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15-12-2003

ITEMs- NO. 56 to

& 27-28

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 15th December, 2003 at 3:30 PM at Raj Niwas.

Following were present:

CHAIRMAN

1. *Shri Vijai Kapoor*
Lieutenant Governor, Delhi

VICE-CHAIRMAN

2. *Shri Anil Baijal*

MEMBERS

3. *Shri Virender Kasana*
Councillor, MCD
4. *Shri A.K. Patnaik*
Finance Member
5. *Shri B.K. Sunder Ray*
Member Secretary (NCR) Planning Board
6. *Shri P.K. Pradhan*
Jt. Secretary, MOUD&PA

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

1. *Smt. B. Prasad*
Secretary to LG
2. *Smt. Ameeta Saini*
Chief Vigilance Officer
3. *Shri U.S. Jolly*
Principal Commissioner, (LM-II)
4. *Shri J P S Chawla*
Chief Accounts Officer
5. *Shri R K Singh*
Commissioner (H)/(LM)-I
6. *Shri Dharmendar*
Commissioner (LD), DDA

7. *Shri Sunil Sharma*
Commissioner (Personnel), DDA
8. *Shri R.C. Kinger*
Chief Engineer (Head Qtrs.)
9. *Sh. S.C. Karanwal*
Chief Architect, DDA
10. *Shri Rajeev Malhotra*
Chief Regional Planner, NCR Planning Board
11. *Shri J.B. Kshirsagar*
Town & Country Planner, TCPO
12. *Shri V.K. Bugga*
Chief Planner, MCD.
13. *Shri Prakash Narain*
Addl. Commr. (TT)
14. *Shri R.K. Jain*
Director (AP)
15. *Shri Alok Swaroop*
OSD to LG
16. *Shri S.K. Goyal*
Financial Adviser (Housing), DDA
17. *Shri D. Sarkar*
Director (Sports), DDA
18. *Shri I.P. Singh*
Director (LC)

At the outset, the Vice-Chairman informed that disposal of commercial malls in Vasant Kunj had been highly successful. He informed that this had been the biggest ever auction by the DDA. He thanked the concerned officers of DDA for their concerted efforts and the DUAC for permitting liberalized building controls.

The Lt. Governor complimented the Vice-Chairman and his team for this achievement. The LG advised that DDA should now provide a 'single window' service for giving all clearances to the auction purchasers, who should be treated as collaborators rather than clients. DDA should also ensure necessary facilitation for them by the outside agencies in obtaining clearances/approvals for the development of these plots.

ITEM NO. 56/2003

*Sub: Confirmation of the draft minutes of the Meeting of the Delhi Development Authority held on 29th September, 2003 and Agenda Item No. 55/2003 approved through circulation on 6.9.2003.
F.2(2)2003/MC/DDA.*

Minutes of the Authority meeting held on 29th September, 2003 and on agenda item no. 55 were confirmed.

ITEM NO. 57/2003

*Sub: Change of land use of old police lines Rajpur Road (Zone-'C') from "Residential" to Public and Semi Public facilities (Police Head Quarters and Police Lines).
F.8(2)2002/MP.*

Proposals contained in the agenda item were approved.

ITEM No. 58/2003

*Sub: Regarding the change of land use of the land from Government land (use undetermined) to Commercial at Mahipalpur (Zone-F).
PA/JDII/AP-I/01/265*

The LG advised that the land requirement of the C.R.P.F. may be accommodated at some other suitable location and the two hact. area proposed for the CRPF in this scheme, be also utilized for commercial development.

[4]

The Authority agreed with the LG and approved the proposal for change of land use for an area measuring 6.95 hac. from Government land (use undetermined) to Commercial.

Agreeing with the Jt. Secretary, Shri P.K. Pradhan, the LG advised that detailed justification for change in land use should be given while forwarding the proposal to the Ministry.

ITEM No. 59/2003

*Sub: Introduction of Higher Income Group Schemes.
PA/DD(HIG)2003.*

The Information was noted by the Authority.

ITEM No. 60/2003

*Sub: Subsidy of flat at Narela.
F.21(1734)03/HAC*

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

The Joint Secretary, Shri P.K. Pradhan suggested that DDA should take necessary steps to make Narela housing more attractive.

ITEM No. 61/2003

*Sub: Regarding levy of composition fee in respect of plots allotted to evictees of Motia Khan and surrounding areas.
F.2(409)91/HC/Legal.*

Proposals contained in the agenda item were approved.

ITEM No. 62/2003

*Sub: Fixation of rates for Institutional land premium for the year 2004-05.
F.2(4)96/AO(P)DDA.*

Proposals contained in the agenda item were approved.

ITEM No. 63/2003

Sub: *Agenda seeking amendment in Recruitment Rules for the post of Naib Tehsildar.*
F.3(8)99/PB-IV.

The Authority advised that it would be more appropriate if the Recruitment Regulations for the post of Naib Tehsildar are framed keeping in view the regulations for equivalent posts in the Revenue Department of the Delhi Government.

ITEM No. 64/2003

Sub: *Amendment in Recruitment Regulations in regard to increase in upper age limit for direct recruitment to the post of Asstt. Director (Planning), DDA*
F.7(2)2001/PB-I.

Proposals contained in the agenda item were approved.

ITEM No. 65/2003

Sub: *Policy for allotment of land to Higher/Technical Education Institutions.*
PS/Dir.(L)/DDA/2003.

Shri Virendra Kasana pointed out that allotment of land to all the educational institutions running on commercial lines, including schools upto senior secondary levels should be made through auction. Shri Kasana also suggested that it would not be fair if the old cases which are being reconsidered by GNCTD were also asked to seek allotment through auction, because about fifty of them have already been given allotments at zonal variant rates recently.

The Vice-Chairman informed that the new policy would be implemented in a fair and transparent manner so that settled cases are not discriminated against.

The Lt. Governor agreed with this view and advised that some transparent criteria, like the date of sponsorship or the date of IAC recommendation, should determine the cut off date for implementation of the new policy. The practice adopted by the DDA in the cases of hospital sites where the mode of allotment had been changed in the past from zonal variant rate to auction can also serve as a guideline. The LG also agreed that the suggestion that the schools run on commercial lines should be allotted land through auction be examined in depth by DDA for a policy decision.

Proposals contained in the agenda item were approved by the Authority subject to the above observations of the VC and the LG.

