

231

MINUTES OF MEETING

FROM: - 28-06-2000

JUNE

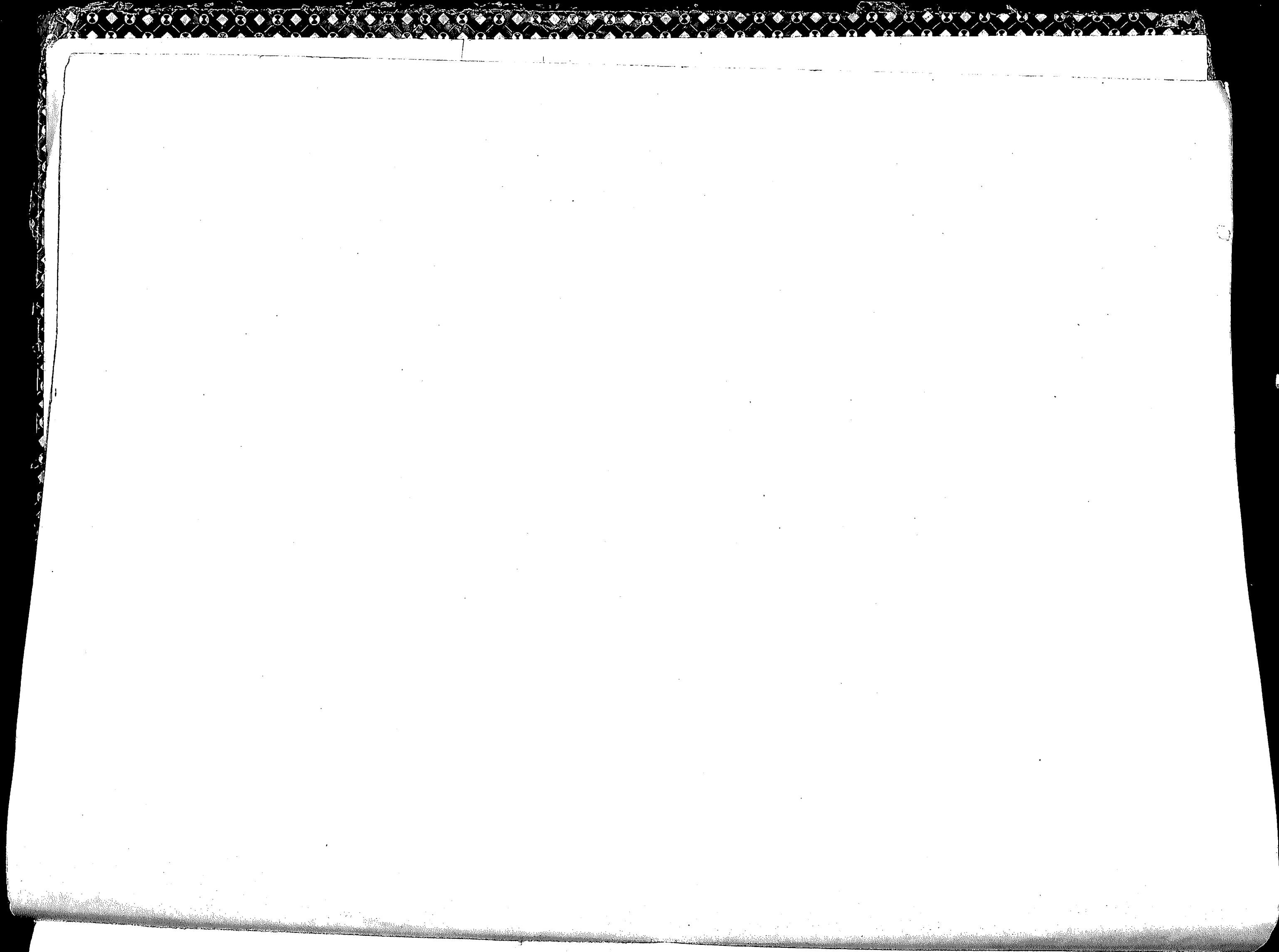
2000

MINUTES OF MEETING

FROM: - 28-06-2000

JUNE

2000



DELHI DEVELOPMENT AUTHORITY  
( COMM.-CUM-SECRETARY'S OFFICE )

List of the agenda items to be discussed in the meeting of  
the Delhi Development Authority fixed for 28th June 2000 at 11.00  
A.M. at Raj Niwas, Delhi.

I N D E X

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3.	44/2000	Change of land use of an area measuring 3.79 ha. from 'residential to Commercial(Non Hierarchical Commercial Centre)' at Dheerpur DDA Scheme, Delhi. <u>F.20(16)/95-MP.</u>	30-38
4.	45/2000	Condensation of delay of 687 days in payment of balance premium in the case of Ashok Kumar Kanodia & another V/S DDA. (High Court orders dated 27/1/2000 in CW No. 7103/99 & C.M. No. 13413/99). <u>No.16(9)91/L&amp;B(R)</u>	39-41
5.	46/2000	Recruitment Regulations in respect of Engineering Wing of the DDA. <u>F.7(48)88/FB-I/Fart</u>	42-43
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DELHI DEVELOPMENT AUTHORITY  
( COMM. - CUM-SECRETARY'S OFFICE )

List of the supplementary agenda items to be discussed  
in the meeting of the Delhi Development Authority fixed for  
28th June 2000 at 11.00 A.M. at Raj Niwas, Delhi.

I N D E X

<u>S.No.</u>	<u>Item No.</u>	<u>S u b j e c t</u>	<u>Page No.</u>
1.	49/2000	Const. of MIG/LIG DU's at Dilshad Garden near G.T. Road including internal services zone E-6. SH: Const. of 96 MIG, 96 LIG at Dilshad Garden near G.T. Road, Grp.4, Blk.R including internal develop- ment (Actually constructed 100 MIG and 100 LIG houses).  <u>File No. EM.8(137)38/CTE/EZ</u> <u>DDA &amp; EE(P)/SE(P)-IV/52/DDA.</u>	52-58
2.	50/2000	Policy for allotment of land to Recreational club buildings in Delhi.  <u>File No. F.3(44)94/MP.</u>	59-63

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DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 28/06/2000 at 11:00 AM at Raj Niwas, Delhi

The following were present:

CHAIRMAN

- 1 Shri Vijai Kapoor  
Lt Governor, Delhi

VICE-CHAIRMAN

- 2 Shri P K Ghosh

MEMBERS

- 1 Shri Mahabal Mishra, MLA
- 2 Shri Puran Chand Yogi, MLA
- 3 Km Devagya Bhargawa  
Councillor, MCD
- 4 Shri Prithvi Raj Chand  
Councillor, MCD
- 5 Dr Nivedita P Haran  
Joint Secretary  
Ministry of Urban Development
- 6 Shri K P Lakshmana Rao  
Finance Member, DDA
- 7 Shri R K Bhandari  
Engineer Member, DDA
- 8 Shri D S Meshram  
Chief Planner, TCPO

SECRETARY

Shri V M Bansal  
Commissioner-cum-Secretary.

SPECIAL INVITEES/DDA & OTHER OFFICERS

- 1 Smt B Prasad  
Secretary to LG
- 2 Mrs Pratibha Karan  
Principal Secretary, PWD, L&B
- 3 Shri Sharda Prasad  
Commissioner [LD], DDA

[2]

- 4 Shri R K Singh  
Chief Vigilance Officer, DDA
- 5 Shri Arvind Kumar  
Commissioner (P), DDA
- 6 Shri Vijay Risbud  
Commissioner [Plg], DDA
- 7 Shri U S Jolly  
Commissioner [LM]-II, DDA
- 8 Shri R K Singh  
Chief Legal Adviser, DDA
- 9 Shri S K Bajaj  
Director [Works], DDA
- 10 Smt Ila Singh  
Financial Adviser [H], DDA
- 11 Shri V K Bugga  
Town Planner, MCD
- 12 Shri S P Rastogi  
Chief Engineer [EZ], DDA
- 13 Shri N K Aggarwal  
OSD [Planning], DDA
- 14 Shri Surinder Srivastava  
Director [AP]-I, DDA
- 15 Shri H K Babbar  
Asstt Secretary, DDA

Draft minutes of the meeting of the Delhi Development Authority held on 28/06/2000 at 11:00 AM at Raj Niwas, Delhi

I. At the outset of the meeting, Shri Mahabal Mishra expressed his anguish on the ongoing demolition drive by the DDA against the additional construction in DDA flats. He expressed the view that the Authority should have been taken into confidence before taking up such a massive drive. He also questioned the reported amendments in the Delhi Development Act without the advice of the Authority.

L.G. explained that the powers of the Authority and the Central Government had been very clearly defined in the Delhi Development Act 1957 and assured Shri Mishra that his concern had been fully taken note of. So far as the proposed amendments to the Delhi Development Act are concerned, the Vice-Chairman pointed out that the matter had been initiated about four years back and was still at a preliminary stage. He assured that the matter will be brought before the Authority for its consideration as soon as the proposals take some concrete shape.

[ii] After detailed discussions, the Authority unanimously resolved that since a large number of flats constructed by the DDA were more than 15 to 20 years old, a progressive redevelopment scheme for these flats should, therefore, be evolved, keeping in view the changed requirements of the occupants, the provisions of the Apartment Ownership Act and the structural safety of the flats. It was decided that a policy paper should be prepared on the subject and sent to the Ministry with the recommendations of the Authority.

Draft minutes of the meeting of the Delhi Development Authority held on 28/06/2000 at 11:00 AM at Raj Niwas, Delhi

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II ITEM NO.42/2000

Sub: Confirmation of draft minutes of the meeting of the Delhi Development Authority held on 28/3/2000.  
F.2[2]2000/MC/DDA

Minutes of the Delhi Development Authority meeting held on 28th March were confirmed with the following modifications in Item No. 31/2000:

[a] Para II [iv] shall read as "Effluent water shall be used for irrigation, wherever possible".

[b] Para II [x], second part, shall read as "He informed that construction of all the Master Plan roads shall in future be done by the DDA, as the cost for such development has already been included while finalising the cost benefit analysis of various schemes of the DDA. The EM also informed that construction of Sur Bathing Ghat had been completed".

ITEM NO. 43/2000

Sub: Draft Zonal Development Plan of Zone-II modified as per recommendation of the Screening Board.  
F.1[1]193-ZP

Shri Mahabal Mishra pointed out that the public/semi-public facilities proposed in the Zonal Development Plan were reportedly deficient as compared to the standard norms laid down under the Master Plan.

The Authority approved the proposals contained in the agenda item subject to providing the public/semi-public facilities as per norms laid down under the Master Plan.

[ 5 ]

ITEM NO. 44/2000

Sub: Change of land-use of an area measuring 3.79 ha. from 'residential' to 'commercial' [Non-Hierarchical Commercial Centre] at Dheerpur DDA Scheme, Delhi.  
F.20[16]/95-MP

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

[b] The LG utilised this opportunity to review the progress of the Dheerpur Scheme and advised that aggressive marketing should be taken up to popularise the scheme at the earliest. He also emphasised that implementation of the Dheerpur scheme should be regularly monitored at senior levels.

ITEM NO. 45/2000

Sub: Condonation of delay of 687 days in payment of balance premium in the case of Ashok Kumar Kanojia & Another V/s DDA [High Court orders dated 27/1/2000 in CWNo. 7103/99 & CM No. 13413/99].  
F.16[9]91/LSB[R]

Proposals contained in the agenda item were considered by the Authority. It was felt that since a number of similar requests had earlier been rejected by the Authority, there was no special reasons to recommend relaxation in the present case.

After detailed deliberations, the Authority decided to reject the request of regularisation of delay in payment. However, keeping in view the orders of the Hon'ble Delhi High Court, the Authority decided to forward the case to the Central Government.

ITEM NO. 46/2000

Sub: Recruitment Regulations in respect of Engineering Wing of the DDA.  
F.7[48]88/PB-I/Part

Proposals contained in the agenda item were discussed in detail. The LG was strongly of the view that the DDA must introduce necessary changes in its recruitment regulations to induct new talent in the engineering cadres by way of direct recruitment at various levels. He agreed with the suggestion of Shri Prithvi Raj Chand that certain percentage of promotional posts must be earmarked for departmental employees which could be filled up by the twin processes of promotions by seniority and promotions by limited departmental examination. The LG, however, advised that a fixed percentage of posts at all levels must essentially be filled up through direct recruitment in all the engineering cadres, through the UPSC, so that the best available talent could be inducted in the DDA. The EM agreed to review the proposals given in the agenda item in the light of the LG's advice.

