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MINUTES OF THE MEET  
ING. HELD ON 19.11.2007  
ITEM NO. 98/2007  
TO 104

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held  
on 19<sup>th</sup> November 2007 at 11.30 AM at Raj Niwas.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna  
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Dinesh Rai

MEMBERS

3. Shri Nand Lal  
Finance Member
4. Shri A.K. Sarin  
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Rajesh Gehlot  
Councillor, MCD
9. Shri Sudesh Kumar Bhasin  
Councillor, MCD
10. Shri Ashok Kumar  
Commissioner, MCD
11. Shri P.D. Sudhakar  
Member Secretary, NCR
12. Shri J.B. Kshirsagar  
Chief Planner, TCPO

SECRETARY

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

**SPECIAL INVITEES & SENIOR OFFICERS**

1. Shri R. Narayanaswamy  
Chief Secretary, GNCTD
2. Shri R. Chandra Mohan  
Pr. Secretary to LG
3. Shri V.V. Bhat  
Principal Secretary (Fin. & Plg.), GNCTD
4. Smt. Sujata Chaturvedi  
Director (DD), MOUD
5. Shri V.K. Sadhu  
Principal Commissioner, DDA
6. Shri A.K. Jain  
Commissioner (Planning), DDA
7. Shri V.D. Dewan  
Chief Architect, DDA
8. Smt. Asma Manjar  
Commissioner (Housing), DDA
9. Smt. Pramila H Bhargava  
Commissioner (Personnel), DDA
10. Shri H. Rajesh Prasad  
Commissioner (LM), DDA
11. Shri K.S. Wahi  
Special Secretary (UD), GNCTD
12. Shri C.K. Chaturvedi  
Chief Legal Adviser, DDA
13. Smt. Neemo Dhar  
Director (PR), DDA
14. Shri Rajiv Pandey  
Chief Accounts Officer, DDA
15. Shri V.K. Bugga  
Chief Town Planner, MCD
16. Shri A.K. Gupta  
Addl. Commissioner (Plg.), DDA
17. Shri Pawan Kumar  
Financial Adviser (Housing), DDA

18. *Shri B.K. Jain*  
*OSD (Planning)*
19. *Shri Partha Dhar*  
*Director (Planning), DDA*
20. *Shri P.S. Uttarwar*  
*Director (Planning) DDA*
21. *Shri Prahlad Singh*  
*Director (LC)*
22. *Shri D. Sarkar*  
*Director (Sports), DDA*
23. *Shri S.P. Pathak*  
*Director (Planning)*
24. *Shri N.K. Chakaraborty*  
*Director (Planning)/NP DDA*

*Draft minutes of the Delhi Development Authority meeting held on 19.10.2007 at 11.30 a.m. at Raj Niwas, New Delhi.*

ITEM NO.98/2007

*Sub: Confirmation of Minutes of the Meeting of the Delhi Development Authority held on 30.10.2007.  
F.2 (2) 2007/MC/DDA.*

*Minutes of the Authority meeting held on 30<sup>th</sup> October, 2007 were confirmed with the following amendments:*

- i) In Item no. 90/2007, the date of the meeting is 3.10.2007 instead of 6.9.2007.*
- ii) Other Points:*  
  
*Following para III (vi) shall be added to the list of 'other points':*  
  
*"Shri Mange Ram Garg desired to know the proposed utilization of land which would become available upto 31.12.2008 upon resettling the jhuggi dwellers.*
- iii) Chief Regional Planner NCR Planning Board requested that their comments and observations which had been sent vide letter dated 2.11.2007 should be placed before the 'Board of Inquiry and Hearing.'*
- iv) The Engineer Member shall have the same delegation of powers as proposed for the Finance Member in agenda item no. 93/2007.*
- v) Recommendations recorded in Para-III(i) of 'Other Points' were also made by Shri Mange Ram Garg and Shri Sudesh Kumar Bhasin.also.*
- vi) All the non-official members recommended that 13 cinema halls which have been functioning for more than 20 years under valid license from the Government in the recreational use zone should be protected under the Zonal Plan.*

*Shri Mahabal Mishra and other non-official members pointed out that the non-conforming industries for which Govt. of Delhi has already issued notifications for their regularization under MPD-*

2021 and the warehouses (including wholesale timber markets) on both sides of the Rohtak road in villages Mundka, Ghevra and Samaipur Badli should also be essentially protected upto Village Tikri as they have been existing for a very long time. The members requested that the Plans must conform to the ground realities.

- b) The LG directed that ground realities and old establishments should be protected as far as possible and the Plans corrected accordingly.

ITEM NO.99/2007

Sub: Change of land in respect of 2 acres of land of pocket-9, Rouse Avenue, DDU Marg, New Delhi from "Govt. Office" to "Public and Semi Public Facilities."

The Authority confirmed the decision already taken on this agenda item by circulation on 7.11.2007.

Sub: Item No.100/07: Zonal Development Plan for Zone 'H' (North West Delhi-I), Item No. 101/07: Draft Zonal Development Plan of Zone 'J' (South Delhi-II), Item No. 102/07: Draft Zonal Development Plan for Zone 'G' (West Delhi-I) & Item no. 103/07: Draft Zonal Development Plan of Zone-P-II (North Delhi).

After detailed discussions, the Authority with the approval of the Lt. Governor laid down the following 'Guidelines' for preparation of the Zonal Plans and directed that these Guidelines must be observed while finalizing/updating all the Zonal Plans:

- (i) Mandatory Greens should be first accommodated in the original Shamlat/Gaon Sabha lands and thereafter in the degraded/depressed land parcels as far as possible. Green corridors should be planned along the embankments of major drains.
- (ii) Names and code numbers of the unauthorised colonies should be indicated on the Zonal Plans. It should also be pointed out whether they form part of 1071 colonies or not.

- (iii) *Zonal Plans must specify which of the present ground realities are proposed to be retained or cleared so that there is no scope for misunderstanding.*
- (iv) *Influence Zones along the Metro corridors/stations as envisaged in the MPD-2021 should be immediately demarcated and planned by the DDA.*
- (v) *Sufficient land should be earmarked in every zone for construction of public auditoriums, places for cultural gatherings and intellectual interaction on the lines of the India International Centre, including areas for old-age homes, orphanages, working womens' hostels etc.*  
  
*DDA should create these facilities in every Zone on the pattern of sports complexes.*
- (vi) *Urbanization of entire Delhi would entail notification of more streets/roads for mixed land use in due course of time. Provision for the same should be made in the Zonal Plans.*
- (vii) *Religious (including spiritual) and other institutions which have been decided to be protected under the preamble of the Zonal Plans should be identified so that there is no scope for any ambiguity.*
- (viii) *Zonal Plans must clearly show the existing roads, proposed roads, new road alignments and the roads coming from surrounding Zones.*
- (ix) *Shri V.V. Bhat, Principal Secretary (Finance & Planning), GNCTD advised that sufficient land should be earmarked for relocation of village Shahbad Mohamadpur for providing another runway at the IGI Airport.*

- b) Director (DD), Smt. Sujata Chaturvedi informed that a proposal to this effect had already been initiated.

A. ITEM NO.100/2007

Sub: Zonal Development Plan for Zone 'H' (North West Delhi-I).  
File No. F.4(4)2006/MP.

Shri Mange Ram Garg pointed out that the Zonal Plan is not in accordance with the ground realities and several areas which have been shown 'green' are already heavily built-up.

- ii) Shri Garg requested for construction of an old-age home, an auditorium etc. in 30 bighas of Jailorwala Bagh land.

II. After detailed discussions, the Zonal Plan was approved by the Authority with the direction that the land-use plan should be updated/ revised in accordance with the decisions and Guidelines issued by the Authority and the recommendations made by the members.

B. ITEM NO.101/2007

Sub: Draft Zonal Development Plan of Zone 'J' (South Delhi-II).  
F.4(1)96/MP.

The Commissioner, MCD pointed out that the boundary of the 'ridge' should be clearly demarcated as there are several grey areas.

- b) The Vice Chairman informed that this exercise is being done by Forest Deptt., GNCTD under the guidance of the Ridge Management Board headed by the Chief Secretary, Delhi.

II. After detailed discussions, the Zonal Plan was approved by the Authority with the direction that the land-use plan should be updated/ revised in accordance with the decisions and Guidelines issued by the Authority and the recommendations made by the members.



C. ITEM NO.102/2007

Sub: Draft Zonal Development Plan for Zone 'G' (West Delhi-I)  
F.4(2)2007/MP.

Shri Rajesh Gehlot and Shri Mahabal Mishra pointed out that the proposal of widening of the existing 40 ft. wide road passing through Ashoka Park and Jaidev Park to 80 ft. should be reconsidered as both sides of this road are heavily built-up and the road widening would result in heavy demolitions in regularised colonies.

b) The LG reiterated that the planning process should not only be least disruptive but it should also ensure that the roads can cater to essential public requirements like fire tenders etc. He asked that the request made by the members should be examined.

II. After detailed discussions, the Zonal Plan was approved by the Authority with the direction that the land-use plans should be updated/ revised in accordance with the decisions and Guidelines issued by the Authority and the recommendations made by the members.

D. ITEM NO.103/2007

Sub: Draft Zonal Development Plan of Zone-P-II (North Delhi).  
F.4(5)2004/MP.

Shri Jile Singh Chauhan suggested that the areas like 'land fill' site etc. which are being developed as 'green' should be counted while working out the mandatory requirement of 'greens'.

ii) Shri Chauhan pointed out that almost entire land of village Mukhmailpur has been proposed as 'green' in the Zonal Plan which is not in the interest of the villagers. He advised that the 'green cover' should be equitably distributed and sought reconsideration of the present proposals.

Shri Mahabal Mishra and Shri Rajesh Gehlot also suggested that total land of any village should not be earmarked as 'green'.

iii) Road width of Village Mukandpur should be limited to 50 ft. instead of 80 ft.

iv) Road connecting Village Ibrahimpur to Nanglipuna which is now 30 ft. wide can be widened upto 50 ft.

b) The Lt. Governor directed that no construction/development should be proposed from the 'Bandh' side towards the River Yamuna without studying the report of the Committee constituted on River Development.

II. After detailed discussions, the Zonal Plan was approved by the Authority with the direction that the land-use plan should be updated/ revised in accordance with the decisions and Guidelines issued by the Authority and the recommendations made by the members.

ITEM NO.104/2007

Sub: Change of landuse of an area of measuring 19668 sq.mt. of Race Course Road 45 R/W in Zone 'D' from Transportation (Circulation/road) to 'Residential' (official residence of the Prime Minister).  
File No. 20(3)2007/MP.

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

2. Action Taken Report on the decisions taken by the Authority.

a) The LG reiterated that action taken reports should be submitted to the Authority on regular basis.

Principal Commissioner-cum-Secretary informed that uptodate status on the action taken reports upto 3<sup>rd</sup> October, 2007 had been furnished in the last meeting and that report on the decisions taken in the 30<sup>th</sup> October meeting shall be put up in the next meeting of the Authority.

b) The Vice-Chairman informed that Land Use Plans/Zonal Plans approved by the Authority could not be updated in consultation with the members within 15 days due to a variety of

reasons and the same will now be done in the next 10 days, and thereafter 'public objections and suggestions' will be invited.

- ii) The LG agreed with Shri Jile Singh Chauhan that those recommendations of the members which cannot be incorporated in the Zonal Plans for whatever reasons should be brought before the Authority.

### 3. OTHER POINTS:

- I. The LG directed that 'speaking orders' should be passed on every public objection/suggestion and digital record of the same should be maintained so that formal reply can be sent in all cases after finalization of the Zonal Plans, if necessary.
- II. Shri Mahabal Mishra appreciated the hard work done by the officers of the Planning department.

Shri Mishra raised the following issues:

- i) Decisions taken by the Authority cannot be overruled by the Technical Committee.
- b) The LG agreed with Shri Mishra and directed that the Technical Committee must try to find solutions within the framework of rules to implement the decisions taken by the Authority and in case of any difficulty the matter should be brought back to the Authority alongwith reasons.
- ii) Under the Recruitment Regulations, the post of Chief Security Officer has to be filled up through departmental promotion and the present incumbent who is from the SC category fulfills the requisite educational qualification as per certificate issued by the Indian Army.

The Vice Chairman assured to get the matter examined.

- iii) Ministry may be requested to expedite the Cadre Review of Planning/Architecture and Landscape departments.

Director (DD), Smt. Sujata Chaturvedi informed that the matter has been referred to the Finance Division.

iv) Minimum 10 FAR should be permitted in the 'green belt' so that essential requirements of the City like old-age homes, 'green industries', 'sports infrastructure', IT/Biotech parks, entertainment industry etc. can come up in the 'green belt' as earlier suggested during discussions on the Master Plan.

b) All the non-official members agreed with Sh. Mishra and pointed out that the concept of entire border villages being declared as 'green belt' needs a review. They pointed out that there are certain villages which are several kilometers away from the border and yet declared as 'green belt' merely because some portion of their land touches the border. Shri Rajesh Gehlot mentioned the name of village Mitrau in this context.