OTHER POINTS:

i] *The Lt. Governor asked the DDA to prepare a brochure, in consultation with the M.C.D., for general guidance and smooth implementation of the 'Malhotra Committee' proposals cleared by the Supreme Court.*

ii] *Shri Virender Kasana sought clearance of jhuggies from the DDA land in Kalkaji Extension. He was assured that his suggestion shall be looked into.*

2. *The Authority decided to place on record its appreciation for the services rendered by the outgoing non-official members S/Shri Mahabal Mishra, Kanwar Karan Singh and Puran Chand Yogi, Members of the Delhi Legislative Assembly, and for their contribution to the proceedings of the Authority.*

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

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

List of the agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 15th December, 2003 at 11.30 A.M. at Raj Niwas, Delhi.

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

List of supplementary agenda items to be discussed in the meeting of the Delhi Development Authority fixed for 15th December, 2003 at 11.30 A.M. at Raj Niwas, Delhi.

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Item No.
56/2003

Sub: CONFIRMATION OF THE DRAFT MINUTES OF
THE MEETING OF THE DELHI DEVELOPMENT
AUTHORITY HELD ON 29TH SEPTEMBER,
2003 AND AGENDA ITEM NO. 55/2003
APPROVED THROUGH CIRCULATION ON
6.9.2003.

F.2 (2)2003/MC/DDA

PRECIS

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 29.9.2003 and on agenda item No. 55/2003 approved through circulation. The minutes are appended at (Appendix 'A' page 2 to 8 and Appendix 'B' page 9 - 10).

RESOLUTION

Minutes of the Authority meeting held on 29th September, 2003 and on agenda item no.55 were confirmed.

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 29th September, 2003 at 3:30 PM at Raj Niwas.

Following were present :

CHAIRMAN

- 1 *Shri Vijai Kapoor*
Lieutenant Governor, Delhi

VICE-CHAIRMAN

- 2 *Shri Anil Baijal*

MEMBERS

3. *Shri Puran Chand Yogi, MLA*
4. *Shri Virender Kasana*
Councillor, MCD
5. *Shri A.K. Patnaik*
Finance Member
6. *Shri C. Banerjee*
Engineer Member (officiating)
7. *Shri P.K. Pradhan*
Jt. Secretary, MOUD&PA

SECRETARY

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

SPECIAL INVITEES & SENIOR OFFICERS

- 1 *Smt. B. Prasad*
Secretary to LG
2. *Shri O P Kelkar*
Pr.Secy. (UD)
Govt. of Delhi
3. *Shri Prakash Kumar*
Secretary (L&B)
Government of Delhi
- 4 *Shri Rajan Malhotra*
Chief Regional Planner, NCR Planning Board.
- 5 *Shri J.B. Kshirsagar*
Town & Country Planner, TCPO
- 6 *Shri V.K. Bugga*
Chief Planner, MCD
- 7 *Shri D.B. Gupta*
Principal Commissioner, DDA

- 8 Smt. Ameeta Saini
Chief Vigilance Officer
- 9 Shri R K Singh
Commissioner (H)/(LM)-I
- 10 Shri Dharmendar
Commissioner (LD), DDA
- 11 Shri Sunil Sharma
Commissioner (Personnel), DDA
- 12 Shri S.K. Tandon
Chief Legal Adviser
- 13 Shri A.K. Jain
Commr. (Plg.), DDA
- 14 Shri S C Karanwal
Chief Architect
- 15 Shri J P S Chawla
Chief Accounts Officer
- 16 Shri N.K. Aggarwal
Addl. Commissioner (Plg.), DDA
- 17 Shri V D Dewan
Addl. Chief Architect
- 18 Shri Alok Swaroop
OSD to LG
- 19 Shri S.K. Goyal
Financial Adviser (Housing), DDA
- 20 Shri D. Sarkar
Director (Sports), DDA
- 21 Shri I.P. Singh
Director (LC)
- 22 Shri Arvind Gupta
Director (Bldg.), DDA
- 23 Shri R N Patnaik
Director (Finance)
- 24 Shri Surjit Roy
Director (LC)

ITEM NO. 35/2003

Sub: Confirmation of the draft minutes of the meeting of the Delhi Development Authority held on 20.6.2003
F2(2)2003/MC/DDA

Minutes of the Authority meeting held on 20th June, 2003 were confirmed, as circulated.

ITEM NO. 36/2003

Sub: Disposal of SFS Commercial Flats
F1(392)85-CE

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

ITEM NO. 37/2003

Sub: Regularisation of roof projections/sun-shades outside the plot line for small size plots in Residential plotted schemes.
F.JD(B/R)48/01

Consideration of this item was deferred for detailed examination.

ITEM NO. 38/2003

Sub: Change of land use of approx. 1.6 Hac. (4 acres) of the land complex at Saket
F3(26)03/MP

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

ITEM NO. 39/2003

Sub: Sanction for prosecution of Shri Ram Chander Keshwani, Asstt. Engineer, DDA in case FIR No.1/1995 dated 19.1.1995 u/s 7/13 POC Act, PS A.C. Branch, GNCT of Delhi.
F25(4)95/Vig.

The Authority accorded sanction of prosecution against Shri Ram Chander Keshwani.

ITEM NO. 40/2003

Sub: Costing of flats
F21(1671)2001/HAC

The Authority approved the proposals in principle, with the stipulation that final decision regarding the rate of interest would be taken by the Vice-Chairman keeping in view the prevailing Prime Lending Rate fixed by the banks .

ITEM NO. 41/2003

Sub: Fixation of pre-determined rates for land premium in Developed Areas (Non-project Areas)
F2(39)/AO(Project)/DDA/2003

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

ITEM NO. 42/2003

Sub: Resettlement of Gadaria Lohar Sector-2, Mangolpuri, Rohini, Delhi
CE(R)/26(72)2001/DDA

Keeping in view the historical legacy of Gadaria Lohars, the Authority approved the proposals and decided that the shops should also be allotted to them on cost basis. However, the allotments shall not be transferable and will stand automatically cancelled in case of sale/transfer.

ITEM NO. 43/2003

Sub: Policy for allotment of land to recreational club.
PA/Dir(L)/2003/DDA

The Authority approved the proposal for allotment of land to recreational clubs through auction/tender mode and decided that henceforth land for Community Halls/Rooms (other than those to be put up by DDA, MCD or RWAs) shall also be allotted through open auction/tender.

The Authority clarified that allotment of land for 'Dharamshalas' shall continue to be made as per the present procedure & policy.

ITEM NO. 44/2003

Sub: *Standard Costing for flats – Plinth Area Rate from 1st October, 2003 to 31st March, 2004.*
F.21(1671)2001/HAC.