[b] Shri D S Meshram, Chief Planner, TCPD and Shri Mahabal Mishra requested that the pay-scale of Rs. 14300-18300, proposed to be given to the Superintending Engineers on completion of 13 years of service in Group-A, should also be given to the Planners and Architects of the DDA. The VC informed that this matter was being examined separately.

[ 6 ]

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The LG was, however, of the view that such decisions can not be taken without indepth examination of its implications on the other parallel cadres of the DDA, specially the administrative cadres.

ITEM NO. 47/2000

Sub: Payment of remuneration to Mr Justice P K Bahri [Retd] of High Court of Delhi in pursuance of the order dated 29/11/99 of Supreme Court of India in SLP [C] No. 21000 of 1993 : Delhi Development Authority V/s M/s Skipper Construction Pvt Ltd and Another.  
FE5[112000/Imprest

Proposals contained in the agenda item were approved by the Authority. It was, however, felt that the Hon'ble Court may be requested to off-set the expenditure relating to the Technology Park Limited so as to avoid possible audit objections against incurring of this expenditure by the DDA.

ITEM NO. 48/2000

Sub: Constitution of Advisory Council of the Delhi Development Authority.  
F.1[212000/AC/MC/DDA

The Authority noted the information about the election of Shri Hans Raj Bhardwaj, Member of Parliament [Rajya Sabha] to the Advisory Council of the DDA against the vacancy caused on the retirement of Shri Bhuvnesh Chaturvedi.



ITEM NO. 49/2000

Sub: Construction of MIG/LIG DUs at Dilshad Garden near GT Road including internal services zone E-6.  
SH: Construction of 96 MIG, 96 LIG at Dilshad Garden near GT Road, Group-4, Block-R, including internal development [Actually constructed 100 MIG and 100 LIG houses]  
F.No.EM.8[137]88/CTE/EZDDA & EE[P]/SE[P]-IV/52/DDA

This agenda item was not taken up for consideration.

ITEM NO. 50/2000

Sub: Policy for allotment of land to Recreational Club buildings in Delhi.  
F.3[44]94/MP

This agenda item was not taken up for consideration.

III. THE LT. GOVERNOR DREW THE ATTENTION OF THE AUTHORITY TO THE FOLLOWING ISSUES.

1 The LG desired that there should be a regular agenda item on the developmental initiatives taken by the DDA in various fields of land development, construction of flats/commercial units, disposal of properties, introduction of new technology etc. He also advised that important recommendations made by various Committees/Seminars should be put up for consideration/advice of the Authority; in this regard, he specially referred to the concept of "land pooling".

2 LG was of the view that now since sufficient water supply is available in Dwarka, electrification schedule of the DDA flats should also be regularly monitored with the

DVB so as to make Dwarka fully habitable. He also desired that construction of all major roads and their street lighting should be completed in a time bound manner, as a further step in making Dwarka habitable. The LG also advised that disposal of commercial areas should be taken up on priority and their reserve prices be fixed keeping in view the ground realities.

3 The LG expressed concern at allotment of land for CNG stations at non-commercial rates, specially to an agency which is shortly going to be a private company. He advised for a fresh look into the entire matter of rate fixation for the CNG Station sites.

4 The LG agreed with the non-official members that action taken reports on all the points raised by them in the last five meetings of the Authority should be processed and put up to the Authority.

IV. OTHER POINTS RAISED BY THE NON-OFFICIAL MEMBERS WITH THE PERMISSION OF THE CHAIR.

[1][a] Shri Mahabal Mishra suggested that the areas where no developmental activities could now be taken up should be denotified from the provisions of the 'development areas'.

[b] Sh Mishra drew the attention of the LG to the continuing unauthorised encroachment on 114 residential plots in Manglapuri and wanted Authority to ascertain why these plots had been allowed to be encroached upon despite Shri U.S. Jolly's visit to the site with him about 2 years



back. He wanted to know why no action had been taken to safeguard the Govt property inspite of his repeated requests to the concerned officers.

The LG desired the VC to visit the area with Shri Mishra, in the coming week.

[c] Sh Mishra requested for lowering of the disposal price of the Expandable flats in Bindapur because there were no takers at the current prices. The EM, however, informed that the real problem was not the costing of the flats but the absence of proper approach road. He requested the Commissioner [LM], Shri U S Jolly to complete the land acquisition exercise without further delay. The Authority advised that a workable package should be finalised to ensure speedy shifting of the built-up structures falling in the approach road.

iii] It was also decided that in future construction of flats should be taken up only after ensuring that the approach roads are free from encumbrances.

2. [a] Shri Puran Chand Yogi sought the intervention of the LG against the DDA's decision to carve out plots in the parks/greens handed over to the MCD in 1991, in Loha Mandi. He also sought LG's intervention against the allotment of a park in Todapur Village for running a CNG Station. He advised that no plots should be carved out in future in any parks/greens.

Sub: Confirmation of minutes of the meeting of the Authority held on 28.6.2000.

While confirming the minutes of the meeting of the Authority held on 28.6.2000, Authority further added following lines at the end of sub-para 2(a) of para IV of "OTHER POINTS" vide Resolution NO. 51/2000 dated 18.8.2000. Now the Sub-para 2(a) of "Other points" of para IV read as under:

Shri Puran Chand Yogi sought intervention of the LG against the DDA's decision to carve out plots in the parks/greens handed over to the MCD in 1991, in Loha Mandi. He also sought LG's intervention against the allotment of park in Todapur Village for running a CNG station. He advised that no plots should be carved out in future in any parks/greens.

" Shri Yogi stressed that these allotments must be cancelled and no new allotments be made in future in any parks/greens."

The LG requested the VC to look into both the cases cited by Shri Yogi.

[b] Shri Pura<sup>n</sup> Chand Yogi drew the attention of the LG to the continuing unauthorised construction by the top floor allottees of DDA flats in Naraina. He reported that additional floors were being added to these flats by the top floor allottees unauthorisedly, without caring for their structural safety. The VC informed that the action for demolition of these unauthorised structures could be taken only by the MCD as the building activity of the area had since been transferred to them. He, however, assured that action for cancellation of flats will be initiated by the DDA, under the terms of allotment.

[c] Answering another query of Shri Yogi regarding sanction of building plans of farm houses, the LG informed that there was no confusion in the matter and the lands under the jurisdiction of the MCD and the DDA were governed by a uniform policy.

3. Ms Devagya Bhargawa expressed her resentment against the Authority members not being given due respect. She pointed out that the issues repeatedly taken up by them with the senior officers continued to remain unattended. She desired that the members should be associated when the senior officers visit their constituencies. All the non-official members of the Authority endorsed these views. The LG and the VC assured the members that all the issues raised by them would be given due consideration and shall be attended to on priority.

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

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ITEM NO. SUB : CONFIRMATION OF THE DRAFT MINUTES OF THE  
42/2000 MEETING OF THE DELHI DEVELOPMENT AUTHORITY  
HELD ON 28TH MARCH, 2000.

F.2(2)2000/MC/DDA

P R E C I S

Minutes of the Delhi Development Authority meeting held on 28th March, 2000 are submitted for confirmation of the Authority (Appendix- 'A' Page- 2 to 14 ). No amendments have been proposed to these minutes.

R E S O L U T I O N

Minutes of the Delhi Development Authority meeting held on 28th March were confirmed with the following modifications in Item NO. 31/2000.

- (a) Para II (iv) shall read as "Effluent water shall be used for irrigation, wherever possible".
- (b) Part II (x), second part, shall read as  
"(He informed that construction of all the MasterPlan roads shall in future be done by the DDA, as the cost for such development has already been included while finalising the cost benefit analysis of various schemes of the DDA. The EM also informed that construction of Sur bathing Ghat has been completed".

APPENDIX 'A' TO ITEM NO. 42/2000

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 28/03/2000 at 11:30 AM at Raj Niwas

The following were present:

CHAIRMAN

- 1 Shri Vijai Kapoor  
Lt. Governor, Delhi

VICE-CHAIRMAN

- 2 Shri P K Ghosh

MEMBERS

- 1 Shri Mahabal Mishra, MLA
- 2 Shri Puran Chand Yogi, MLA
- 3 Km Devagya Bhargawa  
Councillor, MCD
- 4 Shri Prithvi Raj Chand  
Councillor, MCD
- 5 Shri K P Lakshmana Rao  
Finance Member, DDA
- 6 Shri R K Bhandari  
Engineer Member, DDA
- 7 Shri D S Meshram  
Chief Planner, TCPO

SECRETARY

Shri V M Bansal  
Commissioner-cum-Secretary.

SPECIAL INVITEES/DDA & OTHER OFFICERS

- 1 Shri P S Bhatnagar  
Chief Secretary,  
Government of NCT of Delhi
- 2 Smt B Prasad  
Secretary to LG
- 3 Mrs Pratibha Karan  
Principal Secretary, PWD, L&B
- 4 Shri Sharda Prasad  
Commissioner [LD], DDA

- 5 Shri Vijay Risbud  
Commissioner [Plg], DDA
- 6 Shri Arvind Kumar  
Commissioner (P), DDA
- 7 Shri Gyanesh Kumar  
Commissioner [Housing], DDA
- 8 Shri R C Chauhan  
Chief Accounts Officer, DDA
- 9 Shri R K Singh  
Chief Vigilance Officer, DDA
- 10 Shri C L Aggarwal  
Chief Architect, DDA
- 11 Smt Anita Choudhary  
Chief Legal Adviser, DDA
- 12 Shri S K Bajaj  
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- 13 Shri Atul Kumar Roy  
Director [LC], DDA
- 14 Smt Ila Singh  
Financial Adviser [H], DDA
- 15 Shri V K Bugga  
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- 16 Shri J N Burman  
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- 17 Shri V K Singhal  
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- 18 Shri H K Babbar  
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- 5 Shri Vijay Risbud  
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Director [Housing], DDA
- 18 Shri H K Babbar  
Asstt Secretary, DDA



Draft minutes of the meeting of the Delhi Development Authority held on 28/03/2000 at 11:30 AM at Raj Niwas

The Lt Governor introduced the new Chief Secretary, Delhi, Shri P S Bhatnagar to the Authority. The members welcomed Shri Bhatnagar.

ITEM NO. 25/2000

SUB: Confirmation of draft minutes of the Delhi Development Authority held on 9/2/2000.  
F.2(2)/2000/MC/DDA

Minutes of the Delhi Development Authority meeting held on 9/2/2000 were confirmed with the modification that minutes on Item no. 8/2000 shall read as under:

"Proposals contained in the agenda item were discussed in detail. Authority was of the view that sanction of building plans for the activities permitted under the Master Plan should not be withheld merely because the land is in the 'development area'. What is relevant in such matters is whether the land is essentially required for the planned development of Delhi or not.

In view of these observations, the Authority agreed with the proposal to sanction the building plans of "farm houses" in the development areas by adopting the same policy as is followed in the MCD."

ITEM NO. 26/2000

SUB: Recruitment Rules for the post of Field Investigator.  
F.1(24)/78/PB-II.

On the request of the Commissioner [Personnel], this agenda item was withdrawn from the consideration of the Authority.

ITEM NO. 27/2000

SUB: Amendments/modification in the Recruitment Regulations for the posts of Junior Data Asstt., Sr. Data Asstt., Programmer-cum-Console Operator, Asstt. Director (System), Dy. Director (System) and Director (System) in DDA.  
F.7(105)96/PB-I.

On the request of the Commissioner [Personnel], this agenda item was withdrawn from the consideration of the Authority.

ITEM NO. 28/2000

SUB: Departmental proceedings against Shri Som Prakash, PS (Retd.) on 30.4.95 under Rule 9 of CCS (Pension) Rules, 1972 - Imposition of Penalty.  
F.27(447)90/Vig./DC.

The Authority deliberated upon the issue of the quantum of penalty, in detail. Keeping in view the report of the inquiry officer and the gravity of charges, the Authority accepted the recommendations of the disciplinary authority to impose the penalty of 5% cut in pension with cumulative effect.

sd.

ITEM NO. 29/2000

SUB: Housing Scheme for rehabilitation of Punjab Migrants.  
PS/CIHJ/DDA/99/5118

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

ITEM NO. 30/2000

SUB: Change of land use of an area measuring 125 hact. from Rural use zone to Public & Semi Public facilities (District Open Jail).  
F.20(6)96-MP.

This item was withdrawn by the Commissioner [Planning] for further examination.

ITEM NO. 31/2000

SUB: Revised Estimates for the year 1999-2000 and Budget Estimates for the year 2000-2001.  
F.No.F.4(3)/Budget/2000-2001.