The non-official members' reiterated that development/construction must be permitted in the 'green belt' in a controlled manner rather than freezing all development in these villages.

c) The LG appreciated the members' concern and agreed that a reference on these lines should be made to the Ministry of Urban Development with full justification for reviewing these provisions in the Master Plan.

v) Small ponds should be provided for religious poojas like 'Chhatt' in the city level parks wherever possible.

III. Shri Mange Ram Garg thanked the Lt. Governor for removal of jhuggies from Pragati Market.

Shri Garg raised the following issues:

i) Development of urban villages should be taken up on priority.

b) The Lt. Governor informed that it had already been decided to carry out detailed planning and development in all the villages of

*Delhi in a phased manner and desired that progress report for the villages undertaken by DDA in Phase-I should be put up in the next meeting of the Authority.*

- c) *The Vice Chairman informed that estimates for 70 villages have been prepared amounting to Rs. 60 Cr. (approx.). These works will start in January, 2008 and are likely to be completed during the next financial year i.e. 2008-09. To expedite these work, the Chief Engineers have been allowed to call tenders in anticipation of AA&ES and the Finance Member has been asked to expedite sanction of estimates.*
- ii) *Lands which are adjacent to the 44 JJ colonies should be taken up for planned development so that these colonies have all the benefits of planned development and are not called as JJ colonies.*
- iii) *Night shelters should be constructed in adequate number for the construction labour, low paid workers, factory workers etc., so that they do not sleep on the pavements.*
- b) *The LG appreciated the suggestion and directed that the building contractors engaged in major projects should ensure suitable living arrangements for their labour during the construction period.*
- iv) *All the non-official members advised that final decision on the inter-se-seniority of the Junior Engineers should be taken after waiting for the High Court order, hearing fixed for 22<sup>nd</sup> November '07.*
- v) *Shri Mange Ram Garg pointed out that the land allotted to the Railways/ RITES should be put to better use by DDA.*
- vi) *Land vacated in Satyawati Colony should be developed.*
- vii) *'Resettlement policy' for the slum dwellers should be brought before the Authority indicating the minimum size of the dwelling units and the cost of allotment.*

- viii) LG/VC should spare time for a visit to Western Yamuna Canal area and Najafgarh Drain.

The VC assured that he will shortly visit the areas.

IV. Shri Rajesh Gehlot raised the following issues:

- i) Shri Rajesh Gehlot and all the non-official members recommended extension of the old block year of LTC upto 30<sup>th</sup> June 2008 due to the officers remaining busy in time bound responsibilities like finalization of Zonal Plans etc.
- b). The LG agreed with the suggestion and directed that this shall be the last extension for the old block year.
- ii) Shri Gehlot pointed out that increase in the pay scale of the Assistants has resulted in placing the equivalent cadre of Assistant Security Officers in relatively lower scales thus resulting in administrative imbalances. He sought restoration of the parity in pay scales of Assistant Security Officers with Assistants so that the security staff can carry out their responsibilities effectively vis-à-vis the administrative staff.

The Vice-Chairman assured that he will look into the matter.

- iii) Shri Gehlot pointed out that residential plots should be carved out in Dwarka for allotment to the persons whose lands have been acquired. He pointed out that there is no justification to restrict these allotments to smaller roads.

The LG assured that the matter would be examined in the light of the decisions earlier taken by the former Lt. Governor.

- iv) *The proposed 60 mtr. wide road in Zone 'M' from Shahbad Daulatpur Village upto Barwala is not feasible and the existing road width of 60 ft. should be retained.*
- v) *In 'L' Zone, facility corridor may be provided in village Malikpur and Samaspur Khalsa. Facility corridor shown in village Ujva to Malikpur may be removed.*

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*The LG thanked all the members for their contribution and informed that next meeting of the Authority shall be held on 5<sup>th</sup> December, 2007 at 10:30 a.m.*

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

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List of the agenda to be discussed in the meeting of Delhi Development Authority fixed for Tuesday the 19<sup>th</sup> November, 2007 at 11.30 a.m. at Raj Niwas, Delhi.

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Item No. 98/2007  
19.11.2007

Sub: Confirmation of the Minutes of the Meeting of the Delhi Development Authority  
held on 3.10.2007.

File No. F.2 (2)2007/MC/DDA

Minutes of the Meeting of the Delhi Development Authority held on 30.10.2007  
are submitted for confirmation of the Authority

(Appendix 'A' Page No. 2 to 14)

#### RESOLUTION

*Minutes of the Authority meeting held on 30<sup>th</sup> October, 2007  
were confirmed with the following amendment.*

- i) *In Item no. 90/2007, the date of the meeting is 3.10.2007  
instead of 6.9.2007.*
- ii) *Other Points:*  
*Following para III (vi) shall be added to the list of 'other points':  
"Shri Mange Ram Garg desired to know the proposed utilization  
of land which would become available upto 31.12.2008 upon  
resettling the jhuggi dwellers.*
- iii) *Chief Regional Planner NCR Planning Board requested that their  
comments and observations which had been sent vide letter  
dated 2.11.2007 should be placed before the 'Board of Inquiry  
and Hearing.'*
- iv) *The Engineer Member shall have the same delegation of powers  
as proposed for the Finance Member in agenda item no.  
93/2007.*
- v) *Recommendations recorded in Para-III(i) of 'Other Points' were  
also made by Shri Mange Ram Garg and Shri Sudesh Kumar  
Bhasin also.*
- vi) *All the non-official members recommended that 13 cinema halls  
which have been functioning for more than 20 years under valid  
license from the Government in the recreational use zone should  
be protected under the Zonal Plan.  
Shri Mahabal Mishra and other non-official members pointed out  
that the non-conforming industries for which Govt. of Delhi has  
already issued notifications for their regularization under MPD-  
2021 and the warehouses (including wholesale timber markets)  
on both sides of the Rohtak road in villages Mundka, Ghevra and  
Samaipur Badli should also be essentially protected upto Village  
Tikri as they have been existing for a very long time. The  
members requested that the Plans must conform to the ground  
realities.*

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- b) *The LG directed that ground realities and old establishments should be protected as far as possible and the Plans corrected accordingly.*

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Appendix "A" of Item No. 98/2007

Minutes of the meeting of the Delhi Development Authority held  
on 30<sup>th</sup> October 2007 at 11.00 AM at Raj Niwas.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna  
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Dinesh Rai

MEMBERS

3. Shri Nand Lal  
Finance Member
4. Shri A.K. Sarin  
Engineer Member
5. Shri Mahabal Mishra, MLA
6. Shri Jile Singh Chauhan, MLA
7. Shri Mange Ram Garg, MLA
8. Shri Rajesh Gehlot  
Councillor, MCD
9. Shri Sudesh Kumar Bhasin  
Councillor, MCD
10. Shri J.B. Kshirsagar  
Chief Planner, TCPO

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. Shri R. Narayanaswami  
Chief Secretary, GNCTD.
2. Shri R. Chandra Mohan  
Pr. Secretary to LG

3. Shri K.S. Mehra  
Principal Secretary (L&B), GNCTD
4. Smt. Sujata Chaturvedi  
Director (DD), MOUD
5. Shri V.K. Sadhu  
Principal Commissioner, DDA
6. Shri U.N. Behera  
Chief Vigilance Officer, DDA
7. Shri A.K. Jain  
Commissioner (Planning), DDA
8. Shri V.D. Dewan  
Chief Architect, DDA
9. Smt. Asma Manjar  
Commissioner (Housing), DDA
10. Smt. Pramila H Bhargava  
Commissioner (Personnel), DDA
11. Shri C.K. Chaturvedi  
Chief Legal Adviser, DDA
12. Shri Rajiv Pandey  
Chief Accounts Officer, DDA
13. Shri H. Rajesh Prasad  
Commissioner (LM), DDA
14. Shri V.K. Bugga  
Chief Town Planner, MCD
15. Shri Madhukar  
Project Director (UD), GNCTD
16. Shri Pawan Kumar  
Financial Adviser (Housing), DDA
17. Shri S.P. Bansal  
Addl. Commissioner (Planning)
- 18.. Shri Ashok Kumar  
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19. Smt. Neemo Dhar  
Director (PR), DDA
20. Shri B.K. Jain  
OSD (Planning)
21. Shri Prahlad Singh  
Director (LC)

22. Shri D. Sarkar  
Director (Sports), DDA
23. Shri S.P. Pathak  
Director (Planning)
24. Shri R.K. Jain  
Director (Planning) Dwarka
25. Shri N.K. Chakaraborty  
Director (Planning)/NP DDA
26. Shri P.M. Parate  
Director (Planning), DDA
27. Shri P.V. Mahashabdey  
Director (Planning) MPPR, DDA
28. Shri Amit Das  
Director (TYA), DDA

*Draft minutes of the Delhi Development Authority meeting held on 30.10.2007 at 11.00 a.m. at Raj Niwas, New Delhi.*

ITEM NO.90/2007

*Sub: Confirmation of Minutes of the Meeting of the Delhi Development Authority held on 6.9.2007.  
F.2 (2) 2007/MC/DDA.*

*Minutes of the Authority meeting held on 3.10.2007 were confirmed with the following changes:*

i) *Para (v) at page 7 of the minutes shall read as:*

*"Shri Jile Singh Chauhan suggested that recreational areas should be planned near Jagatpur and Burari in a more liberal manner."*

ii) *Para (g) at page 13 shall read as:*

*"Green Park market is existing as an approved market in the records of the MCD since 1962. It should be shown in the Zonal Plan in the same manner as Greater Kailash, South Extension markets."*

b) *It was also decided by the Authority that the MCD approved shopping areas, LSCs, which are existing prior to 1962 should be incorporated in the Zonal Plans as a standing 'framework' condition.*

ITEM NO.81/2007

*Sub: Draft Zonal Development Plan for River Yamuna/River front, Zone-'O'  
F.4 (10) 2007/MP.*

*The Authority decided that the proposals on River Front Development should be taken up for consideration after receipt of reports from the Technical Committees appointed for the purpose.*

ITEM NO. 84/2007

Sub: Zonal Development Plan of Zone 'D' (New Delhi).  
F.4(4)2007/MP.

This item was not taken up for consideration.

ITEM NOS. 78/2007, 82/2007, 83/2007, 85/2007, 89/2007, 94/2007, 95/2007 and 96/2007.

Sub: 78/2007: Proposed Zonal Development Plan of Zone-K (Dwarka) as per MPD-2021.  
F. 4(5) 98/MP/Pt.-I.

Sub: 82/2007: Zonal Development Plan of Zone 'C' (Civil Lines).  
F.4 (5) 2006/MP.

Sub: 83/2007: Zonal Development Plan of Zone 'L' as per provision of MPD-2021.  
F.4 (6) 98/MP/Pt.

Sub: 85/2007: Zonal Development Plan of Zone (P-1), Narela.  
F.4(3)98/MP.

Sub: 89/2007: Zonal Development Plan of Zone 'E' (East Delhi).  
F.3(29)2007/M.P.

Sub: 94/2007: Draft Zonal Development Plan for Zone -A. (Other than Wall City).  
F.MPPR/DDA/2007/F-960.

Sub: 95/2007: Draft Zonal Development for Part - A and C (Walled City).  
F.MPPR/DDA/2007/F-959.

Sub: 96/2007: Draft Zonal Plan for Zone-B, (Karol Bagh & City Extension).  
F.MPPR/DDA/2007/F-961.

I. The Vice Chairman informed that the issues raised by the members in various meetings had been considered.

II. Smt. Sujata Chaturvedi, Director (DD), MOUD informed that the Ministry has recently issued final guidelines on 'regularization of unauthorised colonies' and pointed out that these guidelines should be kept in view while finalizing the Zonal Plans.

III. All the Zonal Plans were discussed in detail. The non-official members made the following recommendations:

i) Shri Mahabal Mishra, Shri Jile Singh Chauhan and Shri Rajesh Gehlot pointed out that old concentrations which are pre-existing 1962, like Samaipur Badli Industrial Area, Shahbad Daulatpur, Tughlakabad Village, Kirti Nagar Timber & Industrial area, Hudson Lines etc. etc. should be shown as such in the Zonal Plans and not as 'Green' or any other usage.

ii) Shri Mahabal Mishra and Shri Rajesh Gehlot pointed out that a new road has been proposed through the Defence Enclave in Vasant Kunj area. This will dislocate about 400 families. They pointed out that the previous road alignment had been finalized after detailed survey and the same alignment should be retained.

The LG asked for re-examination of the proposed road alignment.

iii) Shri Rajesh Gehlot desired that the proposal regarding widening of the road from Shahbad to Putkalan should be abandoned or realigned since it would necessitate acquisition of Lad Dora lands of more than 10 villages.

The LG advised re-examination of the proposal.

IV.a) All the non-official members pointed out that 'land uses' should be determined in accordance with the existing ground realities. The uses shown in the previous Master Plans/Zonal Plans should not form the basis of 2021 Zonal Plans.

The Lt. Governor pointed out that the planning process should be least disruptive. He advised that all the ground realities and the subsisting land uses should be incorporated even if they are not in conformity with the old Master Plans/Zonal Plans so that, as far as possible, there is no dislocation of the old subsisting settlements/activities.



b) The LG advised that our villages are places of heritage and should be preserved for posterity and the Gaon Sabha lands, including the adjoining available land pockets, should be utilized for providing the deficient social and sports infrastructure for the villages.