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

ITEM NO. 45/2003

Sub: *Bharat Vandana Prangan – Creation of space and built form around Sector 20, Dwarka.*
F.3(70)2002-MP.

Implications of both the alternatives for development of Bharat Vandana Prangan were discussed. After detailed discussions, the Authority accorded approval to the 'alternative I' and advised expeditious development of the Prangan in accordance with the original layout plan.

ITEM NO. 46/2003

Sub: *Accounting Policies for preparation of Financial Statements/Accounts of the Authority.*
F.15(18)02/DE/Accounting Policy.

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

ITEM NO. 47/2003

Sub: *Modification in MPD-2021 with regard to revision in Development Control Norms for Hospitals.*
F.13(1)96-MP-Pt.I.

After detailed discussions, the Authority decided to go ahead with the proposals earlier approved on the basis of which objections/suggestions from the public had been obtained.

ITEM NO. 48/2003

Sub: *Permissibility of Bank, Nursing Home and Guest Houses on a minimum of 167.2 meter (200 sq. yards) residential plots in Rehabilitation Colonies, as part of mixed land use policy amendment in MPD-2001.*
F.10(5)81-MP/Pt.III.

Information given in the agenda item was noted by the Authority.

ITEM NO. 49/2003

Sub: Allotment of shops on rental basis temporarily to shopkeepers affected by the DMRC project.
F.25(7)2003-04/CE.

Proposals contained in the agenda item were approved by the Authority. It was also decided that payment of property tax, electricity, water and service charges etc. shall be made by the allottees and that the DMRC will indemnify the DDA for losses, if any, caused on this account.

ITEM NO. 50/2003

Sub: Assured Career Progress Scheme for work charge (R) staff.
F.7(12)99/P&C(P).

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

ITEM NO. 51/2003

Sub: Amendment in the RRs for the post of Assistant Director (Ministerial) by way of Limited Departmental Examination.
F.7(3)96/PB-I.

Proposals were approved with the modification that dilution in the standards of merit should not take place. Pass percentage in each paper should, therefore, be 40% and that of aggregate 45%.

ITEM NO. 52/2003

Sub: Subsidy of flat at Narela.
F.21(1734)2003/HAC.

Consideration of this item was postponed by the Authority.

ITEM NO. 53/2003

Sub: Costing of shops.
F.21(1718)2002/HAC.

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

ITEM NO. 54/2003

Sub: Amendment in Recruitment Regulations for the various posts in Planning and Architectural Cadres.
F.7(36)2002/PB-I.

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

Other points :

Shri Virender Kasana requested that in-situ relocation of the Chitranjan Park Market shops may be done in a manner that the shop keepers can continue their work without hampering the project.

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

Item No.
34/2003
6.9.2003

SUBJECT:- INITIATION OF DEPARTMENTAL PROCEEDINGS AGAINST SH.S.P. GUPTA, DY CAO (Retd.) UNDER PENSION RULES (DATE OF RETIREMENT - (31.8.2002).

CVC vide U.O. No.003-W & H-78 dated 26.6.03 has advised for initiation of Major Penalty Proceedings against Sh. S.P. Gupta, Deputy Chief Accounts Officer (Retd.) in respect of the case relating to release of watch & ward payment to the Contractors without the issue of Budget Slip. The details of the case are as under:-

A special audit regarding watch & ward payments made by various divisions of DDA was conducted by the Finance Wing during the year 2000-2001. The special Audit report was put up to Hon'ble L.G. who ordered that the Vigilance Department may undertake the detailed investigation. A Committee comprising of CVO, CAO and Members co-opted from Finance and Vigilance was formed to look into the alleged irregularities in the payment for watch & ward. S.E.(Vig.)-II and S.E.(QC) were assigned the duty to complete the preliminary investigation of watch & ward cases. The Committee submitted its report. Thereafter the VC/DDA decided that PEs in respect of the sixteen (16) cases which have been categorised in the report under the heading specific cases requiring special attention may be registered for further detailed investigation from Vigilance angle. Zone-wise categorisation of these 16 cases is as under:-

- | | | |
|----|-----------------|---------|
| 1) | Electrical Zone | 10 Nos. |
| 2) | Dwarka Zone | 3 Nos. |
| 3) | Rohini Zone | 3 Nos. |

The investigation in respect of the 16 cases has been completed. The case, under reference deals with the watch & ward payment made by W.D.-13 in respect of the following three (3) works:-

1. C/o 1140 SFS houses Pkt-GH-13(G-17 area) under Cat.II, Paschim Vihar i/c internal development
SH: Construction of 160 DUs in Group-VII.
2. C/o 1140 SFS houses Pkt-GH-13(G-17) area under Cat.II, Paschim Vihar i/c internal development
SH: Construction of 180 DUs in Group-VI
3. C/o 356 SFS houses (Cat.-II) Pkt., GH-4 in G-17 area, Paschim Puri
SH: C/O 108 SFS houses (Cat.II) i/c internal development Gr.III

Since these works were transferred from WD-13 under Dwarka Zone to WD-7 under SWZ, as per orders issued by Commissioner(Personnel), DDA vide E.O. No.3697 dated 17.10.95, so EE/WD-13 prepared the running account bills for watch & ward and sent the same to EE/WD-7. EE/WD-7 countersigned the running account bills and then sent the same to AO/CAU/SWZ for payment. As per Circular No.19 dated 19.6.95 issued by CAO., no liability can be committed without issue of Budget Slip. The Circular reads as under:-

"No liability will be committed without obtaining budget slips which means that budget slip will be required for awarding of works on the basis of tenders, work orders and placing supply orders. All types of payments chargeable to the work shall be covered under this system and payment released through Budget slips."

The payments amounting to Rs.5,72,880/-, Rs.4,71,900/- and Rs.5,78,200/- for watch & ward charges in respect of three works, under reference, were released by AO/CAU(SWZ) without the issue of budget slip in violation of the instructions issued vide Circular No.19 dated 19.6.95 referred above. Version of Sh. S.P. Gupta, the then AO/CAU(SWZ), [now retired Dy. CAO] was called vide Memorandum dated 3.12.2002 for this lapse.