I] The Finance Member explained that the budget proposals were not mere compilation of accounts, these were the long term policy directions for the organisation. He explained that though there was small fiscal deficit in the RBE for the year 1999-2000 and in the Budget Estimates for the year 2000-2001 yet there was no cause of concern as the DDA was a cash rich organisation having sufficient surpluses. Explaining the salient provisions of the Budget Estimates for the year 2000-2001 he outlined the following thrust areas:

- a] Highest priority to be accorded to land acquisition,

b1 Target for construction of new flats to be increased to ten thousand.

c1 Maintenance and upkeep of old records to be attended to on priority.

[III] The Engineer Member informed that a number of new initiatives are being taken in the field of 'construction' and 'development'. He apprised the Authority that:

i1 MASCON Concrete Technology will be introduced in the construction of new flats. He informed that hollow-block technology had been introduced in a big way and about 4000 flats were already under construction,

ii1 Ready-mix concrete plants shall be set-up for improving the quality of construction,

iii1 Water harvesting shall be introduced and dual water supply system laid in all the new schemes of the DDA to reduce pressure on potable water,

iv1 Effluent water shall be recycled instead of using ground water,

v1 New architectural designs will be picked up out of the entries received in the national level design competition held last year for construction of new flats,,

vi1 Greater thrust shall be given to the development of green areas,

- viii] Sector-6, Dwarka will be taken up for Model development,
- viii] Left-out areas of East Delhi shall be taken up for speedier development,
- ix] Upgradation of DDA's shopping complexes/commercial areas will be taken up in partnership with the local shopkeepers, on the NDMC pattern.
- x] Seven more flyovers will be taken up for construction, in addition to seven flyovers already in progress. The EM informed that the Sarita Vihar flyover will be completed ahead of schedule.

The Engineer Member also informed that the work relating to street lighting in Dwarka will now be done by the DDA and approximately 50 to 60 kilometers of road-length shall be laid by the DDA during the year 2000-2001. He informed that construction of all the Master Plan roads shall in future be done by the DDA. The EM also informed that construction of Sur Bathing Ghats had been completed.

### III

The Vice-Chairman informed that the proposal to take up construction of housing units in the coastal areas of Orissa was under examination. He also informed that DDA was seriously considering taking up the generation and distribution of power in its housing colonies. He briefed the Authority about the massive computer training planned for the employees and the technical training programmes for the field staff of the Engineering department.

Appreciating the budget proposals, the LG advised that redevelopment of JJ colonies, Rehabilitation colonies and the old residential colonies like New Rajinder Nagar should be taken up on priority. He advised that redevelopment projects in the developed countries should be shown to the non-official members.

IIIV] Shri Puran Chand Yogi and Shri Mahabal Mishra requested for introducing more welfare schemes for the DDA employees.

iii] Shri Mahabal Mishra suggested that sufficient number of staff quarters should be added to the staff quarter pool every year to take care of requirements of the sick and disabled employees.

iiil] Shri Mishra sought introduction of Voluntary Retirement Scheme on the pattern of the VRS recently introduced by the Finance Minister for the Public Sector Undertakings.

iv] He also suggested earmarking of more funds and greater emphasis on training of the DDA employees.

v] Shri Mishra and Shri Yogi also desired that the non-official members should be associated with the Committee set-up for allocation of funds for the Cultural events.

The LG appreciated the suggestions made by the non-official members and directed that a part of the funds should be earmarked for launching new welfare schemes for the employees.

2.

After detailed discussions, the Authority approved the "revised budget estimates" for the year 1999-2000 and the "budget estimates" for the year 2000-2001, as presented to the Authority.

The Authority also approved the proposals for utilisation of the revised estimates for the year 1999-2000 and the budget estimates for the year 2000-2001, pending formal confirmation of minutes of this meeting.

ITEM NO. 32/2000

SUB: Report on the follow up action on the Resolutions passed by the Authority in its Meeting held on 26.10.99.  
F.No.F.2(2)2000-MC/DDA

Information given in the "Action Taken Notes" on the resolutions of the Authority was noted.

ITEM NO. 33/2000

SUB: Fixation of pre-determined rates [PDRS] in Narela for the year 1999-2000 through Cost Benefit Analysis [CBA]  
F.2[38]AQ[P]/DDA/99

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

ITEM NO. 34/2000

SUB: Fixation of pre-determined rates [PDRS] in Dwarka for the year 1999-2000 through Cost Benefit Analysis.  
F.2[36]AQ[P]/DDA/99

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

ITEM NO. 35/2000

SUB: Fixation of pre-determined rates [PDRS] in Rohini Phase-III for the year 1999-2000 through Cost Benefit Analysis.  
F.2[37]AO[P1]/DDA/99

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

ITEM NO. 36/2000

SUB: Modification in MPD-2001 with regard to revision in development control norms for existing big hospitals in Delhi.  
F.13[11/96-MP/Part-I

Proposals contained in the agenda item were explained by the Commissioner (Planning). Shri Mahabal Mishra suggested that higher FAR should be permitted for the Government hospitals; Whereas, requests of private hospitals should, be individually examined by the Authority. He was informed that no distinction can be made between the Government and private hospitals as all the hospitals have to be governed by the same policy.

b) Shri Mahabal Mishra and Shri Puran Chand Yogi also suggested that <sup>since</sup> smaller hospitals and dispensaries were catering to the requirements of the people living in the nearby localities their case for increase in FAR was, therefore, more justified than the big hospitals. They were of the opinion that increase in FAR should be uniformly allowed to all the institutional lands irrespective of whether the land is allotted for hospitals, schools or other uses. They felt that the case should be examined on the



pattern of the Malhotra Committee which had recommended increase in FAR for all residential plots, so that all the institutional plots could also be treated uniformly.

2. After detailed discussions the Authority approved the recommendations contained in the agenda item and also desired that the issues raised by Shri Mahabal Mishra and Shri Puran Chand Yogi should be examined in detail.

ITEM NO. 37/2000

SUB: Relaxation of setbacks in the layout plan of Indian Institute of Technology at Hauz Khas, New Delhi.  
F.3[2]99-MP

In view of the fact that the case pertains to the prestigious Indian Institute of Technology, the Authority approved the proposals. The information that the concerned Architect Mr Choudhary was no more was noted by the Authority.

ITEM NO. 38/2000

SUB: Regulations for setting up of petrol pumps in Rural use zone/Rural area in National Capital Territory of Delhi and amendments in MPD-2001.  
F.7[23]67-MP/Pt-III

After detailed deliberations, the proposals contained in the agenda item were approved by the Authority with the advice that the rates as proposed in para 5(iii) should be accepted. It was also decided that the lands located on the National highways should be charged at double the rates.

On a query made by Shri Mahabal Mishra, the Vice-Chairman clarified that the Regulations shall apply on all

the lands in the "rural use zone", including the lands in the development areas.

ITEM NO. 39/2000

SUB: Constitution of Advisory Council of the Delhi Development Authority.  
F.1[212000/AC/MC/DDA

The Authority welcomed the appointment of Dr [Smt] Anita Arya and Shri Avtar Singh Bhadana, Members of Parliament [Lok Sabha], to the Advisory Council.

ITEM NO. 40/2000

SUB: Rehabilitation of Kashmiri Migrants.  
F.1[29]Misc/98/EHS

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

ITEM NO. 41/2000

SUB: Denotification of built-up areas and urban villages abadi from Development Area No. 171 and 172.  
F.1[130]/91/Dwk/Pt.I

This agenda item was laid on the table of the Authority by the Commissioner [Planning] and the proposals contained in the agenda item were approved. Shri Mahabal Mishra thanked the Lt Governor.

iii Shri Prithvi Raj Chand requested for similar decision in Chilla Saroda Bangar. He informed that a large number of people in this area had been living for more than 40 years. Their houses have now been demolished and the land has been allotted to the Delhi Public School. He sought denotification of this area and requested for deferment of demolition till the matter is examined on these lines..

OTHER POINTS

The LG desired that "pay and use" toilets should be constructed in various district centres, commercial complexes and residential colonies on the pattern of the NDMC, which could be run on self-sustaining basis by call of open tenders. This, he felt, will go a long way in providing much needed facility to the public at large, specially the ladies.

OTHER ISSUES RAISED WITH THE PERMISSION OF THE CHAIR

i] Shri Prithvi Raj Chand requested for timely payment of compensation for the acquired lands.

ii] Shri Chand thanked DDA for development of Kanti Nagar park and requested for development of the neighbouring areas also.

iii] Shri Chand also requested for upgradation and cleanliness of old commercial complexes.

iv] Ms. Devagya Bhargava drew the attention of the LG to a specific case of auction of industrial plot in Lawrence road Industrial area. She indicated that the auction had not been conducted in a fair manner and this fact had been duly corroborated as the same plot was again purchased by the same person in re-auction by making an extra payment of Rs. 16 lacs. Shri Yogi also joined Miss Bhargava and sought LG's intervention in fixation of responsibility.

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

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ITEM NO.  
43/2000

Subject : Draft Zonal Development Plan of Zone-II modified as per recommendation of the Screening Board.

File No.F.1(I)93-ZP

PRECIS

1.0 BACKGROUND

- 1.1 MPD-2001 divides the National Capital Territory of Delhi into 15 Zones (divisions) out of which 8 Zones (A to H) cover Delhi Urban Area and the rest are River Zone-O and 6 Rural zones.
- 1.2 MPD-2001 further stipulates that "the zonal (divisional) plans shall detail out the policies of the Master Plan, and act as link between the layout plan and the Master Plan..... These Plans for zones (divisions) A to H shall be published as soon as may be after the Master Plan for Delhi (perspective-2001) is notified..... The zonal (divisional) plans of the area shall be prepared under section-8 and the processed under section 10 and simultaneously the modifications of land use shall be processed under Section-11(A) of Delhi Development Act."
- 1.3 The area of zone-H is bounded by the Railway Line to Karnal in the North West, Railway line to Rohtak in the South, Nangloi Drain and Rithala Sewerage Treatment Plant extending upto the Railway Line to Karnal in the West. It is a triangular shape zone. It covers an area measuring about 5677 Ha as per MPD-2001 and is proposed to have a population of about 15,25,081 upto the year 2001. However, as per ZDP the area of zone is 5381 Ha and is planned for a total population of about 15,25,000.
- 1.4 The zone is characterised by Residential developments like Ashok Vihar, Shalimar Bagh, Pitampura, various cooperative group housing societies, DDA group housing schemes, Govt. housing, slum and JJ housing, rehabilitation colony, unauthorised colonies, urban villages etc; industrial areas like Wazirpur Indl. Area, Lawrence Road Indl. Area, Mangolpuri Indl. Area.; Re-settlement Schemes like Mangolpuri, Sultanpuri, Shakurpur; Commercial developments like manglam Palace, Netaji Subhash Palace; Recreational Areas like TV Tower; Cultural Complexes like Dhyanchand sports Complex, Ashoka Van etc. Besides a sub-city of Rohini which has its own components of various uses to meet the requirement of the population of the sub-city.
- 1.5 The present Zonal Development Plan of Zone-H located in North West of Delhi covering an area of 5381 Ha was considered by the Authority vide Resolution No.25/94 dated 24.3.94 (appendix-A page 17 to 20).
- 1.6 The draft Zonal Plan approved by the Authority was published for inviting Objection/Suggestion with the approval of Competent Authority vide Public Notice dated 11.1.97 (appendix-B page no. 21 ).
- 1.7 In response to the Public Notification, a total number of six objections/suggestions were received with the following break-up:-

- i) S.E. Yamuna, Haryana Irrigation Department, I No. W.S. Circle-Delhi

- ii) Individuals (same persons for three properties) : 3 Nos.
- iii) Principal Bal Bharti Public school Pitampura : 1 No.
- iv) Secretary DUAC(Combining various issues) : 1 No.

In addition to hearing of the said specific objections/suggestions relating to this zone, the representative of RITES and CPCB (Central Pollution Control Board) also made observations during one of the Screening Board meetings which were also heard by the Screening Board.

- 1.8 The objections/suggestions received were scrutinised and considered by the Screening Board constituted by the Authority. Thus who have sent their objections/suggestions were given an opportunity to be present before the Screening Board and after careful consideration, Screening Board give its recommendations.

## 2.0 ACTION TAKEN

- 2.1 Based on the recommendation of the Screening Board (Appendix 'C' Page No. 22-25) the draft ZDP of Zone-H, text and the plan have been modified. (Action taken report Appendix-D page no. 26-29).