V. After detailed discussions, the Authority approved the Zonal Plans of Zone-K (Dwarka)/Item no. 78/2007, Zone-C (Civil Lines)/Item No. 82/2007, Zone-L/Item no.83/2007, Zone (P-1), Narela/Item No. 85/2007, Zone-E (East Delhi)/Item no. 89, Zone-A (Other than Walled City)/Item no. 94/2007, Part-A and C (Walled City)/Item no. 95/2007 and Zone-B (Karol Bagh & City Extension) Item no. 96/2007 subject to their updation as per the existing ground realities and subsisting land-uses and subject to the incorporation of the recommendations made by the members in various meetings.

It was decided that the revised land-use plans should be shown to the non-official members within 15 days and thereafter necessary action may be taken in the matter without further reference to the Authority.

ITEM NO.91/2007

Sub: Action Taken notes on the meeting of the Delhi Development Authority held on 3.10.2007.

Action taken reports were placed on the Table.

ITEM NO.92/2007

Sub: Standard Costing for flats - Plinth Area Rate from 1<sup>st</sup> October 2007 to 31<sup>st</sup> March 2008.  
F.21(1671)2001/HAC.

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

ITEM NO.93/2007

Sub: Regarding Revision of Delegation of Powers in respect of grant of Honorarium.  
F.E.16(35)90/DP.

The proposals contained in the agenda item were approved by the Authority. It was decided that the Principal Commissioner-cum-Secretary and the Principal Commissioner will also have the same powers as have been proposed for the CAO/FA(H).

ITEM NO.97/2007

Sub: Annual Administration Report of DDA for the year 2006-2007.  
File No.F.1(4)2007/P&C/AAR/Pt.I.

Annual Administration Report of the DDA for the year 2006-07 was accepted by the Authority subject to modifications if any by the Ministry of Urban Development.

OTHER POINTS:

I. Shri Rajesh Gehlot raised the following issues:

- i) Service roads/lanes in Dwarka are in bad shape. Malba continues to be stacked on the roads. Electric poles are situated in the middle of roads/lanes thus causing serious accidents.

The Engineer Member informed that the work has already been taken up and it will be completed by the end of November.

Shri Gehlot requested for completion of these works by Deepawali.

- b) The Lt. Governor advised that DDA should carryout emergent repairs/petty works departmentally through its internal execution cell instead of through contractors and 'core competency' should be created in-house for such activities.

- ii) Alternate residential plots should be allotted to the waiting applicants before Diwali. All the non-official members questioned why these allotments were being restricted to 9 mt. and 13 mt. wide roads. They advised that all the available plots should be included in the draws irrespective of the road-width and the original land owners should be given due priority.
- b) The Principal Commissioner Shri V.K. Sadhu informed that draws for Rohini and Narela will be conducted before Diwali and the draws for Dwarka will be held after the plans are cleared by the Screening Committee.
- He informed that decision to restrict allotment of these plots on smaller roads had been taken by the former LG.
- c) The LG assured to get the matter re-examined as prima-facie there was no justification to restrict these allotments to smaller roads.
- d) The members suggested that the draw of lots may be postponed if necessary to facilitate the LG to take a fresh look into the whole matter.
- iii) Shri Gehlot pointed out that the building plans are not being sanctioned on the residential plots allotted to the evictees of Nangal Devat village for the last seven months.

The Commissioner (LD) assured that general NOC shall be issued for sanction of the building plans on all the plots through standing instructions, pending execution of the conveyance deeds.

- iv) Shri Gehlot thanked the LG for denotifying the acquired land on both sites of village Dichau Kalan and requested that the land belonging to three left out persons should also be denotified.

The LG assured that a uniform view will be taken in all the cases.

- v) Shri Rajesh Gehlot pointed out that the land which had been earmarked for a stadium on the main Najafgarh Road was later

allotted to the Metro for their work station and it has now been transferred by the Metro to a private builder for construction of residential flats, which is highly questionable. L.G. clarified that some off-site developments are allowed to be undertaken by DMRC to reduce the financial burden on commuters, as per world-wide practice.

vi) Shri Rajesh Gehlot requested for desealing of all the properties before Diwali in view of the notification issued by the Govt. of India. He sought desealing on the plots allotted under the 20-Point programme.

b) After detailed discussions, the Authority was of the view that desealing should be done on the plots allotted under the 20-Point programme if they have not been amalgamated. Basic intention should be to regularize old constructions subject to whatever penalties/charges, rather than dislocating the occupants.

II. Shri Mahabul Mishra raised the following issues:

i) He desired to know the progress of the Palam-Dabri drain. The Engineer Member informed that the soil investigation work has been started on the Palam-Dabri drain and it will be completed by 15<sup>th</sup> November. He informed that expenditure sanction is under process and technical consultancy is being obtained from the CRRI. The Engineer Member reminded the PWD department of the GNCTD for sharing the project cost as earlier decided. The Principal Secretary (PWD-L&B) assured of an early response in the matter.

ii) Shri Mishra was assured that an appropriate signboard would be put up on the site proposed for the 'graveyard' in village Jasola.

iii) He pointed out that the directions given by the LG/Authority should not be recorded as suggestions.

b) The LG directed that decisions taken by the LG/Authority should be clearly reflected and carried out.

- iv) Shri Mishra pointed out that the Authority is the supreme statutory body for the DDA and its decisions should be immediately implemented.
  - b) The LG assured that he will personally monitor the implementation of all the decisions on monthly basis.
  - v) Shri Mahabai Mishra, Shri Mange Ram Garg and Shri Rajesh Gehlot pointed out that the condition of registration of societies for a minimum period of five years for seeking allotment of institutional land should not be applicable on religious societies. Allotments in such cases should be given on first come first serve basis to the societies operating in that area.
  - b) The Principal Commissioner, Shri V.K. Sadhu informed that the 5 year condition had been introduced under the orders of the former Lt. Governor.
  - c) After detailed discussions, it was decided that allotments should be made to the societies which have good track record. The Authority may relax the condition of 5 years of prior registration on case to case basis, wherever necessary.
  - vi) Shri Mahabai Mishra pointed out that railway yard/staff quarters of MRTS which are proposed on the Lal Dora land of village Mundka should be shifted to the nearby Gaon Sabha land.
- The LG assured to get the suggestion examined.
- b) Shri Mahabai Mishra suggested that the request of the Hotel/Motel Association for additional FAR should be favourably considered in view of the increased requirement of hotel rooms in Delhi.
  - c) It was decided that the request may be examined on merits in view of the extreme scarcity of suitable hotel rooms for the Commonwealth Games 2010 in Delhi.

III. Shri Mange Ram Garg raised the following issues:

i) How many flats would be required to accommodate all the jhuggi dwellers of Delhi and whether sufficient land is available to shift all the jhuggies. What is the action plan for their relocation by 2010. What is the role of the private builders in this matter. This information should be given in the next meeting of the Authority.

ii) The LG or the VC may kindly visit the Western Yamuna Canal, Nazefergarh drain and Jailorwala Bagh.

IV. Shri Jile Singh Chauhan raised the following issues:

i) Global tender should be invited for development of Bhalswa Lake area.

ii) Landfill site on G.T. Karnal road has yet not been transferred by the MCD.

The EM informed that survey of the area has been completed and the target date has also been finalized.

The LG, however, directed that possession of the site should be taken over by DDA immediately under intimation to the MCD.

iii) The Engineer Member informed that work on the Coronation Park is proposed to commence in the next four months.

iv) Benefit of value addition should be shared with the original land owners whose lands are acquired by the DDA.

v) All the non-official members requested that the Committee constituted by the GNCTD for finalizing enhanced rates of compensation should be advised to revise the compensation at par with current market rates otherwise the land owners will not part with their lands. Standing provision should be made to automatically enhance the rates of compensation every year.

- b) The LG advised the Principal Secretary (L&B), GNCTD to keep the sentiments of the members in view while finalizing the Committee's recommendations so that land acquisition can be smoothly done.

V. Shri Sudesh Bhasin raised the following issues:

- i) Left-out Punjab migrants should be accommodated and shifted out of Peeragarhi.

Commissioner (LD) informed that there is a Court stay in the matter and all the names recommended by the GNCTD have already been accommodated.

- ii) The Authority had taken a decision to revise the pay scales of the Superintendents in its meeting held on 19<sup>th</sup> October, 2005. This decision has not been implemented.

The Vice-Chairman assured that he will get the matter examined.

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The LG thanked all the members for their contribution. The meeting ended with a vote of thanks to the Chair.

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Item No. 99/2007

19.11.2007

Sub: Change of land in respect of 2 acres of land of Pocket-9, Rouse Avenue, DDU Marg, New Delhi from 'Govt. Office' to 'Public and Semi Public Facilities' (File No. F.20(7)2007-MP)

1.1 Deputy Land and Development Officer, MOUD GOI vide his letter dated 5.10.07 requested the DDA to issue a Public Notice for change of land use from Govt. Office to Institutional in respect of the following:

"It is proposed to change the land use of an area measuring 2 acres (0.8 Ha) in Rouse Avenue, DDU Marg, New Delhi in Zone-D bounded by Pocket-9 (Government Use) in the West, Road (20 M R/W) in the East, Deen Dayal Upadhaya Marg (36.58 M R/W) in the South and Kolla Road (30.48 M R/W) in the North, from 'Government Office' to 'Public & semi Public Facilities'.

1.2 Accordingly a Public Notice dated 7.10.2007 was issued in the newspapers inviting objections / suggestions with respect to the proposed modification. The objections / suggestion were to be submitted within 30 day from the date of public notice.

1.3 The matter was considered by 8<sup>th</sup> Technical Committee meeting on 06.11.2007 vide item No.107/07.

The only objection / suggestion received till Technical Committee meeting on 6.11.2007 has suggested that if there is no real urgency, than this proposal be processed as part of overall Zonal Plan of Zone-D. It has been further stated in case there is real urgency the same needs to be clearly conveyed to public by publishing an addendum, preferably along with information about status of D-Zone plan progress.

1.4 The Technical Committee decided as under:

"The objection/suggestion received, was deliberated by the Technical Committee and it was observed that the processing of change of land use/modification of Master Plan/Zonal Plans is carried out under Section 11 (A) of the DD Act, which has been followed in this case also.

The Technical Committee recommended that the proposal be further processed for consideration of the Authority".

Contd...2/-



1.5 After the Technical Committee meeting, another objection/suggestion dated 5.11.07 from Sh. Sarbajit Roy has been received. In this certain objections to the proposed change of land use have been raised including the period of 30 days given for public notice. He has suggested that this change of land use be held in abeyance considering that there is a recent PIL in respect of River Yamuna (Zone 'O') in Delhi High Court. He has requested to be given at least two hours to present his objection/suggestion before the Board of Enquiry and Hearing. A brief Summary of objections/suggestions received alongwith observations, has been prepared and placed as part of Authority Agenda (Annexure-A) The copies of objections / suggestions are attached (Annexure-B&C) page No. 11, 12 & 13. The page No. 3 & 4.

2.0 PROPOSAL

The proposed change of land use alongwith summary of objections/suggestions is placed before the Authority for consideration and approval.

R E S O L U T I O N

The Authority confirmed the decision already taken on this agenda item by circulation on 7.11.2007.

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Summary of objections/suggestions received in response to Public Notice dated 07.10.07 in respect to Change of land in respect of 2 acres of land of Pocket-9, Rouse Avenue, DDU Marg, New Delhi from 'Govt. Office' to 'Public and Semi Public Facilities' - Observations thereupon

	Objections/Suggestions	Observations/Reply
1.	<b>Gecfa Diwan Verma</b>	
i)	If there is no real urgency, then this proposal be processed as part of overall Zonal Plan of Zone-D.	The provision of DD Act 1957 for processing of change of land use has been followed.
ii)	In case there is real urgency the same needs to be clearly conveyed to public by publishing an addendum.	The Section-11(A) of DD Act 1957 provides for modification of Plan (Master Plan/Zonal Plan), both of which stand approved in this case.
2.	<b>Sh. Sarbajit Roy</b>	
a)	Public Notice is not in the Form specified by MPD/ZDP Rules.	The Public Notice is strictly as per Delhi Development Act 1957 Section-11(A).
b)	90 days notice is prescribed not 30 days.	As per Gazette of India dated 30.05.1966 Chapter-5 provides for form of notice under Section-11(A) (3) of the Act. This clearly specifies a period of 30 days for making objections/suggestions (Refer Annex.-X page No. 5 to 8.)
c)	It is not clear if the change is to be made under MPD-2001 or MPD-2021.	MPD-2021 has been notified in the Gazette of India on 7.02.2007, which supercedes MPD-2001. As such, proposed modification is in MPD-2021 where the premise under reference is shown for Govt. Use.
d)	It is not clear if the change is to be made under ZDP(Zone-D)-2001 or ZDP(Zone-D)-2021.	The Zonal Plan of Zone-D has been approved by M.O.U.D. Govt. of India on dated 1.10.1999. Unless Zonal Plan is superceded, the provisions of Zonal Plan prevail subject to the conformity with MPD-2021.
e)	Ad-hoc (spot zoning) CLUs should be held in abeyance.	The Section-11(A) of DD Act 1957 provides for modification of Plan (Master Plan/Zonal Plan), both of which stand approved in this case.
f)	CLU be held in abeyance considering that PIL in the Delhi High Court about Yamuna River.	This does not relate to the present case.
g)	It is suggested that this CLU be incorporated into that draft ZDP.	The Section-11(A) of DD Act 1957 provides for modification of Plan (Master Plan/Zonal Plan), both of which stand approved in this case.