The reply submitted by him vide letter dtd. 10.01.2003 was not found satisfactory since all the payments after the issue of Circular No.19 dated 19.6.95 are to be released after the issue of the budget slips. Thus, Sh. S.P. Gupta, Dy. CAO was found responsible for releasing the payment for the three works without the issue of budget slips. The case was also referred to CVC for First Stage Advice and CVC vide U.O. dated 26.6.03 has advised to initiate major penalty proceedings against Sh. S.P. Gupta, Retired Dy. CAO. Besides Sh. S.P. Gupta the following officers were also found responsible for this lapse of releasing the payment without issue of budget slip:-

- | | | |
|----|---|----------------|
| 1. | Sh. Pehlad Singh, Jt. CAO | Minor Penalty |
| 2. | Sh. MK Satija, Acctt./CAU | Major Penalty |
| 3. | Sh. SR Solanki, the then EE/WD-7 now S.E. | Minor Penalty |
| 4. | Sh. HR Mehta, the then Div. Acctt. Now A.O. | Simple Warning |

Since Sh. S.P. Gupta, Dy. CAO had already retired on attaining the age of superannuation on 31.8.2002 and the payment of watch & ward had been released in September, 1999, so the proceedings against Sh. S.P. Gupta are to be initiated under Rule 9 of CCS Pension Rules for which the permission of the Authority is required.

Now, the CVC's advice dated 26.6.2003 for initiation of disciplinary proceedings under Pension Rules against Sh. S.P. Gupta, Deputy C.A.O. (Retd.) is put up for consideration of the Authority.

RESOLUTION

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

Item No. Sub : Change of Landuse of Old Police Lines Rajpur Road (Zone 'C') from
57/2003 'Residential' to Public and Semi Public Facilities (Police Head Quarters
and POLICE LINES)

File No.F 8(2)2002-MP

1.0 PROPOSAL IN BRIEF

- 1.1** Old Police Lines at Rajpur Road (Civil Lines area) has been in existence for the last many decades. As per the MPD-2001 and approved Zonal Development Plan of Zone 'C' the landuse of this area has been indicated as 'residential'. The Police Lines at present is having dilapidated structures. For additional Police Lines accommodation in proper buildings, the Police Deptt. want to redevelop the area. As such it has been requested to process change of landuse from 'residential' to 'public & semi-public' use.

2.0 EXAMINATION

- 2.1** The request received from the Commissioner of Police for change of landuse of Old Police Lines, covering a site measuring 8.29 Hacs, has been examined. The area is affected in road widening by about 0.30 hac. and the net area available is 7.99 Hacs. The boundaries of the area are given as under

North	- Court Road
South	- Rajya Sainik Board, Diary Farm and Animal Hospital towards Boulevard Road
East	- Link Road
West	- Rajpur Road

The matter was examined in the Planning Deptt. of DDA, and as per the MPD-62 and earlier approved Zonal Development Plan of Zone 1.2.3.11 & 12 the landuse of this area was 'public & semi-Public (Police)' and accordingly it has been recommended to revert back to the original landuse.

3.0 PROPOSAL

- 3.1** The matter for change of landuse from 'residential' to 'public & Semi-Public facilities (Police Head quarters and Police Lines)' was considered by the Technical Committee in its meeting held on 30.9.2003 vide item No.26:2003. The Technical Committee has recommended "for submission and consideration of the Authority for further processing of the case under Section 11-A of DD Act, 1957." (Appendix 'A' at Page-13).

- 3-0 The proposal given in the preceding para is placed before the Authority for its consideration so that the matter can be further processed under section 11-A of DD. Act. Keeping in view that the land use in the earlier Master Plan and Zonal Plan had already been Public & Semi-Public (Police), the Police Deptt. may be allowed to proceed with the **preparation of** redevelopment plans for approval of the concerned local body. However, construction shall be taken up only after the change of landuse is finally notified.

RESOLUTION

Proposals contained in the agenda item were approved.

AGENDA FOR TECHNICAL COMMITTEE.

SUB : CHANGE OF LANDUSE OF OLD POLICE LINEAT RAJPUR ROAD (ZONE 'C') FROM 'RESIDENTIAL' TO 'PUBLIC & SEMI PUBLIC 'FACILITIES (POLICE HEAD QUARTERS AND POLICE LINE)

FILE NO.F.8(2)2002-MP

1.0 Background:

- 1.1 The request has been received from Commr. Of Police, for change of land use from Residential to Public & Semi Public Facilities for an area measuring 8.29 Hac. located in Zone-C, on the ground that the existing Police Lines is continuing in this area since 1930.

2.0 Details and Examination :

- 2.1 The site area measuring 82948.01 sqm of which 2977.73 sqm is affected in road widening and net area is 7.99 Hac. The boundaries of the area are given as under :-
North & East - Court Road (24mt. R/W)
South - Booulevard Rroad (60 mt. R/W)
West - Rajpur Rroad (24mt. R/W)
- 2.2 As per MPD-2001 and Zonal Plan of Zone -C, the land use is residential and it falls in Civil Lines Bunglow Area.
- 2.3 The area under reference has been indicated as 'Public & Semi Public Facilities' (Police Station along with Petrol Pump and Service Station) as per approved Zonal Plan of Zone C-3 prepared under MPD-1962.
- 2.4 According to Police Deptt. With increasing security need and in view of scarcity of land for police it is requested to change the land use.
- 2.5 The proposed change of land use will not result in substantial increase in the intensity of development as compared to residential use.
- 3.0 Proposal:**
- 3.1 In view of the above it is proposed to change the land use of the area measuring 7.99 Hac. as given in para 2.1 above, from 'Residential to Public and Semi Public Facilities' (Police Headquarters and Police Lines). The norms for public and semi public facilities (PS-4) as per MPD-2001 will be followed. Plan is laid on the table.
- 4.0 Recommendation for consideration :**
- 4.1 Proposal contained in para-3 above is placed before the Technical Committee for its consideration.

Decision :(Item NO. 26/2003) :

The proposal has been recommended for submission and consideration of Authority for further processing of the case under section 11-A of the DD Act, 1957.

Item No. Sub: Regarding the change of land use of the land from Govt. Land (use undetermined) to
58/2003 Commercial at Mahipalpur (Zone F)
File no. PA/JDII/API/01/265

1. **Background:**

DDA has about 17.57 ha. of land in possession in village Mahipalpur. The use of this land is Govt. Land (use undetermined). Out of this land DDA has already allotted 5 ha. of land to CISF and it is proposed to allot another 2 ha. of land to CRPF.

2. **MPD-2001 provision:**

As per MPD-2001 and Zonal plan (Zone F) the land use of the land under reference is Govt. Land (use undetermined).

3. **Technical Committee recommendation:**

The proposal for utilisation of the land was considered by Tech. Committee in its meeting held on 30.9.03 wherein TC agreed that the proposal with the stipulation that 4.95 ha. of land be utilised for commercial use and change of land use be processed. Copy of the minutes of Technical committee is at ~~Annexure~~ **(Appendix 'A' at page 15 to 16)**.

