated by Finance Member that by November, 2008, there was a serious recession in the real estate market. Due to lobbying by environmental groups and the orders of the Hon'ble Delhi High Court of Nov.3, 2008 bookings of apartments by private investors had virtually come to a standstill and the project developer had applied to DDA for advancing loans. This had been examined and rejected, since grant of loan assistance was not permissible as per DD Act.

10. Hon'ble Lt. Governor informed that on 30.12.2008, Hon'ble Chief Minister of Delhi had herself come to meet him formally to resolve the financial crisis as construction at the Games Village had come to a virtual halt and to find a viable alternative to expedite the development of the Games Village.

(i) An independent monitoring committee had also been constituted and several site visits conducted alongwith Smt. Veena Ish, Principal Commissioner(CWG).

(ii) During the meeting of the Committee of Secretaries chaired by the Cabinet Secretary on 17.2.2009, the Committee had noted the major slowdown in the construction work which had arisen due to the financial crunch being faced by the project developer. The Committee had felt the

need for an 'out of the box' solution, including bulk purchase of apartments by DDA.

11. Shri Subhash Chopra enquired about the penalty clauses in the contract signed with the project developer.

(i) Finance Member informed that as per the Project Development Agreement, ₹ 400 crores of the performance guarantee as well as ₹ 321 crores of the bid amount could have been forfeited, but doing so would not have served any purpose as in that case the work would not have been completed in time. He observed that DDA could have rescinded the work, but if it had done so, it would have been extremely difficult to select another developer considering the time constraint. Besides, since DDA did not have in-house expertise in such projects, the remaining work could not have been done departmentally. He also stated that it had not been possible to anticipate the global economic slowdown and the orders of the Hon'ble High Court. He observed that the option of extending loans had also been considered, but not found appropriate. Other alternatives, including filing a suit against the developer and finding alternate accommodation for the athletes were also explored but not found feasible.

12. Shri Subhash Chopra stated that he is proud to have a Lt. Governor like Shri Tejendra Khanna. The excuse of shortage of time to bend to the demands of the project developer was not justified. He alleged that the project developer had utilized funds received from the bailout package for purchasing land in Delhi in anticipation of the proposed Farm House and Land Assembly policies. Lt. Governor assured Sh. Chopra that this allegation would be got enquired into by the Divisional Revenue Commissioner as to purchase of any land during the relevant period by the Developer.

(i) Vice Chairman, DDA stated that giving interest bearing loans to the developer was not found suitable as the project land belonged to DDA and the ownership of the apartments was also with DDA till the Conveyance Deeds were executed. Besides, it was not permissible as per the statutory provisions of DDA.

13. Shri Naseeb Singh stated that without approval, the initial payment of ₹ 200 crores of bailout package was released to the developer by DDA.



14. Hon'ble Lt. Governor stated that a Valuation Committee comprising of representatives from NBCC, HUDCO, CPWD and DDA had been constituted. The Committee had calculated a price band for the apartments. The project developer wanted 15 per cent developer's margin as well as cost of finances. The then Vice Chairman, DDA had convened a meeting on 23.4.2009 of the Negotiation Committee and a final rate for purchase of apartments was decided. Thereafter on 24.4.2009 afternoon Hon'ble Lt. Governor had convened a high level meeting with Secretary (Urban Development), Government of India, Joint Secretary (D&L), Ministry of Urban Development, the then Vice Chairman, the then Engineer Member and Finance Member and the pricing of the apartments decided by the Negotiation Committee was ratified. The funds for the bailout package were to be released in installments and utilized only for the project. Hon'ble Lt. Governor stated that he has been informed that the present cost of these apartments is ₹ 18500 to 19000 per square feet as a result of which, DDA would earn a net profit of approximately ₹ 488 crores.

15. Shri Rajesh Gahlot stated that Increase of property prices in Delhi is quite natural. He, however, congratulated the Hon'ble Lt. Governor for all the efforts made by him without which completion of the Games Village would not have been possible. Shri Rajesh Gahlot, however, stated that the project developer had themselves offered discounts for bulk purchases but DDA's pricing had not considered this. It was informed that this aspect had been covered in the comments of DDA. Even after taking all applicable discounts in consideration, DDA had purchased the flats at a price well below the so discounted booking price of flats prevalent at the relevant time.

16. It was decided that the entire list of all purchasers who had booked apartments at the Games Village from the project developer during this period alongwith the rates would be sent to all the members of the Authority.