Contd...2/-

<p>It is requested to be given 2 hours time to present the objections/suggestions before the Board of Enquiry &amp; Hearing.</p>	<p>As per Section 11 (A) (3) "Before making any modifications to the plan, the Authority or as the case may be, the Central Government shall publish a notice in such form and manner as may be prescribed by rules made in this behalf inviting objections and suggestions from any person with respect to the proposed modifications before such date as may be specified in the notice and shall consider all objections and suggestions that may be received by the Authority or the Central Government" (Refer Annexure-Y) page No. 9 &amp; 10.</p> <p>Accordingly, there is no mandatory requirement to give public hearing for modifications under Section-11(A). The reading of the above provision clearly stipulates consideration of all objections/suggestions by the Authority or the Central Govt. Accordingly, objections/suggestions are put up for the consideration of the Authority.</p>
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FRIDA

Dr. Binyon

5.

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10.031

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NOTES [ ]  
11/9/46

MINISTRY OF FINANCE

(a) rule: 12 and 14 will be changed  
(b) in rule: 16, 18 and 20 will be changed  
(c) in rule: 16, 18 and 20 will be changed

(c) After Form A, the following form shall be attached:

FORM B

Public Notice  
The Ministry of Home Affairs, Government of Bangladesh, is hereby notified that the Government is prepared to make a grant-in-aid for the purpose of financing the development of the Bangladesh Development Authority, Dhaka, within a period of three years from the date of the grant-in-aid. The grant-in-aid should also be made for the purpose of making the grant-in-aid of the Bangladesh Development Authority.

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BE PUBLISHED IN PART II, SECTION 3(1) OF THE GAZETTE OF INDIA

No. 19015(3)/66-UD  
GOVERNMENT OF INDIA  
MINISTRY OF WORKS, HOUSING & URBAN DEVELOPMENT

New Delhi, dated the 28<sup>th</sup> May, 1966.

NOTIFICATION

G.S.R..... In exercise of the powers conferred by section 56 of the Delhi Development Act, 1957 (61 of 1957), the Central Government hereby makes the following rules to amend the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959, namely:-

1. These rules may be called the Delhi Development (Master Plan and Zonal Development Plan) Amendment Rules, 1966.
2. In the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959:-

- (a) rules 2 and 13 shall be omitted;
- (b) in rule 15, for the figures "13", the figures "11" shall be substituted;
- (c) after rule 15, the following Chapter and rules shall be inserted, namely:-

"CHAPTER V

Modification to the Master Plan and the  
Zonal Development Plan.

- Form of notice under section 11A(3) - 16. The notice referred to in sub-section (3) of section 11A of the Act shall be in Form B appended to these rules.
- Manner of publication of notice - 17. The notice shall be published in the manner specified in rule

- (d) after Form A, the following Form shall

added, namely: -

"FORM B"

PUBLIC NOTICE

The following modification/s which the Delhi Development Authority/Central Government proposes to make to the Master Plan for Delhi/Zonal Development Plan/s, for zone/s is/are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification/s may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Delhi Vikas Bhawan, Indraprastha Estate, New Delhi, within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and address.

Modification/s

2. The plan/s indicating the proposed modification/s will be available for inspection at the office of the Authority, Delhi Vikas Bhawan, Indraprastha Estate, New Delhi, on all working days except Saturday, within the period referred to above.

Secretary,  
Delhi Development Authority

Delhi Vikas Bhawan,  
Indraprastha Estate,  
New Delhi.

Dated, the \_\_\_\_\_ 1966

*R.R. Sharma*  
28.5.66  
(R.R. Sharma)  
Under Secretary.

The General Manager,  
Government of India Press,  
Minto Road, New Delhi.

Copy to:

(1) The Vice-Chairman, Delhi Development Authority,  
Delhi Vikas Bhawan, New Delhi (Shri B.C. Sankar's  
O.Letter No. F.3(186) 64-WD dated February 8, 1966  
to Shri A.P. Mathur, Under Secretary, Ministry  
of Health and Family Planning refers)

(with 30  
spare copies)

All the Ministries of the Government of India, Department  
of Parliament Affairs, Lok Sabha Secretariat, Rajya Sabha  
Secretariat.

### Delhi Development

(2) Every plan shall, as soon as may be after its preparation, be submitted by the Authority to the Central Government for approval and that Government may either approve the plan without modifications or with such modifications as it may consider necessary or reject the plan with directions to the Authority to prepare a fresh plan according to such directions.

10. (1) Before preparing any plan finally and submitting it to the Central Government for approval, the Authority shall prepare a plan in draft and publish it by making a copy thereof available for inspection and publishing a notice in such form and manner as may be prescribed by rules made in this behalf inviting objections and suggestions from any person with respect to the draft plan before such date as may be specified in the notice.

Procedure to be followed in the preparation and approval of plans.

(2) The Authority shall also give reasonable opportunities to every local authority within whose local limits any land touched by the plan is situated, to make any representation with respect to the plan.

(3) After considering all objections, suggestions and representations that may have been received by the Authority, the Authority shall finally prepare the plan and submit it to the Central Government for its approval.

(4) Provisions may be made by rules made in this behalf with respect to the form and content of a plan and with respect to the procedure to be followed and any other matter, in connection with the preparation, submission and approval of such plan.

(5) Subject to the foregoing provisions of this section the Central Government may direct the Authority to furnish such information as that Government may require for the purpose of approving any plan submitted to it under this section.

11. Immediately after a plan has been approved by the Central Government, the Authority shall publish in such manner as may be prescribed by regulations a notice stating that a plan has been approved and naming a place where a copy of the plan may be inspected at all reasonable hours and upon the date of the first publication of the aforesaid notice the plan shall come into operation.

Date of operation of plans.

## CHAPTER IIIA

### MODIFICATIONS TO THE MASTER PLAN AND THE ZONAL DEVELOPMENT PLAN

11A. (1) The Authority may make any modifications to the master plan or the zonal development plan as it thinks fit, being modifications which, in its opinion, do not effect important alterations in the character of the plan and which do not relate to the extent of land-users or the standards of population density.

Modifications to plan.

(2) The Central Government may make any modifications to the master plan or the zonal development plan whether such modifications are of the nature specified in sub-section (1) or otherwise.

(3) Before making any modifications to the plan, the Authority or, as the case may be, the Central Government shall publish a notice in such form and manner as may be prescribed by rules made in this behalf inviting objections

Ins. by Act 56 of 1963, s. 7.



*Delhi Development*

and suggestions from any person with respect to the proposed modifications before such date as may be specified in the notice and shall consider all objections and suggestions that may be received by the Authority or the Central Government.

(4) Every modification made under the provisions of this section shall be published in such manner as the Authority or the Central Government, as the case may be, may specify and the modifications shall come into operation either on the date of the publication or on such other date as the Authority or the Central Government may fix.

(5) When the Authority makes any modifications to the plan under sub-section (1) it shall report to the Central Government the full particulars of such modifications within thirty days of the date on which such modifications come into operation.

(6) If any question arises whether the modifications proposed to be made by the Authority are modifications which effect important alterations in the character of the plan or whether they relate to the extent of land-uses or the standards of population density, it shall be referred to the Central Government whose decision thereon shall be final.

(7) Any reference in any other Chapter, except Chapter III, to the master plan or the zonal development plan shall be construed as a reference to the master plan or the zonal development plan as modified under the provisions of this section.]

CHAPTER IV

DEVELOPMENT OF LANDS

Declaration of  
development  
areas and  
development of  
land in those  
and other areas

12. [(1) As soon as may be after the commencement of this Act, the Central Government may, by notification in the Official Gazette, declare any area in Delhi to be a development area for the purposes of this Act :

Provided that no such declaration shall be made unless a proposal for such declaration has been referred by the Central Government to the Authority and the Municipal Corporation of Delhi for expressing their views thereon within thirty days from the date of the receipt of the reference or within such further period as the Central Government may allow and the period so specified or allowed has expired.]

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

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

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

(ii) where that area is an area other than a development area, approval of, or sanction for, such development has been obtained in writing from the local authority concerned or any officer or authority thereof empowered or authorised in this behalf, in accordance with the provisions

<sup>1</sup>Subs. by Act 56 of 1968, s. 8, for sub-section (1).

Most Immediate

FOR NO.

P. 01/03

- 11 -

P-221C  
P.C.S.

Annexure -

5678

5.11-07

TO:  
Principal Commissioner cum Secretary  
Delhi Development Authority  
B-Block, Vikas Sadan  
New Delhi 110003

BY HAND

05-Nov-2007

Dear Sir,

OBJECTIONS / SUGGESTIONS FOR PUBLIC NOTICE DATED 08-OCT-2007 MASTERPLAN/ZONALPLAN CHANGE OF LAND USE IN ROUSE AVENUE.

A few of my preliminary Objections / Suggestions to the proposed CLU are as follows. I reserve the right to amend (by addition / deletion / alteration) any of these based on procedure as specified in DD MasterPlan / ZDP Rules.

- 1) I object that it is not clear from the impugned Public Notice if CLU is proposed to be made by Authority or the Central Government. In this connection I am also constrained to object that the Public Notice is not in the Form specified by MP/ZDP Rules. I am also constrained to object that 90 days notice is prescribed to be given and not 30 days as per documents given to me by Shri Mahashabdey (Dir Planning MPD/DDA) in RTI by order of Hon'ble Central Information Commission.
- 2) I object that it is not clear if the change is to be made under MPD-2001 or MPD-2021 over which there is considerable controversy.
- 3) I object that it is not clear if the change is to be made under ZDP (Zone D)-2001 or ZDP (Zone D) 2021 over which there is also considerable controversy.
- 4) I object that till such time as the controversy over DD Master Plan / ZDP Rules is not resolved such ad-hoc (spot zoning) CLUs should be held in abeyance.
- 5) I suggest that this CLU may be held in abeyance till the Appu Ghar CLU also in same Zone D to which I had also responded is decided / rejected. I am greatly disquieted to read in the newspapers that Hon'ble (for which there is considerable controversy) Minister of State for Urban Development has indicated that Appu Ghar CLU is already complete and that Public Notice and Hearing Process for Appu Ghar is a mere token / hollow formality. I trust that the same is not the case.

6/11/07  
6/11/07  
6/11/07

Recd Today

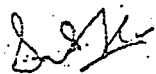
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- 6) I suggest that this CLU be held in abeyance till the O Zone ZDP is finalised.
- 7) I am unable to determine either from the Public Notice or otherwise the specific nature of the CLU and why it is required. I reserve the right to fully respond to this specific issue at appropriate time and after I have been given complete information. It is pertinent that I also wish to further respond as a Brahmo religionist having environmental concerns.
- 8) I suggest that this CLU be held in abeyance considering that not only is there a recent PIL in the Delhi High Court about Yamuna River which concerns this site, but also that UPA Chairperson Smt. Sonia Gandhi appears to have a specific personal interest in this site's CLU which I intend to challenge if necessary.
- 9) I am also given to understand that a new ZDP for Zone D (in which Zone also I reside) is under preparation to be notified simultaneously with MPD-2021 as and when MPD-2021 is finally notified. I suggest that this CLU be incorporated into that draft ZDP for a better and holistic appraisal. In any case the urgency for this CLU is not apparent and neither could DDA Officials explain to me why there is such a tearing hurry or secrecy for this CLU. In this connection it is pertinent that I state that, notwithstanding Public Notices of 7-Feb-2007 and 6-April-2007, the MPD-2021 is yet to be notified since my objections and suggestions to DRAFT MPD-2021 have not been considered or disposed off as per procedure of CHAPTER 3 DD Act & w DD-MP Rules.

Considering the complicated and controversial nature of these Objections / Suggestions which are inter-twined with subjects of existing Writ / Contempt Petitions of mine in Hon'ble Supreme Court and Hon'ble High Court at Delhi, I am constrained to request to be allowed at least 2 hours to present / defend my lis before a Board of Enquiry and Hearing of whichever agency/authority is desirous to make such CLU.

Yours faithfully



(Sarbajit Roy)  
B-59 Defence Colony  
New Delhi 110024  
Tel: 011-2433-4262

Pr Commissioner cum Secretary  
Delhi Development Authority  
Vikas Sadan, INA, ND-110023

22-10-2007

Sub: Public Notice No.F20(7)2007/MP (undated): Objection/Suggestion

Dear Sir,

The above Notice, published on DDA website under date 06-10-07, invites objections / suggestions on a proposal for land use change of 2 acres (0.8 Ha) in D-Zone from 'Government Office' to 'Public and Semi Public Facility' at Deen Dayal Upadhyay Marg. The existing and proposed uses are not identifiable with any specificity. (For comparison, I refer to the detailed descriptions in the concurrent public notice for land use change relating to the official residence of Hon'ble Prime Minister in D-Zone).