4. **Proposal:**

In the layout plan utilisation of 17.57 ha. of land has been indicated as given below:

1. Commercial	4.95 hac.
2. Govt. (Use undetermined)	7.02 ha.
3. Recreational/Park	2.30 ha.
4. Roads & Circulation	<u>3.30 ha.</u>
TOTAL AREA	<u>17.57 Ha.</u>

In the above scheme the change of land use is required to be processed under Sec. 11 A of D.D. Act 1957, for an area of 4.95 ha. which is to be changed from Govt. Land (use undetermined) to Commercial. Copy of plan is laid on table.

5.0 **Recommendation:**

The above proposal is put up for consideration of the Authority after which if approved the same shall be referred to MOUD&PA for further processing of the change of land use under Delhi Development Act.

RESOLUTION

The LG advised that the land requirement of the C.R.P.F. may be accommodated at some other suitable location and the two hect. area proposed for the CRPF in this scheme, be also utilized for commercial development.

The Authority agreed with the LG and approved the proposal for change of land use for an area measuring 6.95 hac. from Government land (use undetermined) to Commercial.

Agreeing with the Jt. Secretary, Shri P.K. Pradhan, the LG advised that detailed justification for change in land use should be given while forwarding the proposal to the Ministry.

AG 21

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Layout plan for utilisation of DDA land at Mahipal Pur
File No. PA/JDI/01/265

1. Background

DDA has about 17.57 ha. of land in its possession in village Mahipal Pur. Out of this land, DDA has already allotted about 5 hac. of land to CISF and it is proposed to make allotment of about 2 ha. of land to CRPF.

2 Site condition:

- The land is situated on the eastern side of village Mahipal Pur and is plain which is accessible through a proposed road adjoining the Defence land. This would be connected from Mahipal Pur road. VC, DDA has already approved the approach road of width of 18 mt. (60 ft.) on 12.2.02 wherein it is proposed to take part of the land from the Defence area on land exchange basis.
- A Copy of the plan provided by Land deptt is placed on the table as per which certain lands are yet to be taken over by DDA. This scheme has been prepared based on the physical survey conducted in the year 2001.
- The scheme has been prepared assuming that all the lands would be available. Legal deptt. of the DDA would ensure that there is no legal hassles in the required scheme.
- The Engg. deptt. of DDA would ensure availability of the services and the drainage at site. DDA is prepared the services plan of the scheme.

3 MPD-2001 provision:

As per MPD-2001 and Zonal plan (Zone F) the land use of the land under reference is Govt. use (undetermined).

4 Proposal:

It is proposed to utilise the land mainly for Public and Semi Public facilities and the commercial use which would involve the change of land use under section 11 A of Delhi Development Act.

'60 ft. wide road between the DDA land and the Defence land will be the approach road connecting Mahipalpur road as well as NH 8 in Phase II. At the initial stage this approach road would be limited up to the land allotted to CISF.'

It is proposed to utilise the land under the following uses:

1. Commercial	1.30 hac.
2. Public & Semi public facilities	3.65 ha.
3. Govt./ (CISF/CRPF)	7.02 (# Out of this, 5.0 ha. already allotted to CISF).
4. Green/Park	2.30 ha.
5. Roads & Circulation	3.30 ha.
TOTAL AREA	17.57 Ha.

In the above scheme, the change of land use would be required for an area of 4.95 ha. which is proposed to be utilised for commercial and Public and semi public facilities.

In addition to the above scheme, one more site meas. 1.74 ha. has been identified under the PSP facilities along the Mahipal Pur road for Fire station for which status of the land from DDA as well as Defence authority shall be required. In case the ownership of the land becomes 1 ha. with DDA, then it shall be considered for allotment to the Fire station.

5 **Recommendations:**

The proposal as given in para 4 is put up for consideration of the TC. In this proposal the change of land use would require for the uses proposed under the category commercial as well as Public and semi public facilities. The total area for which the change of land use is required, is 4.95 ha.

Once the proposal is approved, the change of land use shall be processed u/s 11 A of Delhi Development Act 1957.

DECISION

Technical Committee agreed with the proposal, with the stipulation that entire 4.95 hact of land be utilised for commercial use. Accordingly change of land use be processed.

Item No. Subject: Introduction of Higher Income Group schemes.
59/2003

No. PA/DD(HIG)/2003/

On closure of the Self Financing Schemes, DDA has introduced HIG (Higher Income Group) Scheme under which two-three bed rooms built-up flats are allotted after inviting applications.

On the flats becoming available under the HIG category, applications from prospective buyers are invited through a public notice (appearing in the leading newspapers in English and Hindi both) for registration along with the registration money. The priced brochure containing the terms & conditions and the eligibility criteria is also put on sale through DDA sale counter at Vikas Sadan, INA and through the designated banks. The allotments of the flats are made through a computerized draw on scrutiny of the applications, as per the eligibility criteria and the terms & conditions.

In 2002 and 2003 DDA has offered the following HIG Schemes:-

<u>Name of the HIG Scheme</u>	<u>No. of flats allotted</u>
1. Vasant Kunj HIG Scheme -2002	765
2. Sarita Vihar & Dwarka HIG Scheme-2002	1163
3. Central/State Government Deptt./Public Sector Undertakings of Govt. of India, Autonomous Statutory Bodies and Banks under Central Act-2003	341
4. Rohini HIG Scheme-2003	526

This may be placed before the Authority for information.

Resolution

The information was noted by the Authority.

Item No. 60 /2003

File No. 21(1734)03/HAC

Sub: Subsidy of flat at Narela

1. PRECIS

A. DDA had constructed 8335 flats at Narela out of which more than 3000 flats are lying unsold. Some of these flats are vacant since 1994. Not only are these flats physically deteriorating, but DDA has to incur expenditure in carrying this inventory in the form of maintenance, watch & ward, opportunity cost of interest, etc. DDA had launched Narela Housing Scheme, 2002, giving a subsidy of 20%, but still the flats were not accepted by the public. The reasons for non-acceptance to mention a few are locational disadvantage, lack of adequate physical connectivity, lack of other civic facilities like schools, hospitals, etc.

B. Vice-Chairman, DDA, had constituted a Committee under the Chairmanship of Finance Member to suggest possible alternatives for disposal of existing undisposed flats in Narela and other areas. The Committee was of the opinion that the cost of the unsold houses may be frozen and that the disposal price of the flats in Narela may be reduced by further 10%, bringing the total subsidy to 30%.