17. Shri Rajesh Gahlot and Shri Naseeb Singh stated that all officers who had contributed towards completion of the Games Village should be congratulated. However, enquiries should be conducted by concerned agencies against all wrongdoings.

18. Shri Naseeb Singh stated that many important issues had not been brought to the notice of the Hon'ble Lt. Governor by DDA officers. In

particular, he mentioned that there seemed to be undue haste in deciding the bail-out package, as decisions had been taken by different levels in a single day, as movement of files reveal. Sh. Subhash Chopra stated that a letter dated 22.4.2009 from Emaar Vice President to Hon'ble LG had been wrongly projected before Shunglu Committee as the factor for agreeing to price of ₹ 11,000, whereas this letter was never received in Raj Niwas and never put up before Hon'ble LG. The original copy of the letter was found in DDA's records and only after four months, a copy is initialed by an Officer of Raj Niwas and filed.

19. Hon'ble Lt. Governor stated that DDA's comments on the findings of the High Level Committee are being sent to the Ministry of Urban Development. The final view in the matter would be taken by the Government of India, P.M.O., etc., after further enquiries are conducted by the concerned agencies and responsibility fixed. The agenda in the matter had been brought before the Authority at this stage for information of the members of the Authority.

20. Shri Subhash Chopra thanked the Hon'ble Lt. Governor for bringing this most important matter before the Authority. He, however, wanted that the matter regarding alleged mis-utilization of the funds from the bailout package by the project developer for purchase of land in Delhi during this period should be enquired into.

(i) Hon'ble Lt. Governor stated that he would ask the Divisional Commissioner to examine whether any land had been purchased by the project developer in Delhi from the time of the release of funds of the bailout package till the completion of the project.

21. Dr. Harsh Vardhan thanked Hon'ble Lt. Governor for placing this matter before the Authority for discussion. Dr. Harsh Vardhan stated that apparently the explanations provided by DDA to the findings of the High Level Committee seem justified. However, faults had been committed at several levels and there had evidently been delays on the part of concerned authorities. There were substantial increases in project estimates of various CWG connected projects and news reports on alleged wrongdoings need to be carefully looked into. He stated that though there is no iota of doubt on the integrity, sincerity and pro-people approach of the Hon'ble Lt. Governor and the present Vice Chairman, DDA and also that there should be no

attention to harass or humiliate individuals, a precedent should be set by conducting a proper enquiry into all the shortcomings which have come to notice. Persons found actually responsible for these should be identified and appropriate action taken against them.

22. Hon'ble Lt. Governor thanked all the members of the Authority for the confidence reposed in him. Hon'ble Lt. Governor also assured that relevant findings of the High Level Committee would also be looked into in detail by DDA's Vigilance Department and a report submitted to him through Vice-Chairman, DDA.

23. Vice Chairman, DDA stated that the report of the High Level Committee along with DDA's comments thereon had been placed before the Authority for information of the members and thanked them for their comments and suggestions.

The following agenda items were placed on the table:-

ITEM NO.36/2011

Sub: Recruitment Regulations for newly created posts during Cadre Review.  
F.7(121)2010/PB-I

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

ITEM NO.37/2011

Sub: Ex-post facto approval of the Authority for relaxation in the length of service criteria for promotion to the post of S.E.(Civil) in Delhi Development Authority.  
F.7(102)2009/PB-I

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

ITEM NO.38/2011

Sub: Provision of lights in parks.  
F.1(269)08/Mon./LS

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

ITEM NO.39/2011

Sub: Provision of toilets in parks.  
F.1(269)2011/Mon./LS/DDA/Pt.



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

**Other Points**

1. Shri Rajesh Gahlot stated that the authorities of an old temple have written to DDA that they are willing to pay market rate for the land.

(i) It was decided that the matter would be processed.

2. Shri Rajesh Gahlot stated that though it had been earlier decided that DDA would provide funds for development of Najafgarh and Nangloi roads, Finance has raised certain objections.

(i) Engineer Member intimated that the case has already been processed and funds would be released from Urban Development Fund.

3. Shri Subhash Chopra stated that the request of Mates has not yet been decided.

(i) Commissioner (Personnel) intimated that a report has already been finalised and the matter would be placed before the Authority in the next meeting.

4. All the members of the Authority raised the issue of compassionate appointment in left out cases, including those cases in which shops had been allotted to dependants.