- 2.2 The main features of the modifications are as under:-

- i) Approved MRTS Corridors, station etc. have been incorporated in the ZDP. Any subsequent change in approved corridors/stations will form part of approved Zonal Plan.
- ii) Already approved Sub-Zonal Plans (1962)/Layout Plans are incorporated in the zonal Plan/Text to the extent possible. Modifications carried out in the layout plans falling in the Zone will form part of the Zonal Development Plan.
- iii) For shifting/closing and utilisation of vacated land in case of H(a) and H(b) category of Industries and also non-conforming Industries in the Residential Area are to be dealt with as per the orders of Hon'ble Supreme Court/MPD-2001.
- iv) Recommendation i.e. Innovative/modern methods be applied for solid waste and garbage management for the entire capital territory of Delhi has been incorporated in the Text.
- v) Factual/typographical errors have been corrected.

## 3.0 PROPOSAL

- 3.1 The modified Zonal Development Plan of Zone-H (the text report and the plan laid on the table) based on the recommendation of the Screening Board is placed before the Authority for its consideration/approval.

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

**Shri Mahabul Mishra pointed out that the public/semi-public facilities proposed in the zonal Development plan were**

-16-A

reportedly deficient as compared to the standard norms laid down under the Master Plan.

The Authority approved the proposals contained in the agenda item subject to providing the public/semi-public facilities as per norms laid down under the Master plan.

Authority further added following para in the minutes of item No.43/2000 vide Resolution No.51/2000 dated 18.8.2000 as under:-

" All modified layout plans must be shown in the map of the draft Zonal Development Plan- Zone-H till date. A list of these modified layout plans must be attached with the text of the draft plan. Only Zonal plan level facilities should form part of the draft zonal plan. Other facilities should be removed from it."



APPENDIX 'A' TO ITEM NO. 43/2000

ITEM NO. Sub : Draft Zonal(Divisional) Development Plan  
25/94 for Zone 'H'(North-West I) and amendments  
in MPD-2001.  
A-24.03.94 File No.F.1(1)ZH/93

P R E C I S

As per MPD-2001, the Union Territory of Delhi is divided into 15 zones, out of which Zonal Development Plans for 8 divisions falling in the urban areas shall be prepared within three years period from the date of notification of the MPD-2001 i.e. by 1.8.90. Zone H is one of the eight divisions for which the plan has to be prepared.

2. Zone H(North West-I) mainly comprised the extension of the city in the north-west of Delhi and is distinctly characterised by most of the well planned residential localities. It is planned for a projected population of 15,25,081 to be accommodated in an area of 5381 hect. Zone H is situated between two railway lines viz. railway line to Ambala in the north and the other one to Rohtak in the south-west.

3. Zone H is divided into 9 sub-zones out of which zonal development plans for 6 sub-zones (H 1-6) were approved by the Govt. of India as per Master Plan-62 provisions.

4. Development in sub-zones H1-6 has been carried out mostly in accordance with the layout plans prepared and there are not many changes in the land use pattern of the approved zonal plans and sub-zones. In case of Rohini scheme sub-zones H-7,8&9, planned during 1980s predominantly as residential scheme and land utilization is highly intensive. Land for various facilities like health, education, socio-cultural and other utilities have been provided on major transportation routes to ensure easy access.

5. Draft The Zonal(Divisional) Plan has been prepared keeping in view the approved development schemes and based on policy guidelines stipulated in MPD-2001. (App 'L' in Booklet.)

The salient features of the Draft Zonal Development Plan proposals are as follows:

Land use proposals including proposals for (a) residential areas (b) work centres; (c) community facilities like health, education, recreational (d) provision of compatible mixed use activities (e) transportation system including major transportation routes; bus terminals; MRT routes, cycle tracks and pedestrian pathways; (f) development of major 'green areas' and 'neighbourhood parks' to enhance the quality of the zone.

6. The case was discussed in the Technical Committee Meeting held on 14.9.93 vide item no.86/93. The recommendation of the Technical Committee are as under:

i) Population: Though, in MPD-2001 the holding capacity for this zone is 17,85,270 with sub zone wise population distribution but the population analysis based on gross residential area and the density pattern it works out to 16,45,269. This is further reduced due to commercialisation and mixed use concept. Thus, the holding capacity of this zone may not be more than the assigned population in MPD-2001 i.e. 15,25,981 for this zone. Community facilities and municipal infrastructure, therefore, is to be proposed for this population.

ii) Community Facilities: a) In this zone, there are deficiencies in the community facilities such as hospitals, colleges, schools, police station etc. The area of the District Centre in the development plan of Rohini scheme is 73 hect. against 45 hect. provided in MPD-2001 and 24 hecets for Mangolpuri District Centre site against 21 hecets. provided in MPD-2001. Thus 21-22 hect. land is in excess of the normal size earmarked for commercial activities forming part of the district centre.

It was recommended that part of the land for district centre in excess of what is provided in MPD-2001, may be used for providing such facilities. If still, there remain deficiencies for such facilities provisions be made for in the adjoining Urban extension schemes. Similarly reduction of recreational area in this <sup>zone</sup> be compensated in the adjoining zone in the urban extension.



b) It was also observed that in Rohini Scheme, Community facilities were provided in the layout plan for the population based on the norms of 1962 provisions, therefore in the text this point may be elaborated indicating the reasons for the deficiencies compared to the requirement as per norms provided in MPD-2001.

iii) Cultural Complex TV Tower complex is one of the focal point of this zone. It should be developed in comprehensive manners with city level cultural activities to make it a tourist attraction point. The institutional area only to the extent of 18.5 hect. as provided in MPD-2001, be retained for institutional use for a college site, a polytechnic institute etc. and the remaining area should form part of the comprehensive scheme. The hospital site be relocated in the vicinity of the district centre(Wazirpur) in part of the area shown as green having eucalyptus trees.

iv) Mixed Land - In Rohini scheme sub zones H-7 & H-8 no mixed land use pocket/street has been identified. It was observed that road no.41 passing through this scheme has also to be considered as a mixed use street on parameters as adopted in other similar streets/pockets identified for mixed land use.

v) Villages - All the existing villages be shown on the zonal development plan and zonal level facilities, wherever provided in the redevelopment scheme of such villages, be also shown.

vi) Madhuban Chowk is a major intersection and caters to very heavy traffic. This require proper designing for which land should be earmarked.

vii) Modification/amendments in MPD-2001- In the list pertaining to the proposed modifications/amendments in MPD-2001 reasons for such changes be also given.

7. The draft divisional (zonal) plan for zone H and text as discussed in the meeting of the Technical Committee with above recommendations, is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that the proposals as contained in paras 6 & 7 of the Agenda note be approved.

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APPENDIX 'B' TO ITEM NO. 43/2000  
DELHI DEVELOPMENT AUTHORITY

No. F.1(1)93-ZP

Dated: 13.1.97


PUBLIC NOTICE

Notice under section 10(1) of the Delhi Development Act, 1957 (No. 61 of 1957) read with rule 5 of the Delhi Development (Master Plan and Zonal Development Plan-Rules 1959) of the preparation and publication of the draft of the Zonal Development Plan for the National Capital Territory of Delhi.

Notice is hereby given that:

- a) A draft of a Zonal Development Plan for zone 'H' (North Delhi) in the National Capital Territory of Delhi has been prepared.
- b) A copy thereof will be available for inspection in the office of the Delhi Development Authority, on Ground Floor, Vikas Minar, I.P. Estate, New Delhi between hours of 11.00 A.M. to 5 P.M. on all working days till the date mentioned in para '3' hereinafter.
2. Objections and suggestions are hereby invited with respect to this draft plan.
3. The objections or suggestions may be sent in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi-110023 before the 11th day of April, 1997.

Any person making the objections or suggestions should also give his name and address.

  
( V.M. BAIKAL )  
COMMISSIONER-CUM-SECRETARY  
DELHI DEVELOPMENT AUTHORITY

New Delhi

Dated 11-1-97

**SUMMARY OF OBJECTIONS/SUGGESTIONS AND RECOMMENDATIONS  
THE SCREENING BOARD ON THE OBJECTIONS/SUGGESTIONS RECEIVED ON  
DRAFT ZONAL PLAN OF ZONE 'H' (NORTH WEST DELHI)**

(Page 1)

The Draft Zonal Development Plan for Zone 'H' (MPD-2001) was approved by the Authority on 24.3.94. The Draft Zonal Plan was modified for inviting objections/suggestions on 11.1.97 giving a period of three month (90 days) expiring on 10.4.97. In response to the notice a total of 6 objections/suggestions have been received. A summary of the same has been prepared below for the consideration of the Screening Board.

S.NO.	OBJ/ SUGG. NO.	REF. LETTER NO. & DATE	FILED BY	SUB. ZONE	OBJECTIONS/ SUGGESTION	REPORT OF PLG. DEPTT.	RECOMMEND- ATIONS OF SCREENING BOARD
1	1	10977/BBP S/97 dt. 31.3.97	Principal Bal Bharti Public School Pitam Pura.	H-4	Have requested to shift the LSC adj. To their school to some other location apprehending that its proximity to the school can prove to be harmful for the student and is undesirable.	Approved layout plan has been incorporated. Both these facilities are Neighbourhood level facilities.	S.B. agreed with the objection filed and recommended that possibilities for relocating the LSC may be examined. In case it is not found feasible, the same may be utilised for providing public and semi public facilities and offices only.
2	2	2712 - A/201-w dt. 10.4.97	S.E. Yamuna W.S. Circle Delhi	H-8	Have objected showingf their land coming under Delhi Sub - Branch of Haryana Irrigation Deptt. From RD 53310 to 75700 as green belt. It should be retained as residential/ commercial /recreational same as those of lands adjacent to them.	The reference is along the Western Yamuna Canal. Land use have been indicated as per Master Plan.	The land use as indicated in MPD-2001/ Draft zonal plan may be retained.

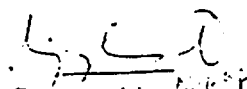
3	3 to 5	Dt. Nil received dated 11.4.97	Sh. Surat singh Advocate S/O Sh. Amir Singh R/O 12-A Haider Pur, Delhi.	H-6	He has requested that his property/land situated in Kh. No. 90 min., Kh. No. 15 adjoining Ayurvedic Hospital and Kh.No. 15 adjoining old Police Office situated in Village Haider Pur be not acquired and be allowed to construct as per the norms/byelaws of the DDA	The Land is to be utilised as per approved layout plan/redevelopme nt plan of the Village.	The Approved ZDP/ layout plans of the area may be incorporated in the zonal plan and the text showing up to the zonal level facilities.
4	6	11(2)/96- DUAC dt. 16.5.97	Secretary, DUAC	H (entire zone)	1. Nearly entire area under this zone is already developed in accordance with approved schemes and as per the norms prescribed under MPD-1962 and now where as per MPD- 2001 the holding capacity has been substantially increased, there is imperative need to provide adequate areas for work centre <del>show</del> as to ensure the work force of this zone, employment with in the zone as far as possible.	1. Agreed provided as per Master Plan	1. The views expressed by DUAC were noted and appreciated.

(Page 3)

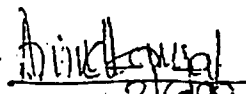
					<p>2. A large number of green areas have been utilised for residential and other uses by changing the land use. The green areas may be increased wherever possible.</p>	<p>2. Agreed</p>	<p>2. In regard to the proposed change of land uses of this zone it is submitted that no new areas are being converted mainly from green to other uses and are only corrective measures.</p>
					<p>3. The concept of mixed land use and linear commercial dev. that has since been accepted in principle, the same should be incorporated in the plan.</p>	<p>3. Agreed Mixed use streets have been shown as per MCD list and Master plan policy.</p>	<p>3. It has been taken up as a part of exercise in the review of MPD-2001 and also in the preparation of MPD-2021.</p>
					<p>4. Norms with regard to Educational, Health and other community facilities be revised so as to provide adequate number of schools, Hospitals and other facilities to meet the requirement of increased population.</p>	<p>4. Agreed it has been taken up as a part of review exercise of MPD-2001, as well as in the preparation of MPI_2021.</p>	<p>4. —Do—</p>
					<p>5. The District Centres have not been developed and it would be desirable to have a fresh look for their planning specially with regard to its various components viz. retail trade whole sale trade facilities, recreational cultural and civic facilities which are lacking in this zone.</p>	<p>5. Agreed District centres are planned as per MPD-2-001 norms and their after cleared by Delhi Urban Art Commission.</p>	<p>5. These District Centres are located/planned as per MPD-2001.</p>


**GENERAL RECOMMENDATIONS :-** In addition to hearing of specific obj./sug. relating to this zone, the representatives of RITES, Central Pollution Control Board ect. were also heard and screening board made following observations:


- I. Approve MRTS corridors, stations and depots for Ph. I of the project be incorporated in the Zonal Plan and the text.
- II. Already approved Sub Zonal Plans (1962)/ schemes/layout plan be incorporated in the Zonal Plan and in the text to the extent these are conforming to MPD-2001.
- III. Approved alignment plan, road cross section, ROB/RUB, clover-leaf, cycle track pedestrian paths etc. for roads 18 meter R/W way and above be shown in the Zonal Plan.
- IV. For shifting/closing and utilisation of vacated land in case of H(a) and H(b) category of industries and also the non conforming industries in the residential areas are to be dealt with as per the orders of Hon'ble Supreme Court/MPD-2001 and be incorporated in the Zonal Plan and text including the list and the estimated work force in the zone.
- V. Innovative/modern methods be recommended to be applied for solid <sup>waste</sup> base and garbage management for entire capital Territory of Delhi.
- VI. In regard to proposed change of landuses of this zone it is submitted that no new areas are being converted ~~from~~ from green to other uses and only corrective measures *are being taken.*

  
(VIJAY RISBUD)  
Commissioner (plg.)  
DDA, MEMBER

  
(A.K. BUGGA)  
Town Planner, MCD  
MEMBER

  
(A.K. KANSAL)  
Chief Architect,  
NDMC, MEMBER

  
(A.K. JAIN)  
Addl. Commissioner  
(DC&B), DDA,  
MEMBER SECRETARY

  
(D.S. MESHARAM)  
Chief Planner, TCPO,  
CHAIRMAN.