2. PROPOSAL

A. It is proposed to give 30% subsidy on flats completed on total current cost of the flats. After giving the subsidy the cost of the flat would be as under:-

S. No.	Category	Cost per square meters in rupees			
		Before reduction		After reduction	
		EHS flats	Other flats	EHS flats	Other flats
1.	HIG	-	11557.80	-	8090.46
2.	MIG	14894.38	10487.00	10426.10	7340.90
3.	LIG	12188.38	8755.45	8531.87	6128.82
4.	JANTA	-	8228.25	-	5759.78

However, this subsidy will not be applicable on newly constructed flats which will be handed over to the Housing

Department by the Engineering Wing of DDA after the date of this decision, as subsidy is conceived to dispose of our blocked inventory only.

B. The allotment of these flats will also be made to the waitlisted registrants of flats after giving them subsidy as stated above.

C. The allotment of these flats will be made on cash down basis.

3. This proposal was submitted to Authority vide agenda item number 52/2003 dated 29.9.2003 but as per decision of the Authority consideration of this item was postponed. Now the proposal is resubmitted.

Approval of the Authority is requested on para-2 above.

RESOLUTION

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

The Joint Secretary, Shri P.K. Pradhan suggested that DDA should take necessary steps to make Narela housing more attractive.

Item No.
61/2003

**Sub: - Regarding levy of composition fee in respect of plots
Allotted to evictees of Motia Khan and surrounding areas.**

File No. F2 (409) 91/HC/Legal.

1. BACKGROUND: -

In the year 1976, under the clearance programme of Motia Khan and surrounding areas, nearly 500 units dealing with Motor Parts, Machinery Parts, Scrap and Kabari etc., were shifted from Motia Khan and were allotted plots in Mayapuri Industrial Area Ph-II. The plots allotted varied in size from 20 sq. yds. To 450 sq. yds.

Since then, by makeshift arrangements, the activity has continued at new site but the following two issues remained unresolved.

- (i) Coverage and FAR to be applied.
- (ii) Charging of Composition Fee.

As per terms and conditions of allotment these allottees were required to construct the building within a period of two years from the date of handing over of possession and after getting the building plan approved/sanctioned.

Regarding coverage and FAR to be applied, the matter was considered in the Planning Deptt. of DDA with respect to coverage and FAR applicable to these industrial plots under the provision of Master Plan 1962, but since the requirements of these units are altogether

different from those of shops, a distinction has appropriately been provided in the permissible covered area. 'Some of the allottees represented for execution of lease deed and the same was allowed subject to payment of composition fee. Accordingly these allottees were asked to pay the composition fee for non-construction of the plots.'

Against the said demand of composition fee, the Association of Old Motor Parts moved the High Court and filed a writ petition praying for waiver of Composition Fee and also for 100% coverage of their plots on the basis of nature of trade.

The matter was discussed in detail and it was felt that in the absence of building norms the allottees were unable to construct their buildings. Therefore, it was decided to waive off the composition fee raised by DDA. It was also decided to modify the building norms.

An affidavit to this effect was filed in the High Court of Delhi. It was also stated in the affidavit that the demand raised by DDA on account of composition fee in case of allotment of plots to the Old Motors & Machinery's parts Dealers Association stands withdrawn. In resolution No. 71/93, the DDA approved proposal to make amendment in Master Plan 2001, which was conveyed to, the Govt. of India for approval under section 11-A of DDA act.

The Govt. of India approved the Resolution and made the modification in the norms in fresh Master Plan 2001 and issued necessary notification vide No. 877 dated. 28.11.2001 as given below.

2) NOTIFICATION

Vide the Govt. of India Notification No. 877 dated 28.11.2001 the following amendment made to M.P.D.-2001.

Contd: -

INDUSTRIAL PLOTS LIGHT AND SERVICE INDUSTRU (036)

***On Page 1263 after (e) the following is added.**

In case of Junk Market, Mayapuri Industrial Area Ph-II, the following norms shall apply: -

- (i) Minimum size of plot shall be 16 sq. mtr. and for the plots from 16 to 50 sq. mtr. ground coverage shall be 100% and Maximum FAR 100%.**
- (ii) For plot size above 50 sq. mtr. to 100 sq. mtr. maximum ground coverage shall be 75% FAR 120 with 3 Mtr. front set back. ***

3) PROPOSAL

In view of the above-cited notification the date of possession for the purpose of calculation of composition fee in respect of the industrial plots of Mayapuri Ph-II of size 16 sq. mtr. to 100 sq. mtr. would be treated from the date of judgment i.e. 20.07.2001 of the Hon'ble High Court in C.W.P. No. 925/91 and after allowing three years grace period, next year would be treated 4th year and not 1st year and the rate of composition fee would be applicable accordingly, applying rate of 4th year as per policy laid.

Composition fee already deposited by the lessees of Rewari Line Industrial Area Ph-II, in response to earlier demand raised by the department, would neither be adjusted nor refunded.

- 2. The proposal as given above is submitted for consideration and approval of the Authority.**

RESOLUTION

Proposals contained in the agenda item were approved.

Item No. 62/2003 Sub: Fixation of rates for Institutional Land premium for the year 2004-05.

File No. F2(4)96/AO(P)/DDA

PRECIS

Ministry of Urban Development & Poverty Alleviation vide their letter D.O.No. J-13036/3/2000/DDVA dated 5th November, 2003, while approving the Institutional Rates proposed by DDA up to the year 2001-02, had desired that the proposal for Institutional Land rates may be sent to the Government after recommendations of the Delhi Development Authority. Therefore, this proposal for fixation / recommendation of allotment rates for Institutional Land to be followed by DDA during the year 2004-05.

2. It may be added here that the rates for allotment of Institutional Land during the year 2001-02, as has been approved by the Ministry had been provisionally retained for the year 2002-03 also. Subsequently, keeping in view the market trend for 2003-04, such provisional rates for Institutional Allotment were increased by 5% over the rates followed for the year 2001-02 and retained for the year 2002-03 with the approval of Hon'ble L.G. The year wise percentage increase in the Institutional Allotment rates is summarised as under:

YEAR	PERCENTAGE INCREASE OVER PREVIOUS YEAR	CUMULATIVE PERCENTAGE INCREASE OVER RATES FOR 1995-96
1996-97	30%	30%
1997-98	30%	69%
1998-99	30%	119.70% (Say 120%)
1999-00	NIL	120%
2000-01	NIL	120%
2001-02	10%	142%
2002-03	NIL	142%
2003-04	5%	154%

3. It is clear from above that there has been very nominal increase in the allotment rates of the Institutional Land during last few years. This has resulted in wide gap between the market prices and the Institutional Allotment rates of the

land. This subsidisation of Institutional Land is one of the reasons for disproportionate increase in the cost of DDA housing. DDA housing becomes expensive, when the cost of further infrastructure development such as Master Plan Roads, Water and Sewerage Plant etc. is added to the cost of land development. It is therefore, pertinent that the Institutional rates should be kept at realistic levels.