I have a general objection to the processing of piece-meal land uses changes in D-Zone while the overall zonal plan public notice is imminent in terms of MPD-2021 by Authority decision / Apex court orders. I submit that piece-meal changes at this stage prevent holistic appreciation of the zonal plan and undermine public confidence in seriousness of public notice process. In this regard, I feel constrained to say that the recent statement by MOS (in item titled 'Public Objections keep Appu Ghar alive', HT, 15-10-07, p.2) that "the decision is already taken" and about 1000 duly filed objections on D-Zone proposal relating to Appu Ghar are being examined only for "reply" is curious and unfortunate. It may also be mentioned that persons / groups described as 'Yamuna Jiye Abhiyan' who did not duly filed objections / suggestions to the Authority have now submitted them to Congress President in 'on-line petition' at <<http://www.petitiononline.com/Yamuna/petition.html>>. Their suggestions for alternative sites include area just west of the instant site, which may well draw the present public notice into avoidable controversy.

Permit me to suggest that if there is no real urgency, then this proposal be processed as part of the overall zonal plan for D-Zone. In case there is any real urgency, the same needs to be clearly conveyed to public by publishing an addendum, preferably along with information about status of D-Zone plan progress. I submit that, without such transparency, all ad-hoc changes being processed for D-Zone in imminence of D-Zone plan are objectionable.

Thanking you,

Yours sincerely

Gita Dewan Verma

24/10  
26.10.07

JD (MP)  
JD (CAV)

23/10

Sub: Item No.100/07: Zonal Development Plan for Zone 'H' (North West Delhi-I), Item No. 101/07: Draft Zonal Development Plan of Zone 'J' (South Delhi-II), Item No. 102/07: Draft Zonal Development Plan for Zone 'G' (West Delhi-I) & Item no. 103/07: Draft Zonal Development Plan of Zone-P-II (North Delhi).

After detailed discussions, the Authority with the approval of the Lt. Governor laid down the following 'Guidelines' for preparation of the Zonal Plans and directed that these Guidelines must be observed while finalizing/updating all the Zonal Plans:

- (i) Mandatory Greens should be first accommodated in the original Shamlat/Gaon Sabha lands and thereafter in the degraded/depressed land parcels as far as possible. Green corridors should be planned along the embankments of major drains.
- (ii) Names and code numbers of the unauthorised colonies should be indicated on the Zonal Plans. It should also be pointed out whether they form part of 1071 colonies or not.
- (iii) Zonal Plans must specify which of the present ground realities are proposed to be retained or cleared so that there is no scope for misunderstanding.
- (iv) Influence Zones along the Metro corridors/stations as envisaged in the MPD-2021 should be immediately demarcated and planned by the DDA.
- (v) Sufficient land should be earmarked in every zone for construction of public auditoriums, places for cultural gatherings and intellectual interaction on the lines of the India International Centre, including areas for old-age homes, orphanages, working womens' hostels etc.  
  
DDA should create these facilities in every Zone on the pattern of sports complexes.
- (vi) Urbanization of entire Delhi would entail notification of more streets/roads for mixed land use in due course of time. Provision for the same should be made in the Zonal Plans.

- (vii) Religious (including spiritual) and other institutions which have been decided to be protected under the preamble of the Zonal Plans should be identified so that there is no scope for any ambiguity.
- (viii) Zonal Plans must clearly show the existing roads, proposed roads, new road alignments and the roads coming from surrounding Zones.
- (ix) Shri V.V. Bhat, Principal Secretary (Finance & Planning), GNCTD advised that sufficient land should be earmarked for relocation of village Shahbad Mohamadpur for providing another runway at the IGI Airport.
- b) Director (DD), Smt. Sujata Chaturvedi informed that a proposal to this effect had already been initiated.

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Item No. 100/2007

19.11.2007

Sub: ZONAL DEVELOPMENT PLAN FOR ZONE 'H' (NORTH WEST DELHI-I)  
(File No.F.4(4) 2006/MP)

#### 1.0 BACKGROUND:

Zone 'H', (North West Delhi-I) is located towards North, covering an area of 5677 hac.. The Zonal Development Plan based on MPD-2001 has been approved by Govt. of India, Ministry of Urban Affairs & Employment, Vide No. K-13011/7/2006/DDIB Dated 26.05.06.

The Master Plan for Delhi 2021 has been promulgated on 7.2.07 by MOUD, Govt. of India, which stipulates that the Zonal Development Plan shall be prepared within a year.

#### 2.0 THE NEED

The Zonal Development Plan (ZDP) though stands approved as given in above para has been further reviewed / modified keeping in view the various developments and changes taken place since the approval and in line with the MPD-2021.

The Zonal Development Plan has been modified based on change of land use notified/ approved by Authority, including the inputs given by the Task Force constituted for Zone-H.

#### 3.0 CHANGE OF LAND USE

The details of the land use modifications in the Zonal Development Plan are given in Annexure-A. Page No. 2 to 7 )

#### 4.0 RECOMMENDATION

The draft modified Zonal Development Plan of Zone-H (North West Delhi- I) and its text report are submitted for the consideration and approval for processing under Section 11A of the D.D. Act, 1957.

#### RESOLUTION

Shri Mange Ram Garg pointed out that the Zonal Plan is not in accordance with the ground realities and several areas which have been shown 'green' are already heavily built-up.

ii) Shri Garg requested for construction of an old-age home, an auditorium etc. in 30 bighas of Jailorwala Bagh land.

II. After detailed discussions, the Zonal Plan was approved by the Authority with the direction that the land-use plan should be updated/ revised in accordance with the decisions and Guidelines issued by the Authority and the recommendations made by the members.

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**ANNEXURE-A**

Annexure-A of Item No. 100/2007

A. The following CLU cases have been incorporated in the Zonal Plan and have already been notified.

S.NO	LOCATION	AREA (Hac.)	CLU		STATUS
			FROM	TO	
1.	Tri Nagar	3.00	Recreational	Commercial	Notified as per GOI notification no.1017 dated 23.09.2005.
2.	Wazirpur	2.84	PSP Facilities	Commercial	Notified as per GOI notification no.1017 dated 23.09.2005.

**CHANGE OF LAND USE IN ROHINI:**

S.NO	LOCATION	AREA (Sq.Mt.)	CLU		STATUS
			FROM	TO	
1.	Rohini	2670	PSP Facilities	Govt. Use (Courts)	Notified as per GOI notification no.8901 dated 25.08.2005.

**MODIFICATIONS IN MPD-2021 BEING PROCESSED UNDER SEC. 11-A OF DD ACT,1957 ALONGWITH ZONAL PLAN**

The area of Zone-'H' is given as 5677 Hac. under Sub- Clause 16.1 of MPD- 2021 and this is proposed to be modified to 5318 Hac.

**OTHER CHANGES TO BE INCORPORATED IN LANDUSE PLAN, MPD- 2021**

S.No	SUB ZONE / LOCATION	LAND USE AS PER ZDP	LAND USE AS PER MPD 2021
1	H- 6, Shalimar Bagh Block C&D	Residential	District- Green
2	H -5 , Pitampura	District- Green	Residential



**AMMENDMENTS IN DRAFT ZONAL DEVELOPMENT PLAN FOR  
ZONE-'H' CONSIDER BY TECHNICAL COMMITTEE ON 1.10.2007**

SL.NO	SUB-CLAUSE/ PAGE NO	PROPOSALS / ADDITIONS	REMARKS/ REFERENCE
1.	PREAMBLE	In accordance with the Authority's Resolution in its meeting held on 6.9.2007, genuine pre-existing institutions, i.e. before 1.1.2006, rendering Cultural, religious (including spiritual) health care and educational services to the people, but which do not form part of the ridge or Gram Sabha or public land, Shall be incorporated vis-à-vis their current land uses in the respective Zonal plan keeping in view clauses 3 and 4 of the Master plan-2021. Such Institutions will However, be subject to reasonable policy and procedural stipulations regarding Factual verification, FAR, Development charges, land-use, etc	Minutes of Authority meeting held on 3.10.2007. F2(2)/2007.MC/DDA/105 dt.16.10.2007.
2.	2.1 POPULATION AND EMPLOYMENT Page no-7	vii) Rohini - Twin District center	
3	2.2.3 MIXED LAND USE Page no -9	The Mixed Land Use Streets is subject to Amendments/modification from time to time.	
4	2.3.2 TRADE AND COMMERCE Page no-12	District Center iii) Rohini - Twin District center	
5	2.10.2 MODIFICATIONS IN MPD-2021 BEING PROCESSED UNDER SEC.11-A OF DD ACT, 1957 ALONGWITH ZONAL PLAN Page no -25	5318 to be replaced by 5381	Typing Error

6	Draft land use plan	200 bed hospital at Lawrence Road Industrial tenements Scheme to be indicated as public and semi public in the draft land use plan	i) Approved by Screening Committee in its meeting held on 13.10.2006 vide item no135:2006.File no F3(94)2006/MP. ii) Indicated in Para-2.4.1
7	2.2.2-B Unauthorized Regularized Colonies	List of Unauthorized Colonies in the process of regularisation as per polices is given in annexure - 18	As per information from GNCT of Delhi.

**Other items to be corrected as per Zonal Development plan approved in May 2006.**

- I) In some locations of School, Petrol pump etc.sites indicated as proposed (hollow) has been shown as existing (filled) during printing /drafting.
- II) Road RW of Road parallel to railway line in Shalimarbagh to be indicating as 36.0 Mts in land use plan.
- III) Two recreational pockets in Wazirpur Industrial Area to be indicated.

**Annexure-18**  
Tentative list of Unauthorized Colonies in Zone 'H' in the process of regularisation as per polices

**A. Zone( H-1 to H-6)**

SL.No	Name of Unauthorized Colony	SL.No given by GMCTD	Regn. No. Given by GMCTD
1	Ambedkar Nager (Extn) Haiderpur, Delhi-110088	78	575
2	Amberdkar Nager (Extn) Haiderpur, Delhi-110088	944	1391
3	Rani Garden (Ambedkar park) Shastri Nager, Delhi-110034	1080	835
4	Wazirpur Extn.(Village) Ashok	1134	346

**B. Rohini (H-7, 8 and 9)**

SL.No	Name of Unauthorized Colony	SL.No given by GMCTD	Regn. No. given by GMCTD
1	Badli Exten, Delhi - 110042	276	541
2	Gopal Vihar Colony, Delhi-110041	512	263
3	Gram Sabha Rajupur Extn, Colony, Delhi	707	1076
4	Guru Nanak Industrial Area, Bewana Road, Samaipur, Delhi	1000	1407
5	Paul Colony, North Rithala, Delhi-110085	297	552
6	Paul Colony, North Rithala, Delhi-110085	1271	136
7	Rithala Extn.Village P.O Rithala, Delhi-110085	478	325
8	Shivpuri Near Badli Railway station, Delhi-110085	251	468

9	Suraj park Colony, B-3, Badli Industrial Area, Delhi-110042	298	523
10	Vijay Vihar, phase -1, Near Rithala	644	347
11	Vijay Vihar, phase - II, (Rithala) Near Rohini, Sector-4, Delhi- 85	438	382
12	Suraj park, Samaipur, Near Sector-18, Rohini	985	1306

Source: Govt. of National Capital Territory of Delhi.

**SUB: SALIENT FEATURES OF DRAFT ZONAL DEVELOPMENT PLAN OF ZONE-H  
UNDER CONSIDERATION.**

1. This Zone has been developing since pre-independence era and through the MPD-1962, MPD-2001 and now MPD-2021. As such the zone has heterogeneous character where the unplanned areas and planned areas developed under the norms of various plans co-exist.
2. The population proposed by 2021 is 18.6 lacs against existing population of 12.26 lacs in 2001.
3. Mixed land use streets notified by GNCTD are incorporated in the text/report.
4. Multi-level parking proposed at following locations:
  - (i) Rani Bagh Market.
  - (ii) Dilli Haat near T.V. Tower.
  - (iii) Mangolpuri Industrial Area.
  - (iv) Wazirpur Industrial Area.
  - (v) Lawrence Road Industrial Area.
5. Multi-purpose grounds identified at following locations:

Zonal Level (8 Hac.) -	Avantika, Sector-1, Rohini.
-	Sainik Vihar
District Level (4 Hac.) -	District Park & Old Orchard at Ashok Vihar.
-	Lekh Ram Park, Ashok Vihar

Already approved parks on 60' and above roads for holding marriages by the Local Body/MCD shall be designated as multi-purpose grounds.

X-----X-----X

ITOM NO: 101/ 2007

- 8 -

F-4(1)98/MP

19.11.2007

Subject: Draft Zonal Development Plan of Zone "J" (South Delhi-II)

**Location:**

The entire Delhi has been divided into 15 planning zones. South Delhi-II i.e Zone "J" falls south of Mehrauli Badarpur road and Mehrauli Mehipalpur road on the North, National Highway No.-2 on the East and National Highway No-8 on the west and south is bounded by Haryana border covering an area of 15178 ha, out of which around 6,200 Ha. comprises of the Regional Park.