APPENDIX 'D' TO ITEM NO. 43/2000.

**ACTION TAKEN REPORT ON RECOMMENDATIONS OF THE SCREENING BOARD ON THE OBJECTIONS / SUGGESTIONS RECEIVED ON DRAFT ZONAL PLAN OF ZONE 'H'**  
The Draft Zonal Development Plan for ZONE 'H' (MPD 2001) was approved by the Authority on 24.3.94. The Draft Zonal Plan was modified inviting objections/suggestions on 11.1.97 giving a period of three months (90 days) expiring on 10.4.97. In response to the notice a total of 6 objections/suggestions have been received. A summary of the same has been prepared below for the consideration of the Screening Board.

S.No.	Obj/ Sugg. No.	REF. LETTER NO. & DATE	FILED BY	SUB ZON E	OBJECTIONS/ SUGGESTION	RECOMMENDATIONS OF SCREENING BOARD	ACTION TAKEN	REMARKS
1	2	3	4	5	6	7	8	9
1	1	10977/BBPS/ 97 dt.31.3.97	Principal Bal Bharti Public School Pitampura.	H-4	Have requested to shift the LSC adj. To their School to some other location apprehending that its proximity to the school can prove to be harmful for the student and is undesirable.	S.B. agreed with the objections filed and recommended that possibilities for relocating the LSC may be examined. In case it is not found feasible, the same may be utilised for providing public and semi public facilities and offices only.	As relocation not found feasible the LSC is retained. However, the components of public and semi pub facilities and offices only as permitted in LSC as per MPD 2001 to be provided at the time of preparing detailed scheme of LSC.	
2	2	2712-A/201- W.DT. 10.4.97.	S.E. Yamuna W.S. Circle Delhi.	H-8	Have objected showing their land coming under Delhi Sub-Branch of Haryana Irrigation Deptt. From RD 53310 to 75700 as green belt. It should be retained as residential/commercial/recreational same as those of lands adjacent to them.	The land use as indicated in MPD- 2001/Draft Zonal Plan may be retained.	No action required.	
3.	3 to 5	Dt. Nil received dated 11.4.97	Sh. Surat Singh Advocate S/O Sh. Amir Singh R/O	H6	He has requested that his property/land situated in Kh.No.90 min..Kh.No.15 adjoining Ayurvedic	The approved ZDP layout plans of the area may be incorporated in the Zonal Plan and the text showing upto the	Incorporated in the Zonal Plan.	

			12-A Haider Pur Delhi.		Hospital and Kh.No.15 adjoining old Police Officer situated in Village Haiderpur be not acquired and be allowed to construct as per the norms/byelaws of the DDA.	Zonal level facilities.		
4.	6.	11(2)96- DUAC st.16.5.97	Secretary,DUAC	H (entire Zone)	<p>1. Nearly entire area under this zone is already developed in accordance with approved schemes and as per the norms prescribed under MPD-1962 and now where as per MPD-2001 the holding capacity has been substantially increased, there is imperative need to provide adequate areas for work centre show as to ensure the work force of this zone, employment with in the zone as far as possible.</p> <p>2. A large number of green areas have been utilised for residential and other uses by changing the land use. The green areas may be increased wherever possible.</p> <p>3. The concept of mixed land use and linear commercial development that has since been accepted in principle, the same should be incorporated in the plan.</p> <p>4. Norms with regard to Educational, Health and Other Community Facilities be revised as to provide adequate number</p>	<p>1. The views expressed by DUAC were noted and appreciated.</p> <p>2. In regard to the proposed change of Land Uses of this zone it is submitted that no areas are being converted mainly from green to other uses and are only corrective measures.</p> <p>3. It has been taken up as a part of exercise in the review of MPD-2001 and also in the preparation of MPD-2021.</p> <p>4. ---Do-----</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p> <p>No action required.</p>	

					of Schools, Hospitals and Other facilities to meet the requirement of increased population.			
					5. The District Centres have not been developed and it would be desirable to have a fresh look for their planning specially with regard to its various components viz. Retail trade whole sale trade facilities, recreational cultural and civic facilities which are lacking in this zone.	5. These District Centres are located/Planned as per MPD-2001.	No action required.	

#### GENERAL RECOMMENDATIONS :

In addition to hearing of specific Objections/ Suggestions relating to this Zone, the representatives of RITES, CPCB ( Central Pollution Control Board ) were also heard and Screening Board made the following observations :

Sl. No.	RECOMMENDATION OF SCREENING BOARD	ACTION TAKEN	REMARKS
I.	Approved MRTS Corridors, Stations, Depots, for Phase - I of the Project be incorporated in the Zonal Plan And the Text.	Incorporated in the Zonal Plan.	
II.	Already approved Sub Zonal Plans (1962) Schemes/ Layout Plan be incorporated in the Zonal Plan and in the text to the extent these are conforming to MPD-2001.	Incorporated in the Zonal Plan.	
III.	Approved Alignment Plan, road cross section, RoB/ RuB, clover -leaf, Cycle track pedestrian paths etc. for roads 18 Mtr. R / W and above be shown in the Zonal Plan.	i. Alignment Plan - Incorporated. ii. Road cross-sections - Incorporated in the Alignment Plan. iii. RoB/ RuB/ Clover leaf - Incorporated in the alignment plan. iv. Cycle track - Incorporated in the Zonal Plan. v. Pedestrian path - Incorporated in the alignment plan.	

iv.	For shifting/ closing and utilisation of vacated land in case of H(a) and H (b) category of industries and also the non conforming industries in the residential areas are to be dealt with as per the orders of Hon'ble Supreme Court MPD- 2001 and be incorporated in the Zonal Plan and text including the list and the estimated work force in the zone.	Available list of Industrial unit as per report of Industries department has been annexed. Those covered under Supreme Court Orders will be dealt accordingly in the zone.	
v.	Innovative/ modern methods be recommended to be applied for solid waste and garbage management for entire Capital Territory of Delhi.	Incorporated in text.	
vi.	In regard to proposed change of landuse of this zone it is submitted that no new areas are being converted from green to other uses and only corrective measures are being taken.	Noted.	

ITEM NO. SUB: Change of land use of an area measuring 3.79 ha. from 'residential' to 'Commercial  
44/2000 (Non Hierarchical Commercial Centre)', at Dheerpur DDA Scheme, Delhi.  
F20(16)95-MP

P R E C I S

1.0 PROPOSAL IN BRIEF :

This is a case for the change of land use of an area measuring 3.79 hact. in Dheerpur Residential Scheme for which public notice inviting objections \ suggestions has already been issued on 28.9.98. The case is to be further processed under section 11(A) of DD Act 1957 for recommending to Ministry for final notification.

2.0 BACKGROUND:

- i. As per approved layout plan of Dheerpur Residential Scheme a pocket of land measuring 3.79 Hac. at the junction of Outer Ring Road (Road No. 50) and proposed 30 mt. R/W road was originally earmarked for Senior Secondary School and one Primary School.
- ii. Subsequently, this particular pocket of land was considered by Technical Committee for the purpose of commercial use at the city level (non hierarchical commercial centre) under item no. 76/95/TC dt. 26.9.95 and Authority item no. 122/95 dt. 16.10.95.
- iii. Later on, as per the direction/decision of the Hon. Supreme Court in a separate ~~BA~~ P.I.L., it was decided that since this pocket mentioned above measuring 3.79 Hac. was a sanitary land fill site, the same be kept as Master Plan green and no construction be allowed on it.
- iv. Keeping in view the above points, the location of commercial area has been shifted and was earmarked on 24 mt. R/W road of the Dheerpur Scheme which is not a land fill site and location wise is viable for commercial purpose. On this proposal Ministry had conveyed their approval for inviting objections/suggestions.
- v. A public notice No. F.20(16)95-MP dt. 28.9.98 was published in the leading newspapers (~~App. 'A' P-32-33~~) for inviting objection/suggestions from the public about the proposed change of land use after seeking approval from the Govt. of India, Ministry of Urban Affairs and Employment, Delhi Division vide their letter No. K-13011/35/95-DDIB dt. 27.4.98 (~~App. 'B' P-34~~).

### 3.0 EXAMINATION OF OBJECTIONS/SUGGESTIONS

(i) Three objections/suggestions were received in response to the public notice, which were examined in the Planning Deptt./HUPW and the same were discussed in the Tech. Committee, in its meeting held on 29.4.99 vide item no.23/99. The gist of objections/suggestions received on the proposed change of land use alongwith the observations of the Planning Deptt. of DDA are annexed (Appendix 'C' P-35-36) decision of Technical Committee is at Appendix 'D' P-37-38).

### 4.0 NEED OF THE AUTHORITY'S APPROVAL:

As per the procedure laid down under section 11(A) of Delhi Development Act after inviting objections/suggestions, the case requires approval of the Authority, before it is formally recommended to the Ministry, for final notification.

### 5.0 IMPLICATIONS:

Proposed change of land use from 'residential' to 'commercial', as part of Dheerpur Residential Scheme is envisaged to meet the requirement of the proposed population of the scheme, as well as other adjoining areas of the city.

### 6.0 DISPOSAL OF THE COMMERCIAL PLOTS:

The plots in proposed commercial (Non Hierarchical) centre at Dheerpur as per the observations of Finance Deptt. of DDA may be disposed of through the auction instead of allotment by other mode, as the proposed commercial centre is located on a prime location.

### 7.0 PROPOSAL

(a) The proposed change of land use of 3.79 hact. land (as indicated on plan) from 'residential' to 'commercial' is put up for consideration of the Authority that it may be forwarded to the Ministry for final notification, as per section 11(A) of Delhi Development Act.

(b) The commercial plots in the proposed commercial centre be disposed of through the auction.

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

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

-31-A

(b) The LG utilised this opportunity to review the progress of the Dheerpur Scheme and advised that aggressive marketing should be taken up to popularise the scheme at the earliest. He also emphasised that implementation of the Dheerpur scheme should be regularly monitored at senior levels.

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APPENDIX 'A' TO ITEM NO. 44/2000  
DELHI DEVELOPMENT AUTHORITY  
(Master Plan Section)

No.F.20(16)95-MP/

Dated 28/9/98

PUBLIC NOTICE

The following modifications which the Central Govt. proposes to make in the Master Plan/Zonal Plan for Delhi are hereby published for public information. Any person having objections/suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of thirty days from the date of issue of this notice. The person making the objection/suggestion should also give his/her name and address.

MODIFICATIONS:

"The land use of an area measuring about 3.79 ha. (9.36 acres) located in the Dheerpur DDA and bounded by Outer Ring Road (Road No.50) in the North, Sr. Sec. School/Primary School in the East, Recreational/Balswa Lake in the South and REcreational/Sr. Sec. School in the West, is proposed to be changed from 'Residential Use' to 'Commercial Use' (Non-Hierarchical Commercial Centre."

- ii) "AT page 134 (LMS) of the Gazette of India Part II Section 3 sub section (ii) dated 1.8.90 under the heading of 'Grade Separators' the following is added after Sl. No.13:-

14. Yamuna Bridge Connecting Ring Road (Maharani Bagh) to NOIDA."

- iii) "The land use of an area measuring about 11.61 ha. (28.67 acres) falling in Jangpura, Zone 'D' (New Delhi Area) and bounded by existing Railway Line/Govt./Railway land in the East, Railway line and Govt./Railway land in the South and Railway line and Sewerage Treatment Plant in the West, is proposed to be changed from 'Manufacturing' to 'Residential' (5.54 ha.) and 'Commercial' (6.07 ha.)".