(i) Principal Commissioner intimated that a Committee has been constituted under Commissioner (Personnel) and the matter would be placed in the next meeting of the Authority following the one scheduled on 26.5.2011.

5. Shri Subhash Chopra stated that though tenders were to be finalised within three months for in-situ development of the slum at Kalkaji, till date this has not materialized.

(i) Engineer Member intimated that the earlier tenders were not workable and the commercial areas also need to be swapped. Clearance

from Planning and Finance departments would be required before tenders are called.

(ii) Hon'ble Lt. Governor desired that Vice Chairman, DDA should convene a meeting and decide the matter.

(iii) Engineer Member intimated that tenders would be floated by the end of July, 2011.

6. Shri Subhash Chopra stated that several decisions of the Authority have not yet been implemented. These include, policy on chulha tax villages, construction of football stadium at Dwarka, maintenance of PVR cinema complex, policy on educational institutions on firni roads, etc.

(i) The proposal regarding educational institutions on firni roads has been turned down by the Ministry of Urban Development.

(ii) Hon'ble Lt. Governor directed that a presentation on all matters raised by the members of the Authority since 1.1.2009 and action taken should be made in the next meeting of the Authority.

7. Engineer Member intimated that the design for community centre at Sukh Vihar has been approved.

8. Shri Subhash Chopra stated that at some point of time, PWD had installed a fountain in Hansraj Sethi park. However, the park has now become a den of anti-social elements and no one seems to know under whose jurisdiction this park falls.

9. Shri Naseeb Singh stated that resettlement of jhuggi jhonpris of entire Delhi should be taken up.

(i) Vice Chairman, DDA intimated that under JNNURM, the entire responsibility for resettlement of jhuggi jhonpris has been given to GNCTD. However, DDA, on its own has taken up resettlement of approximately 18,600 units. Layout plans have been prepared and DUAC clearances are being obtained.

(iv) Vice Chairman, DDA stated that in-situ development of Kathputli colony has been delayed because local MLAs are resisting setting up transit camps in their areas.

(ii) Shri Naseeb Singh stated that EWS units should be constructed on land earmarked for service personnel in all group housing schemes.

10. Shri Subhash Chopra stated that though it had been decided by the Authority to construct a football stadium at Dwarka, with the project cost of ₹ 200 crores to be funded by DDA, no progress has been made till date.

(i) Finance Member intimated that the project is to be taken up by the Architecture and Engineering departments as he is only responsible for running sports complexes.

11. Shri Subhash Chopra stressed the need to improve the system of freehold conversion in Lands Disposal department.

12. Hon'ble Lt. Governor desired that Vice Chairman should convene meetings with the Hon'ble members of the Authority to sort out pending matters.

(i) Vice Chairman, DDA intimated that he had convened two meetings, one with Dr. Harsh Vardhan and the other with Shri Naseeb Singh and other meetings would be convened to sort out these long pending matters.

13. Shri Naseeb Singh stated that hostel facility at Yamuna sports complex should be developed.

(i) Hon'ble Lt. Governor agreed with the proposal and desired that the design for the facility should be prepared.

(ii) A separate practice area adjacent to the main stadium should also be earmarked for archery training and should be made available to the Archery Federation.

14. Shri Naseeb Singh and Shri Rajesh Gahlot stated that though decision had been made to redevelop 100 villages, nothing has materialised till date.

15. Shri Naseeb Singh stated that Gaon Sabha land had been sold at Gazipur mandi and these funds should be utilized for development of the area.

(i) Vice Chairman, DDA intimated that compensation for Gaon Sabha land is placed in the Rural Development Fund of GNCTD and it is utilized for development of rural areas.

16. Dr. Harsh Vardhan stated that he had taken up several issues related to his constituency and action in a time bound manner should be taken to resolve these issues.

17. Dr. Harsh Vardhan also stated that four years of MPD-2021 have already elapsed and after another year mid-term review of the Plan is due. However, notifications for implementation of several policies have not yet been issued.

(i) Commissioner (Planning) intimated that most of these policies are to be implemented by MCD.

The next meeting of the Authority would be held on 26.05.2011 (Thursday) at 11.00 a.m.

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

सचिव  
दिल्ली विकास प्राधिकरण  
नई दिल्ली  
26/5/2011

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प्रकाश  
दिल्ली विकास प्राधिकरण  
नई दिल्ली  
26/5/11