**Background:**

The Draft Zonal Development Plan was prepared as per the provisions of Master Plan Delhi 2001 and discussed in the Authority meetings was placed before the Authority in its meetings held on 28.06.07 vide item No. 65/2006 where the Zonal Development Plan of Zone "J" was approved by the Authority for inviting objections/suggestions from the public.

The Public notice was published in the leading newspapers on 21.08.2006, and in response to the Public notice 98 objections/suggestions were received. The Board for hearing and enquiry was constituted for the purpose of processing of objections/suggestions. Meanwhile, the Master Plan for Delhi 2021 was notified by Govt. of India on 07.02.2007, hence the Board of hearing and enquiry decided that the Draft Zonal Development Plan of Zone "J" needs to be synchronized with provisions of Master Plan Delhi 2021.

**Objectives:**

The basic objectives of the Zonal Development Plan for the planning zone-J are as follows:

- a) Improve and provide accessibility / connectivity to both, Existing Urban Areas and Proposed Urban Extension
- b) Balanced development of the zone and integration with existing Urban Areas;
- c) Preservation of the natural resources and Eco-system, Conservation of Heritage and Archaeological sites.

Contd..2..

**Earlier Draft Zonal Development Plan:**

Draft Zonal Development for Zone 'J' was approved by Authority on 28/06/06 for inviting objection/suggestions. Total 98 objections/suggestions were received during statutory period. A Board of Enquiry and Hearing was constituted for the purpose of processing of objections/suggestions. Subsequently Master Plan for Delhi 2021 was notified on 07/02/07. The Board of Enquiry & Hearing decided to synchronise the ZDP with the proposals of MPD-2021.

**Population:**

Area available for urbanization is 8268 Ha. It is expected that total 20,67,000 persons will be accommodated in this zone.

**Employment:**

The MPD-2021 has envisaged work force participation @38%. The work force in the zone is estimated to be about 7,85,000 persons.

**Work Centre:**

As per the MPD-2021, provisions 4 District Centers and 20 Community Centers are required in the zone. Those will be indicated while detail planning.

**Social Infrastructure:**

The requirement of public and semi public facilities up to the zonal level have to be calculated as per MPD- 2021 norms, which may be located either within :

- i) Facility Areas to be identified while detail planning
- ii) Facility corridor/belt along major roads

**Transportation:**

Following Strategies are proposed for efficient transportation network -

Integration with surrounding zones through major roads of 'J' zone.  
Integration with MRTS, High capacity Bus System and other modes of mass transportation. Encourage multimodal transportation system with passenger change over facilities.

Contd..3..

**Circulation:**

The existing circulation system in the zone is based on surface transport and MRTS, which needs to be upgraded to meet the requirement of the proposed population. A 100 Mt. R/W road along the existing H.T. line, connecting National Highway No.8 to the National Highway No.2 had been proposed.

A major road network of 45M and 30M road R/W has been proposed to effectively cater to the circulation requirements of the zone. This road system would be further connected to a hierarchy of roads of 20M and 12M R/W as per the detailed plans.

**Environment:**

a) Natural Features

The Delhi Ridge is defined as the rocky out-crop and extension of Aravali ranges. The area of the Regional Park in Zone 'J' is 6,200 Hect.

b) Recreational areas / parks at Sub city level have been proposed as per MPD-2021.

c) Wildlife and Bird Sanctuary

A Wild Life advisory board constituted in Sept.1984 under the Wild Life Protection Act 1972, decided to establish a national Botanical garden and bird sanctuary in the union territory of Delhi. An area comprising of about 906 Ha. (2238 Ac.) was identified in the South Delhi near Sharurpur / Asola villages, forming part of the Regional Park.

d) Water Harvesting Sites

Use of abandoned quarries available in the vicinity, Several sites for small or large check-dams have been identified in the zone for storage of water and recharging of ground water table.

**Conservation of Built Heritage:**

Heritage Zones -

Following areas have been identified as Heritage Zones in the zonal plan -

i. Adilabad Fort

Archaeological Park --

i. Sultan Garhi Area (11 Ha)

Contd..4..



**Special Conservation Plans-**

- a) Quila Rai Pithora Wall near Ahimsa Sthal
- b) Gyasuddin Tughlakabad Tomb, Tughlakabad
- c) Adilabad

**Utilities:**

**Water Supply**

At present water supply requirement is met through individual sources / tube wells as no water supply system exists except in the Vasant Kunj housing scheme. Provision of water supply @70 MGD will be required for the proposed population.

**Sewerage**

Presently no sewerage system exists in the zone except in the Vasant Kunj housing area and one STP existing in the vicinity of Ghitorni village.

**Power**

In the zone one 220 KV Grid Sub station at Mehrauli Mahipalpur road and two 66KV Sub stations exists in the zone. The main power line passes through the zone.

**Land Use Plan**

Land use at zonal level:

Total area of the Zone as per MPD-2021	15,178 Ha (A)
(i) Area under Regional Park / Ridge	6,200 Ha (B)
(ii) Green Belt	410 Ha (C)
(iii) Area under Asola Birds Sanctuary outside Regional Park	300 Ha (D)
(iv) Area for proposed Urban Ext. {A - (B+C+D)} =	8,268 Ha (E)

Population in Urban Extn. Area @ 250 PPH

Total Projected population for the zone 20,67,000 persons

**(a) Proposed Land use break up of Urban Extension area:**

Landuse	Area in Hect.	Percentage
Residential	4547	55
Commercial	413	5
Public & Semi Public	827	10
Govt. Use		
Govt. Offices	165	2
Use Undetermined	165	2
Recreational Use	1239	15
Circulation	912	11
<b>Total</b>	<b>8268</b>	<b>100</b>

Contd..5..

**(b) Facility Corridor**

Facility Corridor along major roads

It is proposed to delineate facility corridor having 100-300 Mtr, width depending on ROW and ground situation along the major Transportation Roads/ Networks. This will include Master Plan level and Zonal Plan level Public and Semi-Public facilities/ Social Infrastructure, Recreational Uses and Utilities. This may also include commercial component depending on the lay out plan and the requirement at neighbourhood & community level. Location specific land uses shall be determined at the time of detailing where land for road is acquired or proposed to be acquired simultaneously. The area for facility Belts may also be acquired wherever required.

**Phasing and Implementation and Area for Redevelopment:**

Areas deficient in terms of Infrastructure/ lacks in terms of MPD standards/sub-standard areas needs to be identified for redevelopment Zone has been divided into two phases.

**Sub - division of ZDP in Sub-Zones for preparation of Local Area Plan :**

Total area of Zone - J can be divided into 3 sub zones taking into consideration transportation network, existing development, ground realities and contiguous areas available for planning.

- (a) Sub-Zone J-1
- (b) Sub-Zone J-2
- (c) Sub-Zone J-3

**Concept for Village Periphery Development:**

In order to control unintended horizontal expansion of villages in urban area a continuous peripheral road is proposed along the periphery of village.

A 10-12 Mtr. wide road along the periphery of the village should be planned and developed. All the properties/Land Parcels facing this peripheral road should leave set back of at least 3 mtr for parking from the peripheral road and covered walk-way having width of 3 mtr. within its building envelop.

Contd..6..

The Draft Zonal Development Plan was discussed in the Technical Committee Meeting on 01.10.2007. After detail discussion, the technical Committee recommended the proposal be put up for consideration of Authority. Observations/incorporations of the T.C.. are complied with. (Annexure-I of the Agenda) at page No. 14.

Points raised out of discussion in the Authority meeting held on 3<sup>rd</sup> October, 2007 vide item No. 4 & 5 related to ground reality are covered in Annexure-II of the Agenda. at page No. 15 & 16.

**Proposal :**

Based on the ground reality and considering the constraint area in the form of large track of Regional Parks, unauthorized colonies, village extension etc. and as per provisions stipulated in the Master Plan 2021 Draft Zonal Development plan of Zone 'J' has been prepared.

The Draft Zonal Development Plan of Zone 'J' is put up for the consideration and approval of the Authority.

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

The Commissioner, M.C.D. pointed out that the boundary of the 'ridge' should be clearly demarcated as there are several grey areas.

b) The Vice Chairman informed that this exercise is being done by Forest Deptt., GNCTD under the guidance of the Ridge Management Board headed by the Chief Secretary, Delhi.

II. After detailed discussions, the Zonal Plan was approved by the Authority with the direction that the land-use plan should be updated / revised in accordance with the decisions and Guidelines issued by the Authority and the recommendations made by the members.

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Annexure- I

Compliance of observations of Technical Committee Meeting held on 1<sup>st</sup> October, 2007, vide item No. 100/2007.

Sl. No	Points/Minutes	Remarks
i)	New changes of land use proposal should be verified, should be based on proper order	Verified and incorporated accordingly.
ii)	The quantum of facility area be re-checked which should be in accordance with the designated population for the zone.	Verified and incorporated accordingly.
iii)	To enable the incorporation of the PWD proposal at Kapashera junction as and when finalized	Same will be incorporated after it is finalized by Competent Authority.
iv)	Public hearing be given in view of the High Court order (CWP 8523/2005)	Public hearing was given to the applicant on 4/10/2007. Subsequently the matter is disposed off by the Hon'ble High Court on 24/10/2007
v)	Few multi-level parking site may be identified.	Multi-level parking sites have been indicated under parking head in the report, same shall be identified during micro-level planning.
vi)	Zonal Plan & Report to be bi-lingual (Hindi & English) before its publication.	Report and the Plan shall be made bi-lingual (Hindi & English) after the approval of the Authority

Points arised out of discussion in the Authority Meeting held on 3<sup>rd</sup> Oct., 2007 vide item No. 4 & 5.

S.No.	Points / Minutes	Remarks
4)	i) Every Zonal Plan must indicate the difference between the old and the new plan	Draft Zonal Development Plan for Zone 'J' notified earlier for inviting objections / suggestions in 2006 has been re-drafted on the Base Map provided by Survey of India and available Satellite Imagery. Same road net-work adjusted on Base Map as per ground realities.
	ii) Every Plan should be based on ground realities	<p>a) Villages :</p> <p>There are total 30 Villages falling in 'J' Zone . Zone 'J' is further divided into 3 sub zones i. e. J-1, J-2, J-3 for preparation of LAP. In each zone Villages have been identified, where Village Development Plans are to be prepared by Local Body on priority. Similarly, a concept for periphery development of Villages have also been given in the draft Zonal Development Plan for Zone 'J', which may act as catalyst for Village development Plans.</p> <p>b) Unauthorized Colonies :</p> <p>As per the policy of govt. regularization plans as and when prepared will be incorporated in the draft Zonal Development Plan. There are total 137 unauthorized Colonies falling in Zone 'J' and the list is annexed with the report of the draft Zonal development Plan. Majority of the unauthorized colonies are falling in Residential land Use except few unauthorized colonies like part of Sangam Vihar</p>

		<p>is falling in Regional park. However, clear picture will emerge only after the regularization plans are prepared by the concerned Residents' Associations of the unauthorized colonies.</p> <p><b>c) Roads</b></p> <p>Major roads have been proposed along the existing village road wherever possible, however, some of the roads may be passing through built up area, which are the constraints in development of road network.</p> <p><b>d) Planned Development</b></p> <p>There is already existing plan development in the form of Vasant Kunj Residential Scheme, C-Dot Institutional Area, Sultan Garhi Scheme, Asola Bird Sanctuary etc. All the change of land uses notified by MOUD have been incorporated in the draft Zonal Development Plan.</p>
	<p>iii) We must adopt a realistic approach regarding compensation for the owners whose lands fall in the roads or other essential infrastructure and it would be desirable to lay down necessary policy on this subject in the Zonal Plans so that construction of roads/major infrastructure/whole sale markets does not suffer on this account.</p>	<p>The land policy matter</p>
	<p>iv) Existing wholesale markets would require to be protected and accordingly the location of new wholesale markets may would require &amp; review</p>	<p>Not applicable in case of Zone 'J'</p>

**Sub: Draft Zonal Development Plan of zone 'G' (West Delhi-I)**  
(File No. F.4(2)2007/MP)

**1.0 Background:**

Zone 'G' (West Delhi-I) is located in the West Delhi covering an area of about 11865 ha. and consists of 18 sub-zones. The zone is surrounded by Delhi Rohtak Railway Line in the north, Delhi Rewari Railway Line in the south-East, Pankha Road and Najafgarh Drain in the South West and agricultural green belt/urbanisable area (MPD-2021) in the south.

The Zonal development Plan of 'G' zone as per MPD-2001 was approved by the Ministry of Urban Development vide letter no.K-13011/7/2006/DDIV dt.26.5.06. The Zonal Development Plan has been modified in the frame-work of MPD-2021 notified on 7.2.07.

**2.0 The Need**

As per policies of MPD-2021, Zonal Plans are to be prepared within 12 months of the approval of the MPD-2021. Accordingly modifications in the Zonal plan have been carried out on the basis of notification for change of land use issued from time to time, and also keeping in view the suggestions of Task Force constituted for Zone 'G' with members from NDMC, MCD, GNCTD and other government bodies.

A list of the land use modifications in the Zonal plan is annexed.

The urbanisable area in Zone 'G' has been extended by about 630 ha. As per MPD-2021 (sub-zone G-18) which has been planned for as per land use distribution of MPD-2021, with provision of Facility corridors along major transport network.