Contd....2..



- iv) "The land use of an area measuring about 4.00 ha. (9.88 acres) falling in Zone 'O' (River Yamuna Area) and bounded by proposed Recreational Use in the North, proposed 45 M R/W road use in the East, proposed 30 M R/W road in the South and Ring Road (90 M R/W) in the West, is proposed to be changed from 'Agricultural and Water Body' (Use Zone A-4) to 'Manufacturing' (Use Zone M-2)".

2. The text of MPD-2001/plans indicating the proposed modifications are available for inspection at the office of the Joint Director, Master Plan Section 6th Floor, Vikas Minar, IP Estate, New Delhi on all working days within the period referred above.

( V.M. HANSAL )  
COMMISSIONER-CUM-SECRETARY  
DELHI DEVELOPMENT AUTHORITY

24/7/319

VIKAS SHARAN,  
INA, NEW DELHI.

DATED 3.10.98

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APPENDIX 'B' TO ITEM NO. 44/2000

No. K/13011/35/95-DDIB  
GOVERNMENT OF INDIA  
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT  
(DEPARTMENT OF URBAN DEVELOPMENT)  
DELHI DIVISION)

New Delhi, dated the 27th April, 98

सूच्य संख्या ६२२/म  
संख्या ६०-६२२/म  
दिनांक २७/४/९८

To

Shri P.V. Mahashabdey,  
Joint Director (MP),  
Delhi Development Authority,  
Vikas minar, I.P. Estate,  
New Delhi.

Sub: Charge of land use of an area measuring 3.79 ha.  
from 'residential' to 'commercial' (Non-hierarchical)  
in Dheerpur Scheme.

Sir,

I am directed to refer to your letter No.F.20(16)95-  
MP/759 on the above cited subject and to convey the approval  
of the Central Govt. for issue of public notice for inviting  
public objections/suggestions on the above charge of land  
use.

Yours faithfully

*K.K. Gupta*  
(K.K.GUPTA)  
UNDER SECRETARY (DD)

APPENDIX 'C' TO ITEM NO. 44/2000

Subject: Summary of objections/suggestions received with comments

S.NO.	Name of the person/deptt.	Objection/suggestion	Suggestion/Comments
1	Mr.Sayeed Shafi	The reason for the proposed change has not been indicated, therefore, it is virtually impossible to appreciate the dire necessity or the underlying urgency for the proposed change. Neither it is possible to ascertain the probable impact it would have on the neighbourhood and the nearby residential area. At a time when there is so much need for residential land in Delhi, a few more shops or an additional bazaar would only aggravate traffic congestion; parking space and bound to put strain on utilisation and services leading to avoidable environmental degradation without any tangible benefits for the adjoining residential community.	<ul style="list-style-type: none"> <li>i. The reason for the proposed change of land use is basically to make the project economically viable by adding the commercial use on main road.</li> <li>ii. The site in question is abutting 24 mt. R/W and nearer to the Outer Ring Road (Road No.50) at a prime location to be used for commercial use.</li> <li>iii. It is agreed by the Authority and the Ministry.</li> <li>iv. The Authority has taken a decision that the Ground coverage for this commercial area be comparatively reduced from 25% (permissible) to 20% in this case to make available more space for parking and landscaping. Therefore, the problem of congestion within the complex shall not be there.</li> <li>v. The proposed change from Residential to Commercial as a part of residential scheme is envisaged to meet the requirement of the proposed population of the scheme as well as adjoining areas of the city i.e. Model Town, Nehru Vihar, Gandhi Vihar, Timar Pur, Jahangirpuri etc.</li> <li>vi. Sufficient open space/green areas have been proposed between commercial and residential areas. There will be sufficient provision for</li> </ul>

			the parking within the scheme, therefore, there is hardly any chance of adverse impact on environment.
2	Mr. Sureshwar D. Sinha, Chairman, Pani Morcha	The land use of an areas South of Balswa lake : A proposal for creation of 6 in number flood plain reservoirs in Delhi for the purpose of harvesting monsoon waters was included in our scheme for the harvesting greater water supplied and one of these reservoirs was to be created through the expansion of Balswa lake. The creation of the commercial centre at this location would have a highly adverse affect on this proposal. Since water scarcity is becoming a serious problem in Delhi, measures for conservation of water and creation of water reservoirs facilities should be given higher preference at this location. The proposed modification may, therefore, be cancelled.	The proposed scheme is about 2 km away from Balswa lake which is being developed as a tourist complex and the lake itself will work as the water reservoir during the monsoon. The report submitted by NEERI is on initial Environment Examination of the development Plan in Yamuna River stretch between new railway bridge and proposed ILFS bridge. It has been observed that there is no reference about the 6 no. flood plain reservoir in Delhi. The issue was also discussed with Delhi Jal Board Officer and it was stated by them that there is no such provision at the moment.
3	MCD	The land use of the area located is Dheerpur, Ph.I which is proposed to be changed from residential use to commercial use is actually above as sanitary land fill area in the enclosed structure plan of Dheerpur Project. As per the directions of Hon. Supreme Court all such sanitary landfill areas shall be used as "Green" and aforestation purpose only. This direction of Hon. Supreme Court shall have to be taken into consideration while doing the above mentioned modifications.	<ul style="list-style-type: none"> <li>i. The area under reference has already been shown as filled up area. The sanitary landfilled portion will be kept as green area.</li> <li>ii. Moreover, this is a different location on 24 m. R/W road and nearer to Outer Ring Road.</li> <li>iii. This location which is in question does not affect the directions of Hon. Supreme Court order.</li> </ul>

There are more objections as attached but these are not related with HUPW.

APPENDIX 'D' TO ITEM NO. 44/2000

Minutes of the Tech. Committee meeting held  
on 29.4.99.

SR No- 4/ITEM No- 23/99/TC.

Sub.: Change of land use of an area, measuring 3.79 ha from 'residential' to 'Commercial' (Non-Hierarchical, Commercial Centre) at Dheerpur DDA Scheme, Delhi.  
F.20(16)/95-MP

BACKGROUND

As per approved layout plan/structure plan of Dheerpur Residential Scheme, a pocket measuring 3.79 ha (9.36 acres) approx. located in Dheerpur and bounded by Outer Ring Road (Road No.50) in the North abutting 24 M wide Scheme Road and Hr. Secondary School/Primary School in the East, and Recreational/Sr. Secondary School in the West, is proposed to be changed from 'residential' to 'Commercial use' (Non-hierarchical Commercial Centre) city level commercial. In this regard Public notice no. F.20(16)/95-MP dated 28.9.98 was published in the leading newspapers (Annexure - I) for inviting objections/suggestions from the public on the above change of land use with the approval from Govt. of India, Ministry of Urban Affairs and Employment, Delhi Division, vide their letter no. K-13011/35/95-DDIB dated 27.4.98.

2. EXAMINATION

In response to the public notice issued by DDA, 3 objections/suggestions were received regarding the change of land use from 'residential' to 'commercial'. The objections have been examined. Objections alongwith observations are as under :-

1. Mr. Sayed Shafi

Req. Item I, My comments is that the reason for the proposed change has not been indicated, therefore, it is virtually impossible to appreciate the dire necessity or the underlying urgency for the proposed change. Neither it is possible to ascertain the probable impact it would have on the neighbourhood and the nearby residential area. As a time when there so much need for residential land in Delhi, a few more shops or an additional bazar would only aggravate traffic congestion, parking space and bound to put strain on utilities and services leading to avoidable environmental degradation without any tangible benefits for the adjoining residential community.

DDA Observations

Dheerpur Residential Scheme has been taken up to meet the housing demands. This residential scheme has been planned to accommodate 25000 population in the area of 43.25 ha. Further a pocket having an area of 3.79 ha have been identified for a development of non-hierarchical commercial centre so, that a total project could be viable. This commercial centre would have the lessor ground coverage and a multi storey buildings.

ii. Mr. Sureshwar D. Sinha, Objection no. 2  
Paani Morcha, Chairman

The land use of an area South of Balswa Lake:

A proposal for creation of 6 in number flood plain reservoirs in Delhi for the purpose of harvesting monsoon waters was included in our scheme for harnessing greater water supplies and one of these reservoirs was to be created through the expansion of Balswa Lake. The creation of the commercial centre at this location would have a highly adverse affect on this proposal. Since water scarcity is becoming a serious problem in Delhi, measures for conservation of water and creation of water reservoirs facilities should be given higher preference at this location. The proposed modification may, therefore, be cancelled.

DDA Observations

The proposed scheme is about 2.00 km away from the Balswa lake which is developed as a Tourist complex and the lake itself will work as the water reservoirs during the monsoon.

iii. MCD

Objection no.3

The land use of the area located in Dheerpur, Phase I which is proposed to be changed from residential use to commercial use is actually above as sanitary landfill area is the enclosed structure plan of Dheerpur Project. As per the directions of Hon. Supreme Court, all such sanitary landfill areas shall be used as 'Green' and afforestation purpose only. This direction of Hon. Supreme Court shall have to be taken into consideration while doing the above mentioned modifications.

DDA observations

Hon'ble Supreme Court vide order no.284/94 dated 1.3.96 desired that the land after its filling to be used as green developed area. The proposed location of the commercial centre is away from the sanitary landfill site.

3. Keeping in view of above, the proposal is placed before the Technical Committee for its consideration.

DECISION


Sr. Architect (NZ), HBPW was not available to present the agenda during the meeting. It was decided that the proposal be put up by Chief Architect in file to Vice-Chairman DDA through Commr.(Plg.).

Compared with Original

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CPS  
11/5/97

24/7/95

  
Member Secretary  
Technical Committee  
Delhi Development Authority

Item No. Sub: Condonation of delay of 687 days in payment of  
45/2000 balance premium in the case of Ashok Kumar Kanojia &  
another Vs DDA (High Court orders dated 27/1/2000  
in CW No. 7103/99 & C.M. No.13413/99).

File No. : 16(9)91/L&B(R)

P R E C I S

Plot No. 8, Pocket-C, Block-4, Sector-11 measuring 110.55 Sq.metres in Rohini Residential Scheme was purchased by Shri Ashok Kumar Kanojia and Smt. Anita Kanojia, r/o Flat No.153, Sector-7, Pkt.D1, Rohini, in the open auction held on 26.11.1991 for a sum of Rs. 18.00 lacs.

2. On confirmation of the bid by the Vice Chairman, DDA, the demand-cum-allotment letter for payment of the balance 75% premium within a period of 30 days from the date of issue of the letter was issued on 03.12.1991. The due date for payment was 02.01.1992.

3. On the request of the auction purchaser the period for payment was extended upto 02.04.1992 subject to payment of interest at the usual rates. A sum of Rs. 9,54,225/- towards part payment was deposited by the auction purchaser within the extended period leaving behind a sum of Rs. 4.00 lacs, which was deposited on 19.11.1993 i.e. late by 687 days.

4. As per the Nazul Rules the maximum period for which the time extension for payment can be granted is 180 days on payment of interest at the rate of 25% per annum.

5. Since the payment was delayed beyond the permissible limit, the request for regularisation of period of default was rejected and the bid of the plot was cancelled and earnest money forfeited. Attempts were made to serve the cheque for the balance amount refunded to the auction purchaser, but delivery of the cheque could not be effected and was not collected despite issue of the public notice in the local leading papers.

6. Aggrieved with the decision of cancellation of bid-allotment, the auction purchaser filed a Writ Petition No.7103/99 and C.M. No. 13413/99 in the Delhi High Court, which came up for hearing on 27.01.2000. The Hon'ble Court was pleased to order as follows:



"Counsel for the respondent states that the respondent/DDA has no power and jurisdiction to condone the delay in payment of the instalment beyond a period of 180 days. In such matter a reference is to be made to the Central Government by the DDA in view of the fact that the Central Govt. is the only Competent Authority to condone such delay. It is also stated that DDA shall make such a reference to the Competent Authority and till then the writ petition may not be taken up. In the light of the aforesaid statement the case stands adjourned in order to enable the DDA to make a reference as stated before this Court to the Central Government. The reference shall be made at the earliest and the decision thereon shall also be given by the Central Government immediately on receipt of the reference. Re-notify on 22.05.2000."