4. The opportunity cost of the surplus funds invested by the DDA for the period / tenure up to one year in scheduled commercial banks is around 6%. It may be appropriate to link the annual revision of institutional land rates to the prevailing bank rates earned by the DDA.

PROPOSALS FOR 2004-05

5. It is proposed that the rates for allotment of Institutional Land to various social, cultural, charitable, and other organizations in Delhi/New-Delhi should be increased by at least 5% during the year 2004-05 over the prevailing rates of 2003-04. If approved, the proposal for such enhanced rates during the year 2004-05 shall be forwarded to the Ministry for their approval / finalisation along with the proposal for finalisation of the Institutional Allotment rates applied during the year 2002-03 and 2003-04 with the approval of Hon'ble L.G.

RESOLUTION

Proposals contained in the agenda item were approved.

Sub: Agenda seeking amendment in Recruitment Rules
for the post of Naib Tehsildar.

P. 3(8)/99/PB-IV

1. Proposal in brief

It is proposed to revise the Recruitment Regulations for the post of Naib Tehsildar in regard to the eligibility criteria for promotion as well as direct recruitment. The need for revision of the same has been felt in the light of the past experience which brings out that on the one hand the suitable candidates against direct recruitment quota are not becoming eligible and on the other hand difficulties are also being faced in filling up of the post by promotion, as persons with requisite academic/professional qualification are not being available. The position is explained in detail in the background note.

In view of the above, following amendment in the Recruitment Regulations are proposed.

Col. No. of the R.R.	Subject	Existing Provision	Proposed Provision
7	Educational and other qualifications required for direct recruits	1) Degree in Law. 2) Experience of 2 years in Revenue & Land acquisition work. 3) Knowledge of application of various acts, regulations and procedures concerning land & Estate matters. 4) Working knowledge of Hindi & Urdu.	<u>Essential</u> 1) Degree in Law. — — — Working knowledge of Hindi <u>Desirable</u> Working knowledge of Urdu
11	In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.	25% by promotion from Kanungo with 3 yrs. Regular service in the grade possessing, Degree in Law from recognized University or equivalent.	25% by promotion from Kanungo with 3 years regular service in the grade. —

2. Background Note

Recruitment Rules for the post of Naib Tehsildar was framed in 1989. As per the RRs 75% of the posts are to be filled by promotion failing which by deputation and 25% by direct recruitment. For promotion, it is stipulated that that Kanungo with 3 years regular service possesses a Degree of Law from a recognized University are eligible for promotion. For direct recruitment, the following essential qualifications are stipulated.

- a) Degree in Law
- b) Experience of 2 years in Revenue & Land acquisition work
- c) Knowledge of application of various acdts, regulations & procedures concerning land & Estate matters
- d) Working knowledge of Hindi & Urdu.

The sanctioned strength of the Naib Tehsildar is 24 and we have 8 vacancies. Out of 8 vacancies 6 are to be filled by direct recruitment failing which by deputation. An attempt was made to fill the post by direct recruitment by an open advertisement. We received 425 applications out of which none were found to meet the eligibility criterion. All but 3 applications got rejected on the sole ground that the candidates did not possess working knowledge of Urdu. The remaining 3 applications did not meet other eligibility condition.

The upper age of direct recruitment is 25 and expecting one to possess law degree as well as 2 years of experience at that age is un-realistic. Secondly, "working knowledge of Urdu" drastically limits our choice to students of select Universities. On the other hand it is viewed that 'Knowledge of Urdu' can always be acquired in service. The third qualification "Knowledge of application of various acts..." is little vague and definitely cannot be put in black and white.

Further, difficulties are also being faced in filling up the posts by promotion as explained below.

The post of Naib Tehsildar is in the grade of Rs.4500-7000/- whereas the post of Kanungo is in the grade of Rs.4000-6000/-. Most of the Kanungos are Hr. Sec. passed or matriculate. All Kanungos are promoted from the post of Patwaris with 8 years experience. The minimum qualification for Patwari is Matriculate. Expecting a Kanungo to acquire Graduation and 3 years L.L.B. degree after appointment would again be unreasonable. In fact the DPC convened to promote the Kanungo to the posts of Naib Tehsildar decided to defer the DPC in view of the fact that none of the Kanungos had essential educational qualifications. Generally, such higher educational qualifications are generally defined for direct recruitment.

In view of the above, we need to make amendments in the RRs. as detailed in para (1) above.

3. FINANCIAL IMPLICATIONS

Nil

4. WHY THE AUTHORITY'S APPROVAL REQUIRED

Under the prevalent regulation of the DD Act 1957 the revision of RRs would require approval of the Authority.

RESOLUTION

The Authority advised that it would be more appropriate if the Recruitment Regulations for the post of Naib Tehsildar are framed keeping in view the regulations for equivalent posts in the Revenue Department of the Delhi Government.

Item No.
64/2003

Sub:- Amendment in Recruitment Regulations in regard to increase in upper age limit for direct recruitment to the post of Asstt. Director (Plg.), DDA.
F. 7(2) 2001/PB-I

1. Proposal in Brief

The Recruitment Regulations for the posts of Asstt. Director (Plg.), Asstt. Director (Arch.) and Asstt. Landscape - Architect, all in the pay scale of Rs. 8000-13500/-, have Post Graduate Degree as prescribed educational qualification, for direct recruitment. Logically, the upper age limit for direct recruitment should also have been same for all. However, the upper age limit for direct recruitment to the post of Asstt. Director (Plg.) is 30 years, whereas that for Asstt. Director (Arch.) and Asstt. Landscape Architect, is 35 years.

To bring uniformity in provisions of Recruitment Regulations, it is proposed to modify the Recruitment Regulations of Asstt. Director (Plg.) by raising the upper age limit for direct recruitment from 30 to 35 years under Col. No. 6 of the Recruitment Regulations.

2. Background Note :

In DDA the Planning Cadre, Architecture Cadre and Landscape Architecture Cadre have more or less similar structure and similar provisions in regard to recruitment, promotion, education qualification, etc. In all the three cadres, direct recruitment in scale Rs. 8000-13500/- at the Class-I level of Asstt. Director is provided. The educational qualification for direct Class-I recruitment in all the above three cadres is also alike.