**3.0 Approval/observation of Technical Committee**

The draft Zonal plan of Zone 'G' (West Delhi-I) was placed in the Technical Committee meeting held on 1.10.07 for its consideration and approval. After detailed deliberations, the Technical Committee recommended that the Zonal plan be processed further for consideration of the Authority with the following observations which have been incorporated in the draft Zonal Plan.

	Action Taken
i) New changes of land use proposal should be re-verified, should be based on proper orders.	Complied with
ii) Proposed Industrial land use in G-18 area should be re-checked.	Re-checked/deleted in the Zonal Plan Necessary action taken
iii) The Circulation network along NH-8 be shown as per MPD-2021/approved plans.	Complied with
iv) Roads other than Zonal Plan level roads which have been shown in the plan towards South of the Airport be deleted.	
v) Few Multi-level parking sites may be identified.	Incorporated in Chapter 2.5.17 (under Multi Level parking) in the text report.

**4.0 Recommendation:**

The draft Zonal Development plan of zone 'G', (West Delhi-I) modified on the basis of MPD-2021 is put up to the Authority for its consideration and approval.

CASES INVOLVING CHANGE OF LANDUSE IN ZONE 'G'

S.No.	Sub-Zone	Area Hect.	Change of Land use		Remarks
			From	To	
1.	G-10	97.7 Ac.	Commercial (Oil Depot)	PSP Facilities	Part of modifications of MPD-2021 vide notification dt.7.2.07

R E S O L U T I O N

Shri Rajesh Gehlot and Shri Mahabal Mishra pointed out that the proposal of widening of the existing 40 ft. wide road passing through Ashoka Park and Jaidev Park to 80 ft. should be reconsidered as both sides of this road are heavily built-up and the road widening would result in heavy demolitions in regularised colonies.

b) The L.G. reiterated that the planning process should not only be least disruptive but it should also ensure that the roads cater to essential public requirements like fire tenders etc. He asked that the request made by the members should be examined.

II After detailed discussions, the Zonal Plan was approved by the Authority with the direction that the land-use plans should be updated/ revised in accordance with the decisions and Guidelines issued by the Authority and the recommendations made by the members.

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19.11.2007

SUB: -DRAFT ZONAL DEVELOPMENT PLAN OF ZONE- P II (North Delhi)

## 1.0 BACKGROUND

Zone P-II (North Delhi) is located in northern part of Delhi bounded by NCTD/Haryana boundary in the north; River Yamuna towards the east; Outer Ring Road (90 mt R/W) in the south; and NH1 (100 mt R/W) towards the west. The area under bio-diversity park etc. (about 340 haec. area) falls in the zone 'O' which has been excluded from the zonal area of Zone P-II, which remains 8194 haec. Zone 'P-II' (North Delhi) has a heterogeneous character having unplanned areas and few planned areas. The case was discussed in DDA's TC meeting held on 1.10.07 vide item no.98/2007. After detailed deliberations, the TC recommended that draft zonal plan be put up for consideration of Authority with the following observations/incorporation in the zonal:

- New changes of landuse proposal should be reverified, should be based on proper orders.
- The landuse of proposed facilities be kept uniform in all the zonal plan.
- The quantum of facility area be verified.
- The alignment of the proposed bund road on the northern site be examined keeping in view of the flood prone area.
- Few multilevel parking sites may be identified.
- Zonal plan & report to be bilingual (Hindi & English) before its publication.

As a follow up of the TC decision necessary action was initiated for verification of the changes of landuses as proposed in the plan and it is to be noted that the plan has been prepared based on MPAD-2021 provisions. As regard to the platform aspect necessary provisions have been made for extending the bund upto NCT boundary so that proposed urbanisable area will not be affected to protect the flood.

- i. This zone is well connected with the Delhi and Haryana in the north. The terrain is flat gradually sloping towards south with good natural drainage system through Bawana Escape and Drain No.6.
- ii. There are about 23 village abadis and one census town in this zone. Existing settlements of village extensions are mainly covering large area in the southern part of the Zone
- iii. From time to time the following major projects have come up with the change of land uses from rural land use :-

Land Uses already established / under process	Area (ha)	Remarks
Residential (Bhalsawa Jhangir Puri)	77.47 (193.69 Acres)	Notified vide MOUD No. K-13011/2/2001/DDIB
Public and Semi-public (Diagnostic cum rehabilitation & research centre)	1.21	Approved by DDA vide item no. 43/2004 dt. 19.1.2004. Yet to be notified (Under Process).
Bhalsawa Lake Recreational use Commercial use	84.0 8.0	Notified vide MOUD No. K-13011/21/94/DDIB dated. 5.07.1996.
Public & Semi-public (Hospital Cat-B')	1.60	Notified vide MOUD No. K-13011/13/2005/DDIB dated 14.12.2005.
Ware-housing (DAMB)	28.58 (70.62 Acres)	Wholesale & Warehousing as per MPD-2021 from 'Rural' to 'Commercial'
Utility (STP-1 of 14.20, STP-2 of 30.00) (SW-1 of 9.0 + SW-2 of 10.0)	63.20	Already (STP-1, STP-2) & SW as per MPD-2021.
One pocket of District Park near STP-2 adjacent to Bawana escape	13.0	District park in MPD-2021.

## 2.0 PLAN OBJECTIVES:-

- To provide a comprehensive framework of various landuses within the guidelines of MPD-2021, as zonal plan acts as a link between Master Plan and layout plans. This zone will accommodate about 19 lakhs population in the year 2021.
- To retain the agricultural green belt as shown in the MPD-2021 land use plan.
- To propose an integrated landuse-network synergy.
- To propose large recreational areas / leisure valley taking advantage of River front and existing drains.
- The area will cater to all sections of the society in terms of housing and employment include high rise housing as envisaged in MPD-2021.

a. To translate all the planning strategies into development action, the development plan contains: -

- i) A landuse plan showing all the Master Plan level use under 10 Landuse categories as per clause 4.0 of development code in MPD-2021 for the urban area showing the green belt between NCTD boundary and urban area.
- ii) The plan also indicates sub-divisions of entire urban area under P-II zone into 14 sectors for the purpose of development action. Each sector contains single use zone or multiuse zone.
- iii) Further subdivision plan of residential/non-residential land at sector (sub zone) level/pocket level would have to be taken up depending upon the development policies to achieve the integrated settlement development concept.
- iv) MPD-2021 envisage for the development of high value/high rise housing area which is being proposed in this plan in sector 2 & 6.
- v) As per MPD-2021, the identification of mixed uses area / street shall be done as per mixed landuse regulation. The mixed land use would be permissible on streets/stretches already notified by the competent authority. The aspect will be taken and are in the local area development plan.

b. Landuse break up

- Total area : 8194 haect.
- Area under green belt : 1924 haect.
- Proposed urbanisable : 6270 haect.

Landuse	Area (ha)	%age
Residential	3235.0	51.6
Commercial	282.0	4.5
Public & Semi Public	580.0	9.2
Industrial	226.0	3.6
Government	34.0	0.5
Recreational	941.0	15.0
Transportation	621.0	10.0
Utility	351.0	5.6
Total	6270.0	100.0

c. Salient features: -

i) Specialised industrial Electronics Industry zone/belt

About 400 ha. of land along NH-1 proposed for such development with state of the Art buildings, super-speciality hospitals, Management institutes, high-tech industry complex etc.

ii) High level of connectivity

Overall circulation network has been proposed with the following Network System: -

- Peripheral Arterial Ring - Comprising / peripheral of NH-1 (100 mt. R/W) in the west; outer ring road (90 mt. R/W) in the south and proposed (80 mt. R/W) circular / peripheral road along river front/green belt in the north upto UER II and 100m R/W from UER - II upto outer ring road in the east.

i) 2 N-S Arterial road no- I & II (60 mt. R/W)

ii) 2 E-W Arterial road [UER II (100 m R/W)] and [UER III (80 m R/W)]

- Extension of Holambi Kalan Metro line through extension of UER-II upto Jahangirpuri Mukandpur

iii) City centre corridor (east-west)

- City park for recreational use for 200 ha.

- Facility corridor along major arterial roads.

District centers, and other subcity level public & semipublic buildings having a recreational relief area with high rise office complexes and malls, multiplexes along the corridors with major traffic interchanges, parking blocks, walking trails etc.

iv) Integrated transport system

An integrated high speed-access controlled - fast (private-public) transportation system with Metro linkages from Holambi Kalan extension/Azadpur to Jhangir Puri extension.

v) Multiple use facilities complex

Three sites of such complex as a land mark for Delhi for PSP, Commercial and Residential use.

vi) Exhibition cum fair ground

A site of 50 ha. is being proposed on the north - eastern side of the sub-city with an amusement park along marginal bund.

vii) Redevelopment of existing villages & extension with all recreational, educational, socio-cultural facilities based on community needs for planned development and integration with the main sub city development.

viii) Bhalswa Lake

A recreational complex with a lake, 9 hole Golf Course and other facilities would be developed as a major recreational centre of North Delhi.

ix) One grid station (400 KV), one water treatment plant (30 haq.), Sewage treatment plant (Three), 220 KV station (Three), 66 KV Sub-station (38 Nos).

5.0 Landuse plan of zone P-II along with the text is placed before the Authority for

- i) Inviting objections / suggestions under section 11 A of D.D. Act.
- ii) Declaration of Zone P-II as development area under section 12 A of D.D. Act.
- iii) As per MPD-2021 the development could be accelerated based on the mode of public-private participation keeping in view of the landuse provisions proposed in this plan.

R E S O L U T I O N

Shri Jile Singh Chauhan suggested that the areas like 'land fill' site etc. which are being developed as 'green' should be counted while working out the mandatory requirement of 'greens'.

ii) Shri Chauhan pointed out that almost entire land of village Mukhmailpur has been proposed as 'green' in the Zonal Plan which is not in the interest of the villagers. He advised that the 'green' Cover should be equitably distributed and sought reconsideration of the present proposals.

Shri Mahabal Mishra and Shri Rajesh Gehlot also suggested that total land of any village should not be earmarked as 'green'.

iii) Road width of village Mukandpur should be limited to 50 ft. instead of 80 ft.

iv) Road connecting Village Ibrahimpur to Nanglipuna which is now 30 ft. wide can be widened upto 50 ft.

b) The Lt. Governor directed that no construction/development should be proposed from the 'Bandh' side towards the River Yamuna without studying the report of the Committee constituted on River Development.

II. After detailed discussions, the Zonal Plan was approved by the Authority with the direction that the land-use plan should be updated/revised in accordance with the decisions and Guidelines issued by the Authority and the recommendations made by the members.

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Proposed Modifications

- The area under bio-diversity park etc. (about 340 ha. area) are falls in zone 'D' as per MPD-2021 plan which has been excluded from the zonal area of Zone P-II.
- From time to time the major projects have come up with the change of land uses from rural land use.
- The pocket of an area of 10 ha. (notified through MPD-2021 dt. 7.2.2007) for the use of utility (solid waste sanitary land fill etc.) is proposed to be relocated as the same is falling in the heart of the proposed urban area of the Zone.

Category-I :- Already notified through MOUD notification / MPD-2021.

Sl. No.	Land Uses already established / under process	Area (ha)	Remarks
1	Residential (Bhalsawa Jhangir Puri)	77.47 (193.69 Acres)	Notified vide MOUD notification No. K-13011/2/2001/DDIB
2	Bhalsawa Lake Recreational use Commercial use	84.0 8.0	Notified vide MOUD No. K-13011/21/94/DDIB dated 5.07.1996.
3	Public & Semi-public (Hospital Cat-'B')	1.60	Notified vide MOUD No. K-13011/13/2005/DDIB dated 14.12.2005.
4	Ware-housing (DAMB)	28.58 (70.62 Acres)	Wholesale & Warehousing as per MPD-2021 from 'Rural' to 'Commercial'
5	Utility (STP-1 of 14.20, STP-2 of 30.00) (SW-1 of 9.0 + SW-2 of 10.0)	63.20	Already designated as utility (STP-1, STP-2) & SW as per MPD-2021.
6	One pocket of District Park near STP-2 adjacent to Bawana escape	13.0	Already designated as district park in MPD-2021.

- i) 2 N-S Arterial road no- I & II (60 mt. R/W)
- ii) 2 E-W Arterial road [UER II (100 m R/W)] and [UER III (80 m R/W)]
- Extension of Holambi Kalan Metro line through extension of UER-II upto Jahangirpuri Mukandpur
- iii) City centre corridor (east-west)
  - City park for recreational use for 200 ha.
  - Facility corridor along major arterial roads.
  - District centers and other subcity level public & semipublic buildings having a recreational relief area with high rise office complexes and malls.
  - Multiplexes along the corridors with major traffic interchanges, parking blocks, walking trails etc.
- iv) Integrated transport system
  - An integrated high speed-access controlled - fast (private-public) transportation system with Metro linkages from Holambi Kalan extension/Azadpur to Jhangir Puri extension.
- v) Multiple use facilities complex
  - Three sites of such complex as a land mark for Delhi for PSP, Commercial and Residential use.
- vi) Exhibition cum fair ground
  - A site of 50 ha. is being proposed on the north - eastern side of the sub-city with an amusement park along marginal bund.
- vii) Redevelopment of existing villages & extension with all recreational, educational, socio-cultural facilities based on community needs for planned development and integration with the main sub city development.
- viii) Bhalswa Lake
  - A recreational complex with a lake, a 9 hole Golf Course and other facilities would be developed as a major recreational centre of North Delhi.
- ix) One grid station (400 KV), one water treatment plant (30 hact.). Sewage treatment plant (Three), 220 KV station (Three), 66 KV Sub-station (38 Nos).