7. Under Rule 29 of DDA (Disposal of developed Nazul Land) Rules, 1981 VC is competent to extend the last date of payment, where he is satisfied that sufficient reasons exist for doing so, upto a maximum period of 180 days subject to payment of interest on the balance amount @ 15% per annum where the delay is 30 days or less and @ 25% per annum for a period exceeding 30 days. VC has already considered the case time and again and rejected his plea of extension of time and handing over the possession. The balance amount was sought to be refunded to the auction purchaser by post and in the circumstances, there does not appear to be any case for re-considering his request. Earlier, in some deserving cases, a reference used to be made to the Central Govt. to extend the time. However, the Ministry insisted that these cases must first be considered by the Authority and then sent to the Ministry with the Authority's recommendation. The proposal is required to be considered by the Central Govt. as per High Courts orders; before which it is required to be first considered by the Authority.

8. While considering cases of condonation of delay in 1998 the Authority decided that, at the time of auction the bidder knows his financial status and capabilities to pay and he/she should, therefore, bid accordingly. The Authority did not agree with the suggestion of extension of time beyond 180 days i.e. the time prescribed in the Nazul Rules. The Authority further advised the VC to use the power of extension of time period even upto 180 days sparingly and only in extremely deserving cases.



9. In view of the Authority's decision on the subject, the circumstances of this case do not warrant reconsideration. However, in view of the High Courts orders, dated 27/1/2000 the matter is placed before the Authority for consideration and making appropriate recommendations to the Govt. w.r.t. the period of default of 687 days.

It may, however, be pointed out that the Authority has already rejected a number of cases and some other cases of similar nature are still pending where the auction purchasers are trying to get the extension of time through the intervention of the Ministry. Hence, if the Authority takes a favourable decision in the present case and refers the matter to the Ministry, then we might have to take similar view in other cases also.

The matter is thus placed before the Authority for consideration.

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

Proposals contained in the agenda item were considered by the Authority. It was felt that since a number of similar requests had earlier been rejected by the Authority, there was no special reasons to recommend relaxation in the present case.

After detailed deliberations, the Authority decided to reject the request of regularisation of delay in payment. However, keeping in view the orders of Hon'ble Delhi High Court, the Authority decided to forward the case to the Central Government.

ITEM NO.

46/2000

- 42 -

Sub: Recruitment Regulations in respect of Engineering Wing of the DDA.

F.7(48)/PB-I/Pt.

P R E C I S

1. BACKGROUND OF THE CASE

The Ministry of Urban Affairs and Employment vide letter No. K-11011/29/95-DDIA dated 5.3.99 approved the Cadre Review proposal of Engineering Wing in DDA on the report submitted by the Goel Committee.

The Fifth Pay Commission has recommended higher pay scale to Superintending Engineers which has also been accepted by Govt. of India.

2. PROPOSAL IN BRIEF

On the recommendations of the Goel Committee, the Govt. of India has approved that 75% of the vacancies of Asstt. Engineers should be filled by promotion as per seniority-cum-suitability from the J.E.s. and balance 25% by limited departmental examination from J.E.s.

Moreover, as part of Cadre review, the number of sanctioned posts in different categories have been changed by the Govt. of India. This aspect and the fact that Govt. of India has approved the change in the pay scale of S.E.(C) and S.E.(E) after 13 years of service in Group 'A' as recommended by Fifth Pay Commission from the existing pay scale of Rs. 12,000-16,500 to Rs. 14,300-18,300 is required to be incorporated in the R.R.s of Superintending Engineers.

3. WHY THE AUTHORITY'S APPROVAL IS NECESSARY

The above two aspects need to be added in the existing Recruitment Regulations. As the competency to make amendments in the existing R.R.s lies with the Authority, approval is required of the Authority to incorporate necessary changes in the R.R.s.

Contd..p/2...

4. SPECIFIC ISSUES/RECOMMENDATIONS REQUIRING AUTHORITY'S APPROVAL/CONCURRENCE.

- i) The modification in the existing R.R.s of promotion from the post of JEs to AE(C) & (E/M), 75% by promotion and 25% by limited departmental competitive examination from JEs require specific approval of the Authority.
- ii) Instead of indicating specific number of posts in each cadre against Col. 2 of the RRs of various categories of posts in the Engineering Cadres, we may be allowed to state against the column of ~~the~~ number of posts "as may be created by Govt. of India from time to time."
- iii) The Authority may also approve the modification in RRs of S.E.s for the higher pay scale of Rs. 14,300-18,300/- after completion of 13 years of Group 'A' service.

R E S O L U T I O N

Proposals contained in the agenda item were discussed in detail. The LG was strongly of the view that the DDA must introduce necessary changes in its recruitment regulations to induct new talent in the engineering cadres by way of direct recruitment at various levels. He agreed with the suggestion of Shri Prithvi Raj Chand that certain percentage of promotional posts must be earmarked for departmental employees which could be filled up by the twin processes of promotions by seniority and promotions by limited departmental examination. The LG, however, advised that a fixed percentage of posts at all levels must essentially be filled up through direct recruitment in all the engineering cadres, through the UPSC, so that the best available talent could be inducted in the DDA. The EM agreed to review the proposals given in the agenda item in the light of the LG's advice.

[b] Shri D S Meshram, Chief Planner, TCPO and Shri Mahabal Mishra requested that the pay-scale of Rs. 14300-18300, proposed to be given to the Superintending Engineers on completion of 13 years of service in Group-A, should also be given to the Planners and Architects of the DDA. The VC informed that this matter was being examined separately.

Authority further added a word "Simultaneously" after the word D.D.A. in the fifth line to sub-para (b) in the minutes of item No.46/2000 vide resolution No.51/2000 dated 18.8.2000. First part of sub-para (b) shall, therefore, read as under:-

" Shri D.S.Meshram, Chief Planner, TCPO and Shri Mahabal Mishra requested that the pay-scale of Rs.14300-18300, proposed to be given to the Superintending Engineers on completion of 13 years of service in Group-A, should also be given to the Planners and Architects of the DDA simultaneously."

ITEM NO.  
47/2000

SUBJECT: PAYMENT OF REMUNERATION TO  
MR. JUSTICE P.K. BAHRI (RETD.) OF  
HIGH COURT OF DELHI, IN PURSUANCE  
OF THE ORDER DT. 29/11/99 OF  
SUPREME COURT OF INDIA IN SLP(C) NO.  
21000 OF 1993 : DELHI DEVELOPMENT  
AUTHORITY VS. M/S. SKIPPER  
CONSTN. PVT. LTD. AND ANOTHER.  
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No. FE.5(1)/2000/Imprest

PRECIS

The Hon'ble Apex Court in R.e. DDA Vs. M/s. Skipper Constn. Co. Pvt. Ltd. and Another bearing SLP(C)21000 of 1993 vide orders dated : 29/11/99 has appointed Hon'ble Mr. Justice P.K. Bahri, former judge Delhi High Court to go into the genuineness of the claims of the purchaser in relation to Jhandewalan Property and the Property belonging to Technology Park Ltd. As per the observations of the Supreme Court of India, the infrastructure for the functioning of the Commission and other secretarial services are to be provided by Delhi Development Authority. So far as the remuneration is concerned, the Commission has to be paid a sum of Rs.10,000/- per sitting for two hours. The DDA has been directed to make the payment of the remuneration as well, at the first instance, subject to further orders of the Court. It has also been observed that the expenditure towards advertisement, however, will be met out of

the amount lying with the Registry of the Court. It has also been kept open for the Commission that it can seek further directions from the Court, by simply addressing a letter to the Registrar General of the Court.

In pursuance of the court's orders the infrastructure for the functioning of the Commission and other secretarial staff have already been provided by the Delhi Development Authority to the Commission.

(2) Mr. Justice P.K. Bahri vide his letter dated 20/01/2000 has desired that a sum of Rs.1,00,000/- be placed at the disposal of the Commission as a Revolving Fund to meet with the day-to-day expenses, and, that the Commission shall render periodical accounts of the said Fund. Further, the letter states that the amount would be placed in the account to be opened in the name of "Justice P.K. Bahri Inquiry Commission" and the said Account shall be operated by the Commission itself or through any person authorised by him.

Justice P.K. Bahri Commission of Inquiry, in another letter dt. 24/2/2000, has stated that the work to be looked into as per the orders of the Hon'ble Supreme Court of India would involve voluminous compilation and strict supervision and, as such, has desired that the services of Sh.



Inderjeet Sharma, Advocate and former Joint Registrar of the Delhi High Court are required to be taken on a remuneration of Rs.15,000/-per month.

The Chief Accounts Officer has advised that the Commission of Inquiry has been appointed for holding the inquiry into the matters of both DDA(Jhandewalan) and the Project of Technology Park Ltd.; the latter perhaps is not concerning DDA and, therefore, expenditure needs to be apportioned accordingly if possible. The Hon'ble L.G., has however, suggested that the matter may be settled in consultation with Mr. Justice P.K. Bahri.

3. As per the judgement the Justice Bahri Inquiry Commission has been appointed to look into both the matters and only the expenses towards the advertisements are to be met out of the amount lying with the Registry of the Court and the infrastructure as well as the remunerations of the Commission and other secretarial services are to be provided by the Delhi Development Authority and, as such, the fund for meeting day-to-day expenses has to be incurred by the DDA and the same perhaps cannot be apportioned among the works pertaining to Jhandewalan Bldg. and the Project of Technology Park Ltd. Therefore, the following proposals are submitted for consideration and approval by the Authority:-

(i) The remuneration of Mr. Justice P.K. Bahri, as directed by the Apex Court vide its Orders dt. 29/11/99, may be allowed to be paid by the DDA @Rs.10,000/- per sitting for two hours.

(ii) A Revolving Fund of Rs.1.00,000/- may be placed at the disposal of "Mr. Justice P.K. Bahri Inquiry Commission" for meeting day-to-day expenses out of the account to be opened in the name of "Justice P.K. Bahri Inquiry Commission", to be operated through any person so authorised by Mr. Justice P.K. Bahri. (The said revolving fund has already been created with the approval of the L.G. to honour the courts orders.)

(iii) The services of Sh. Inderjeet Sharma, former Joint Registrar of the Delhi High Court (now advocate) or any other person as may be desired by the Commission of Inquiry may be allowed to be placed at the disposal of the Commission at a remuneration of Rs.15,000/- per month (the remuneration of Sh. Sharma shall be paid by the Commission through its Revolving Fund as referred to in Para:(ii) above).

4. Proposals contained in para 3 of the agenda item are submitted for kind consideration of the Authority. Pending approval of the Authority, the Commission" had started functioning in February '2000.

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

Proposals contained in the agenda item were approved by the Authority. It was, however, felt that the Hon'ble Court may be requested to off-set the expenditure relating to the technology park Limited so as to avoid possible audit objections against incurring of this expenditure by the DDA.



ITEM NO. Sub: Constitution of Advisory Council of the  
48/2000 Delhi Development Authority.

F.1(2)2000/AC/MC/DDA.

P R E C I S

'Under Section 5(1) of the Delhi Development Act, 1957 the Authority is empowered to constitute an Advisory Council for the purpose of Advising the Authority on the preparation of the Master Plan and on such other matters relating to the planning or development or arising out of or in connection with the administration of the Act. as may be referred to by the Authority.

2. Govt. of India, Ministry of Urban Development vide their letter No.K-11011/27/92-DDIA dt.16.5.2000 (App.'A' P-49-51) have informed that under Section 5(2)(h) of Delhi Development Act, 1957, the Lok Sabha has elected Shri Hansraj Bhardwaj M.P.(Rajya Sabha) to serve as member of the Advisory Council of the Delhi Development Authority in place of Sh. Bhuvnesh Chaturvedi whose term as Member of Parliament Rajya Sabha expired on 2.4.2000.

The matter is placed before the Authority for information so that final notification is issued in the official Gazette.

R E S O L U T I O N

The Authority noted the information about the election of Shri Hans Raj Bhardwaj, Member of Parliament (Rajya Sabha) to the Advisory Council of the DDA against the vacancy caused on the retirement of Shri Bhuvnesh Chaturvedi..

SECRETARY'S OFFICE  
DY. NO. 5-8-2-5-9  
DATE 17/5/2000

-49 -  
APPENDIX 'A' TO ITEM NO. 48/2000

No.K-11011/27/92-DDIA  
Government of India  
Ministry of Urban Development  
(Delhi Division)

New Delhi, the 16th May, 2000

To

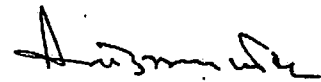
The Commissioner-cum-Secretary,  
DDA, Vikas Sadan, INA,  
New Delhi.

Sub: Election of Members of Parliament to the  
Advisory Council of DDA.