Logically, all the provisions in the Recruitment Regulations should also be same. However, while considering certain representations made by some of the employees of DDA it has come out that the provisions in regard to upper age limit for direct recruitment are not similar as follows:-

- | | | | |
|-------|-----------------------------------|---|----------|
| (i) | Asstt. Director (Plg.) | : | 30 years |
| (ii) | Asstt. Director (Arch.) | : | 35 years |
| (iii) | Asstt. Director (Landscape Arch): | : | 35 years |

Keeping in view the similar cadre structure, there is a case for uniformity in the provisions regarding upper age limit for direct recruitment. Since, in all the above three cadres the minimum requisite qualification is Post Graduate/Post Graduate diploma, the upper age limit of 35 years is more appropriate.

Accordingly, it is proposed to modify the Recruitment Regulations of Asstt. Director (Plg.) in reference to the provisions for upper age limit for direct recruitment, as follows:-

<u>Name of Post</u>	<u>Existing provisions</u>	<u>Proposed provisions</u>
Asstt. Director(Plg.)	<u>Col. No.6 of RRs</u> (a) Age limit for : 30 years direct recruits	<u>Col.No.6 of RRs</u> a) Age limit for : 35 years direct recruits

3. Why the approval of Authority is necessary :

Under Section 57 of Delhi Development Act, the Authority is empowered to make and amend Regulations governing the pay and conditions of service of the employees of the Authority. The proposed amendment in Regulations thus requires approval of Authority.

4. Financial implication, if any :

Nil.

RESOLUTION

Proposals contained in the agenda item were approved.

Item No. Sub: **POLICY FOR ALLOTMENT OF LAND TO HIGHER/**
65/2003 TECHNICAL EDUCATION INSTITUTIONS.

F. PS/Dir. (I) /DDA/2003

Institutional land is allotted under DDA(Disposal of Development of Nazul Lands) Rules, 1981. In accordance with the Rule 5 of the said Rules, the Authority may allot nazul land to schools, colleges, universities, hospitals, other social or charitable institutions, religious, political organizations for various purposes at the premium and ground rent, on rates as determined by Central Government from time to time. The guidelines contained in Rule 20 of these rules state:-

- (a) That no allotment of nazul land should be made unless
 - (i) the institution directly subserves the interest of the population of the Union Territory of Delhi;
 - (ii) it is generally conducive to the planned development of Union territory of Delhi;
 - (iii) it is apparent from the nature of work to be carried out by the institution that the same cannot be carried out with equal efficiency anywhere else except the Union Territory;
 - (iv) unless it is a society registered under the Societies Registration Act or it is an institution owned and run by the Government or any local body or is constituted under any law in force;
 - (v) that it is non-profit making in character;
 - (vi) it is in possession of sufficient fund to meet the cost of land and construction of building;
 - (vii) that the allotment to such an institution is sponsored or recommended by Department of Delhi Administration or Ministry of Central Government.

Under these broad guidelines, the land is allotted to various institutions.

2. **ALLOTMENT OF LAND FOR HIGHER/TECHNICAL EDUCATION INSTITUTIONS.**

DDA allots land for Higher and Technical Education Institutions on the basis of the recommendations of the concerned department of GNCTD at Zonal Variant Rates which are lower than the commercial rates, on first cum first served basis.

3. **RECENT CHANGES IN THE POLICY FOR HOSPITALS/ CLUBS AND COMMUNITY HALLS:**

Recently procedure for land allotment to Hospitals, Clubs and Community Halls has been changed for disposal through auction/ tender for the following reasons:-

- (a) to attract the best experts in the field
- (b) realization of market value of land
- (c) more transparent mode of disposal
- (d) in the the era of deregulation, private sector needs are also required to be met.

4. **NEED TO REVIEW THE POLICY FOR HIGHER / TECHNICAL EDUCATION INSTITUTIONS:**

The issue regarding disposal of plots for higher/ technical education institutions through auction/ tender has been examined and it is the considered view that the plots other than Nursery School, Primary School, Middle School & Senior Secondary School should also be disposed off by way of auction/ tender on account of the following reasons:-

- (i) Many industrial units and big businessmen desire to set up such institutions in Delhi but the long wait for 1 to 3 years period for getting the sponsorship and completing the formalities in DDA discourages. As a result, many new private professional colleges have come up in Faridabad and Noida. On the other hand, disposal through auction/ tender gives a guarantee of allotment within a month of the advertisement.

- (ii) It will not be incorrect to say that most, if not all, institutes of Technical/ Higher Education levy exorbitant tuition fee and are run like commercial entities. These do not deserve allotment of land at any price other than what is determined by the market.

In view of above, it is clear that there is a need to review the policy in respect of disposal of plots earmarked for Institutions of higher/ technical educations.

5. **PROPOSED POLICY:**

It is, therefore, suggested that henceforth:-

- a. land for Higher/ Technical Education Institutions should be disposed of through open tender/ auction.
- b. wide publicity regarding availability of land in various zones and detailed terms and conditions should be given in advance. (The terms and conditions of tender, procedure for disposal will be decided later when in principle it is decided that the disposal will be through tender/ auction).
- c. Prevailing rate of land shall constitute the reserve price tender/ auction.

6. **ADVANTAGES OF ALLOTING LAND THROUGH AUCTION/ TENDER:**

- (i) Sale will be at market value and thus there will be no misuse of the facility of concessional rates.
- (ii) More transparent mode of disposal.

7. **ELIGIBILITY:**

Any individual who is not a minor, a group of persons including trust/ firm, registered society or a company registered under the Companies Act as a corporate entity.

The agenda item is placed before the Authority for its consideration.


RESOLUTION


Shri Virendra Kasana pointed out that allotment of land to all the educational institutions running on commercial lines, including schools upto senior secondary levels should be made through auction. Shri Kasana also suggested that it would not be fair if the old cases which are being reconsidered by GNCTD were also asked to seek allotment through auction, because about fifty of them have already been given allotments at zonal variant rates recently.

The Vice-Chairman informed that the new policy would be implemented in a fair and transparent manner so that settled cases are not discriminated against.

The Lt. Governor agreed with this view and advised that some transparent criteria, like the date of sponsorship or the date of IAC recommendation, should determine the cut off date for implementation of the new policy. The practice adopted by the DDA in the cases of hospital sites where the mode of allotment had been changed in the past from zonal variant rate to auction can also serve as a guideline. The LG also agreed that the suggestion that the schools run on commercial lines should be allotted land through auction be examined in depth by DDA for a policy decision.

Proposals contained in the agenda item were approved by the Authority subject to the above observations of the VC and the LG.


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नई दिल्ली


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