Category-II - Already approved by DDA under process.

Land Uses already established / under process	Area (ha)	Remarks
Public and Semi-public (Diagnostic cum rehabilitation & research centre)	1.21	Approved by DDA vide item no. 43/2004 dt. 19.1.2004.

Category-III - The following change of land uses from rural use to various use zones are proposed as per provisions..

Sl. No.	Landuse	Area in ha.
1	Residential	3157.53
2	Commercial	245.42
3	Public and Semi-public use	578.40
4	Industrial	226.00
5	Government	34.00
6	Recreational	844.00
7	Transportation	621.00
8	Utility	287.00



Item No. 104/2007

Sub:- Change of landuse of an area of measuring 19668 sq.mt. of Race Course Road 45 R/W in Zone 'D' from Transportation (Circulation/road) to 'Residential' (official residence of the Prime Minister).  
(File No.20(3)2007/MP).

**1.0 BACKGROUND :**

In the Authority meeting held on 27.6.2007 the change of landuse of above said site was considered vide Item No.61/2007. The change of landuse was for Media Centre and other development works on Race Course Road by CPWD. The proposal was approved by the Authority.

MOUD, Govt. of India vide letter dated 11.9.07 accorded its approval for issuance of Public Notice for inviting objections/suggestions under Section-11(A) of DD Act for change in landuse.

Subsequently a public notice in the Gazette of India was issued on 1.10.2007 for inviting objections/ suggestions in 30 days from the issue of the notice. As per the public notice it is proposed to change the landuse of an area measuring 19668 sq.m. of Race Course Road 45 R/W in Zone 'D' from Transportation (Circulation/Road) to 'Residential' (official residence of the Prime Minister). The details of location are as under :-

East	-	'Recreational' (Gymkhana Club).
West	-	'Residential' (7 Race Course Road Complex).
South	-	Club Road 36.5 mt. R/W
North/West	-	Junction of Akbar Road and Teen Murti Marg.

1.1 Only one objection/suggestion has been received dated 21.10.2007 from Ms. Gita Dewan Verma (Refer Annexure 'A' / In the objection/suggestion there are three basic issues i.e. / page No. 28).

- (i) Since MPD-2021 is under scrutiny of Supreme Court of India and Zonal Plan of Zone 'D' is under process it is not clear how process of Section of 11A of change of landuse have taken up.
- (ii) For inviting objections/suggestions the rules are not been followed.
- (iii) Hearing of objections/ suggestions be held in open court style so as to allow full transparency in disposal.

This objection/ suggestion has been examined and observations/ reply in summary format is placed at Annexure 'B'. page No. 29.

**2.0 PROPOSAL**

The proposed change of landuse along with summary of objection/ suggestion is submitted for consideration and approval.

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

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

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21-10-2007

Pr Commissioner cum Secretary  
Delhi Development Authority  
Vikas Sadan, INA, ND-110023

Sub: Public Notice No. F20(3)2007-MP (undated) SUGGESTION

Dear Sir,

The above Notice, published on DDA website under date 29-09-07, invites objections / suggestions on a proposal relating to official residence of Hon'ble Prime Minister of India. Evidently, such proposal would have arisen from fully considered decisions relating to security, logistical, etc requirements of official residence of Hon'ble Prime Minister bearing in mind the best interest of the area. It is not clear how or why such a proposal is open to public comment.

Notice appears to be under Section 11A of Delhi Development Act, which is specifically for public comment on decisions of DDA or MOUD to modify any Plan in force. However, with MPD-2021 under scrutiny of Hon'ble Supreme Court and Zonal Plan for D-Zone is under process, it is not clear how DDA or MOUD could have taken any decision amenable to process of Section 11A.

I urge the Authority / MOUD to carefully examine legality and propriety of processing such decision at such time under Section 11A and, if satisfied, to ensure that the Rules are scrupulously followed. In this regard I suggest / request as under:

1. Rules (or at least their full particulars including date, notification number, etc, of original Rules as well as each of the amendments thereto) by which the objections / suggestions are to be processed be published on DDA and MOUD websites in a manner that there is no ambiguity about Rules. (I submit that such publication / specification is mandated by RTI Act 2005).
2. Hearing of objections / suggestions be held in open-court style so as to allow full transparency in the disposal.

I seek leave to submit additional suggestions / requests relating to disposal once the Rules are published / specified.

Thanking you,

Yours sincerely

*Gita*  
Gita Dewan Verma

*Amr*

*05/10/07*

*26.10.07*

*DDA MP*  
*29/10/07*

*30/10/07*

*86-pw/MP*  
*23/10/07*

*1497*  
*29/10/07*

*15863*  
*26-10-07*

*5371*  
*92-10-07*  
*A 31-91*  
*25-10*



DELHI DEVELOPMENT AUTHORITY  
PLANNING WING, COORDINATION & 'D' ZONE UNIT  
4<sup>TH</sup> FLOOR, VIKAS MINAR,  
NEW DELHI-110002  
Tel.23379951

No. F.20(3)2007/MP

Dt. 13.11.07

Summary of objections/ suggestions received in response to Public Notice dated 1.10.07 in respect of change of landuse of an area measuring 19668 sq.mt. of Race Course Road 45 R/W in Zone 'D' from Transportation (Circulation/road) to 'Residential' (official residence of the Prime Minister), - Observation thereupon.

S.No.	Objections/ Suggestions	Observations/ Reply
1.	Geeta Diwan Verma It is stated that since MPD-2021 is under scrutiny of Supreme Court and Zonal Plan of Zone 'D' is under process it is not clear how process of Section - 11(A) for change of land has been taken up.	The provision of DD Act 1957 for processing of change of landuse has been followed.
2.	Rules (or at least there full particulars including date, notification number, etc. of original Rules as well as each of the amendments thereto) by which the objections/ suggestions are to be processed be published on DDA and MOUD websites in a manner that there is no ambiguity about Rules. (I submit that such publication/ specification is mandated by RTI Act 2005).	The Section 11(A) of DD Act 1957 provides for modification of Plan (Master Plan/ Zonal Plan) both of which stand approved in this case.
3.	Hearing of objections/ suggestions be held in open-court style so as to allow full transparency in disposal.	As per Delhi Development Act 1957 hearing is given to the individual before a Board of Enquiry and Hearing.

2. Action Taken Report on the decisions taken by the Authority.

- a) The LG reiterated that action taken reports should be submitted to the Authority on regular basis.

Principal Commissioner-cum-Secretary informed that upto date status on the action taken reports upto 3<sup>rd</sup> October, 2007 had been furnished in the last meeting and that report on the decisions taken in the 30<sup>th</sup> October meeting shall be put up in the next meeting of the Authority.

- b) The Vice-Chairman informed that Land Use Plans/Zonal Plans approved by the Authority could not be updated in consultation with the members within 15 days due to a variety of reasons and the same will now be done in the next 10 days, and thereafter 'public objections and suggestions' will be invited.

- ii) The LG agreed with Shri Jile Singh Chauhan that those recommendations of the members which cannot be incorporated in the Zonal Plans for whatever reasons should be brought before the Authority.

3. OTHER POINT

- I. The LG directed that 'speaking orders' should be passed on every public objection/suggestion and digital record of the same should be maintained so that formal reply can be sent in all cases after finalization of the Zonal Plans, if necessary.

- II. Shri Mahabal Mishra appreciated the hard work done by the officers of the Planning department.

Shri Mishra raised the following issues:

- i) Decisions taken by the Authority cannot be overruled by the Technical Committee.
- b) The LG agreed with Shri Mishra and directed that the Technical Committee must try to find solutions within the framework of rules to implement the decisions taken by the Authority and in case of any difficulty the matter should be brought back to the Authority alongwith reasons.
- ii) Under the Recruitment Regulations, the post of Chief Security Officer has to be filled up through departmental promotion and the present incumbent who is from the SC category fulfills the requisite educational qualification as per certificate issued by the Indian Army.

The Vice Chairman assured to get the matter examined.

- iii) Ministry may be requested to expedite the Cadre Review of Planning/Architecture and Landscape departments.

Director (DD), Smt. Sujata Chaturvedi informed that the matter has been referred to the Finance Division.

- v) Minimum 10 FAR should be permitted in the 'green belt' so that essential requirements of the City like old-age homes, 'green Industries', 'sports infrastructure', IT/Biotech parks, entertainment industry etc. can come up in the 'green belt' as earlier suggested during discussions on the Master Plan.
  - d) All the non-official members agreed with Sh. Mishra and pointed out that the concept of entire border villages being declared as 'green belt' needs a review. They pointed out that there are certain villages which are several kilometers away from the border and yet declared as 'green belt' merely because some portion of their land touches the border. Shri Rajesh Gehlot mentioned the name of village Mitrau in this context.
- The non-official members' reiterated that development/ construction must be permitted in the 'green belt' in a controlled manner rather than freezing all development in these villages.
- e) The LG appreciated the members' concern and agreed that a reference on these lines should be made to the Ministry of Urban Development with full justification for reviewing these provisions in the Master Plan.
  - v) Small ponds should be provided for religious poojas like 'Chhatt' in the city level parks wherever possible.
- III. Shri Mange Ram Garg thanked the Lt. Governor for removal of jhuggies from Pragati Market.

Shri Garg raised the following issues:

- i) Development of urban villages should be taken up on priority.

- d) *The Lt. Governor informed that it had already been decided to carry out detailed planning and development in all the villages of Delhi in a phased manner and desired that progress report for the villages undertaken by DDA in Phase-I should be put up in the next meeting of the Authority.*
- e) *The Vice Chairman informed that estimates for 70 villages have been prepared amounting to Rs. 60 Cr. (approx.). These works will start in January, 2008 and are likely to be completed during the next financial year i.e. 2008-09. To expedite these work, the Chief Engineers have been allowed to call tenders in anticipation of AA&ES and the Finance Member has been asked to expedite sanction of estimates.*
- ix) *Lands which are adjacent to the 44 JJ colonies should be taken up for planned development so that these colonies have all the benefits of planned development and are not called as JJ colonies.*
- x) *Night shelters should be constructed in adequate number for the construction labour, low paid workers, factory workers etc., so that they do not sleep on the pavements.*
- b) *The LG appreciated the suggestion and directed that the building contractors engaged in major projects should ensure suitable living arrangements for their labour during the construction period.*
- xi) *All the non-official members advised that final decision on the inter-se-seniority of the Junior Engineers should be taken after waiting for the High Court order, hearing fixed for 22<sup>nd</sup> November '07.*
- xii) *Shri Mange Ram Garg pointed out that the land allotted to the Railways/ RITES should be put to better use by DDA.*
- xiii) *Land vacated in Satyawati Colony should be developed.*

xiv) 'Resettlement policy' for the slum dwellers should be brought before the Authority indicating the minimum size of the dwelling units and the cost of allotment.

xv) LG/VC should spare time for a visit to Western Yamuna Canal area and Najafgarh Drain.

The VC assured that he will shortly visit the areas.

IV. Shri Rajesh Gehlot raised the following issues:

i) Shri Rajesh Gehlot and all the non-official members recommended extension of the old block year of LTC upto 30<sup>th</sup> June 2008 due to the officers remaining busy in time bound responsibilities like finalization of Zonal Plans etc.

b) The LG agreed with the suggestion and directed that this shall be the last extension for the old block year.

ii) Shri Gehlot pointed out that increase in the pay scale of the Assistants has resulted in placing the equivalent cadre of Assistant Security Officers in relatively lower scales thus resulting in administrative imbalances. He sought restoration of the parity in pay scales of Assistant Security Officers with Assistants so that the security staff can carry out their responsibilities effectively vis-à-vis the administrative staff.

The Vice-Chairman assured that he will look into the matter.

iii) Shri Gehlot pointed out that residential plots should be carved out in Dwarka for allotment to the persons whose lands have been acquired. He pointed out that there is no justification to restrict these allotments to smaller roads.

The LG assured that the matter would be examined in the light of the decisions earlier taken by the former Lt. Governor.

- iv) The proposed 60 mtr. wide road in Zone 'M' from Shahbad Daulatpur Village upto Barwala is not feasible and the existing road width of 60 ft. should be retained.
- v) In 'L' Zone, facility corridor may be provided in village Malikpur and Samaspur Khalsa. Facility corridor shown in village Ujva to Malikpur may be removed.

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The LG thanked all the members for their contribution and informed that next meeting of the Authority shall be held on 5<sup>th</sup> December, 2007 at 10:30 a.m.

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

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सचिव  
दिल्ली विकास प्राधिकरण  
नई दिल्ली



अध्यक्ष  
दिल्ली विकास प्राधिकरण  
वई दिल्ली