Sir,

In continuation of this Ministry's letter of even number dated 12.5.2000 on the above mentioned subject, I am directed to Shri Hansraj Bhardwaj, Member, Rajya Sabha has been duly elected to be Member of the Advisory Council of the DDA in place of Shri Bhuvnesh Chaturvedi, M.P. Rajya Sabha who has retired from the Rajya Sabha on 2.4.2000 on completion of his term.

Yours faithfully,



(V.K. Misra)  
Under Secretary to the Govt. of India

P. J. Gupta today

Asst. Secy

19/5

- 50 -

No.K-11011/27/92-DDIA  
Government of India  
Ministry of Urban Development  
(Delhi Division)

New Delhi, the 12th May, 2000

To

✓ The Commissioner-cum-Secretary,  
DDA, Vikas Sadan, INA,  
New Delhi.

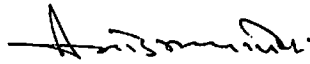
Sub: Election of Members of Parliament to the  
Advisory Council of DDA.

Sir,

1 am directed to enclose a copy of the Rajya  
Sabha Secretariat Office Memorandum  
No.RS:4(6)/2000Com-11 dated. 8.5.2000 on the above  
subject, wherein Shri Hansraj Bhardwaj, Member, Rajya  
Sabha has been duly elected to be Member of the  
Advisory Council of the DDA.

2. You are requested to notify the name of Shri  
Hansraj Bhardwaj after following the due procedure  
and furnish a copy of the notification to this  
Ministry.

Yours faithfully,



(V.K. Misra)

Under Secretary to the Govt. of India

Copy for information to Shri G.C. Miglani,  
Deputy Secretary, Rajya Sabha Sectt., Parliament  
House Annexe, New Delhi-1 with reference to their  
O.M. referred to above.

(V.K. Misra)

Under Secretary to the Govt. of India

SECRETARY'S OFFICE

BY NO. 579-5

DATE 16/5/2000

36/A/Secy  
16/5/2000

PARLIAMENT OF INDIA  
RAJYA SABHA SECRETARIAT

Telegram : "PARISHAD"  
Fax : (91 11) 3014948/3015585/3012567 PHA  
(91 11) 3792940/3011328/3011207/PH  
Telephone :

PARLIAMENT HOUSE ANNEXE,  
New Delhi-110001

Dated the 8<sup>th</sup> May, 2000

No. RS.4(6)/2000-Com-II

OFFICE MEMORANDUM

Sub: Election of a member of Rajya Sabha to the Advisory Council of the Delhi Development Authority.

\*\*\*\*\*

The undersigned is directed to refer to the letter No. K-11011/27/92-DDIA-77F dated the 31<sup>st</sup> march/4<sup>th</sup> April, 2000 addressed by the Minister of Urban Development to the Secretary-General, Rajya Sabha on the above-mentioned subject and to state that, in pursuance of a motion adopted by the Rajya Sabha on the 24<sup>th</sup> April, 2000, and the election process initiated pursuant thereto, Shri Hansraj Bhardwaj, Member, Rajya Sabha, has been duly elected to be a member of the Advisory Council of the Delhi Development Authority.

2. The permanent and Delhi Addresses of Shri Hansraj Bhardwaj are given below:-

Permanent Address

E-7/19, Charimili,  
Bhopal,  
Madhya Pradesh.

Delhi Address

14, Tughlak Road,  
New Delhi-110011.

(G.C. MIGLANI)  
DEPUTY SECRETARY  
PHONE: 3034557 (O)

To,  
The Ministry of Urban Development,  
{Dr. (Mrs.) Nivedita.P. Haran,  
Director, Delhi Division}  
Government of India,  
New Delhi.

ITEM NO. SUB:  
49/2000

Const. of MIG/LIG DU's at Dilshad Garden near G.T.Road including internal services zone E-6.  
SH:Const. of 96 MIG, 96 LIG at Dilshad Garden near G.T.Road, Grp.4, Blk.R including internal development (Actually constructed 100 MIG and 100 LIG houses).  
File No.EM.8(137)88/CTE/EZ/DDA & EE(P)/SE(P)-IV/52/DDA.

P R E C I S

The above work was originally allotted to M/s.Raj Construction Co. by the Ex.Engineer,HD-20 now ED-5 vide letter No.HD-20/A-29(202)/80-81/4163-45202 dt.16.3.81. The estimated cost of the work was Rs.58,89,056/- on the basis of DSR-1977, the tendered cost was Rs.97,92,107/-. The stipulated period of completion of the above project was 12 months.

The construction was executed in 25 Blocks as shown in the drawing annexed as Annexure 'A'. One block consists of 8 dwelling units (4 MIG + 4 LIG). Actually 100 MIG & 100 LIG were taken up at site instead of 96 MIG & 96 LIG. The ground and first floors are MIG while 2nd and 3rd floors are LIG respectively.

2. During the execution of the work, this work was inspected by the CE(QC) on 25.11.82 and he had noticed that "Quality of the work was very poor". After inspection of the work, CE(QC) had conveyed certain observations in his inspection note issued vide his office letter No.CE(33)QC/82/DDA/Inspection/448-452 dt.1.1.83. The main observation of CE(QC) that Pila Bricks had been used, estimated to be about 20--30% and the quality of concrete was bad and large no. of cracks were noticed in the RCC slabs, lofts and lintels in various blocks apart from structural cracks in the RCC Column.

3. Due to the reported bad quality, the aforesaid work was inspected by the Fact Finding Committee appointed by the L.G., Delhi for general inspections of such schemes. The main observations of the committee were that a number of slabs had cracked in block, which was specifically checked by it. It is also indicated in the report that overall quality of the RCC was very poor, brick masonry was also poor in quality, number of slabs had cracked, the walls were out of plumb. A number of lintles had also developed cracks.

This work was also inspected by the CTE in July, 1983 and the report sent vide letter No.M7D-475-ET-62 dt. Sept.1983 also indicated similar observations.

4. Keeping in view the report of the Fact Finding Committee, it was decided to refer the matter to the CBRI for thorough investigation and submitting detailed report alongwith the recommendations for rectification of the defects. The CBRI checked the work at site including testing of RCC through Ultrasonic Test, Rebound Hammer Test, core cutting of RCC slabs, load testing of RCC slab and structure as a whole. The result of these tests were found by and large poor in almost all the blocks. CBRI had suggested that R.S.Joist should be placed in the short span in the middle of the room. Where the RCC slabs were found to be very weak. It was suggested to place M.S. Tie at all the corners and T.Junction before plastering. It was also suggested that before plastering, horizontal and vertical joint of brick work be raked up and filled up with rich mortar to a depth of 40mm on both sides of the

walls.

- 53 -

5. Instead of carrying out necessary rectification of the major defects, the agency resorted to the tactics of delaying the work. Due to the slow progress of work as well as poor workmanship, the Deptt. was left with no other option but to rescind the contract. Ultimately the contract was rescinded vide letter No.HD.XX/1(1)83-84/Vol.II/2339 dt. 30.9.85 with the approval of Competent Authority. At the time of rescission, an expenditure of Rs.68.80 lacs had been incurred, on the scheme.

After rescission of the contract, NIT for the balance work was approved by the Competent Authority and the work was awarded to M/s.United Constn.Co. in Sept.,1990 with the estimated cost of Rs.16,52,613/- and the tendered cost Rs. 48,73,893/-.

The time of completion for the balance work was 12 months.

6. Simultaneously, in compliance to the CBRI recommendations the strengthening measure for RCC structures and walls were carried out through different agencies, the details of which are given as under :-

S.No.	Name of the agency	Name of work
1.	M/s.Sat Builders	Strengthening of work.
2.	M/s.East India Constn.Co.	Steel Window & Ventilators.
3.	-do-	Addl.Support of RCC Structure
4.	M/s.United Constn.Co.	Balance Work.

In addition to the above, guniting work was also carried out by the Deptt. through M/s.Shay Pandey.

During the execution of the balance work and making strengthening measure, the CBRI was again approached in Feb.,1992 to carryout the deflection recovery test on the strengthening slab. As per their report, the slabs passed the required standard, hence the strengthening measure continued. The report, however, indicated possible corrosion of re-inforcement bars on account of ingresi of moisture and cracking of concrete in RCC structure.

8. To assess the position of these flats finally before relase for allotment, general inspection was carried out by the Dir.(EZ), SE,CC-3 alongwith E.E. in early 1997 and it was observed that steel re-inforcement in RCC members was considerably corroded with passage of time, resulting in spalling of concrete and cracks in RCC members. It was, therefore, decided to refer the matter again to CBRI with a request to investigate the life of the structure with particular reference to the corrosion aspect and suggest suitable measures. Accordingly, a reference was made to CBRI by Dir.(EZ) vide letter No.CE/CTE/24(21)/77/1599 dt. 27.6.97 requesting CBRI to give their valuable advice regarding desirability of offering these flats to public, after assessment of present condition of the flats.

9. The CBRI has submitted the report after thorough investigation and examination of the flats. In their report the CBRI has concluded that "Heavy repairs done few years ago have not withstood well".

Contd.....



10. Thereafter flats were again inspected by CE(QC), SE(QC) & EE(QC) on 7.9.99 alongwith CE(EZ), SE, CC-3, ED-5, who also recommended for demolishing of these flats. (The position of the houses which are to be demolished are shown in the lay out plan enclosed herewith at Appendix - A at Page 56).

11. In view of the position explained above and the damage to the structure being such that further rectification and the revival measures are not feasible to be implemented, CE(EZ) has arrived at the conclusion that there does not seem to be other alternative but to demolish the structure completely and re-build the same.

12. The Survey Report has been prepared by the CE(EZ) and is enclosed (Appendix-B Page 57-58). On the perusal of the survey report, it would be seen that upto date expenditure incurred on the scheme is Rs.294.54 lacs. out of which an amount of Rs.19.82 lacs. is expected to be salvaged after disposal of the dismantled material, after accounting for the cost of dismantling. Therefore, infructuous expenditure of Rs.274.72 lacs would need to be written off.

13. M/s. Raj Constn. Co. moved into Arbitration vide letter No.EM.2(81)84/ARB/7237-40 dt. 9.10.84, Sh. Banarsi Dass, SE-1 was appointed as Sole Arbitrator but the Ld. Arbitrator resigned on 13.6.86 and thereafter another Arbitrator, Sh. G.R. Hingorani was appointed vide letter No.EM.2(81)84/ARB/13689-92 dt. 4.12.86 but the claimant did not respond to the notice of the arbitrator and thereafter Ld. Arbitrator also neither resigned nor returned the documents/relevant papers. Deptt. has filed the case in the High Court for removal and re-appointment of arbitrator. The case is still pending.

14. Regarding officers responsible for the bad quality of the work, the Vig.Branch, vide their letter No.F4(30)88/Vig., has reported that action has already been taken against the staff as under:-

- |    |                                    |  |
|----|------------------------------------|--|
| 1. | Sh.S.P.Bhandari, EE                | Penalty of compulsory retirement imposed vide order No.77/Vig.dt.31.8.94.                      |
| 2. | Sh. J.S.Kain and Hari Om Saini, JE | Both had been removed from the services vide order No.79 dt.31.3.94 respectively.              |
| 3. | Sh.R.C.Jain, JE                    | Penalty of reduction by 4 stages in pay scale of JE was imposed vide order No.80/Vig./31.3.94. |
| 4. | Sh. Ranbir Singh, AE               | The proceedings were dropped vide order dt.27.1.92 due to his demise.                          |

15. M/s. Raj Constn. Co., which was regd., with Haryana, PWD has already been debarred from further tendering in DDA vide order No.F4(8)1/72/Black listing/Sec./972 dt. 19.4.84.

Contd....

16. FIR against M/s.Raj Constn. Co.was also filed by the Ex.Engineer vide his letter No.F33(1)93/ED-5/DDA/540 dt.24.3.2000 with Dy. Commr.,North East Delhi and SHO, Police Station, Dilshad Garden stating all the facts about the work as well as the list of partners and their latest known residential/postal address indicating percentage of their share in the Co.

17. It is suggested that a team comprising of SE(Vig.), SE(QC) and SE In-Charge of the work be constituted to take adequate number of samples to establish the quality of material and take sufficient photographs of the project/vides coverage so that status as exists at site can be preserved to protect Deptt.'s interest in future litigation and Arbitration Proceedings etc.

ISSUES FOR THE DECISION OF THE AUTHORITY

18. The case is put up to the Authority for approval of Dismantling of 200 houses as well as the approval to write off the loss of Rs.274.55 lacs.

As such, this agenda, is put up for consideration and approval.

RESOLUTION

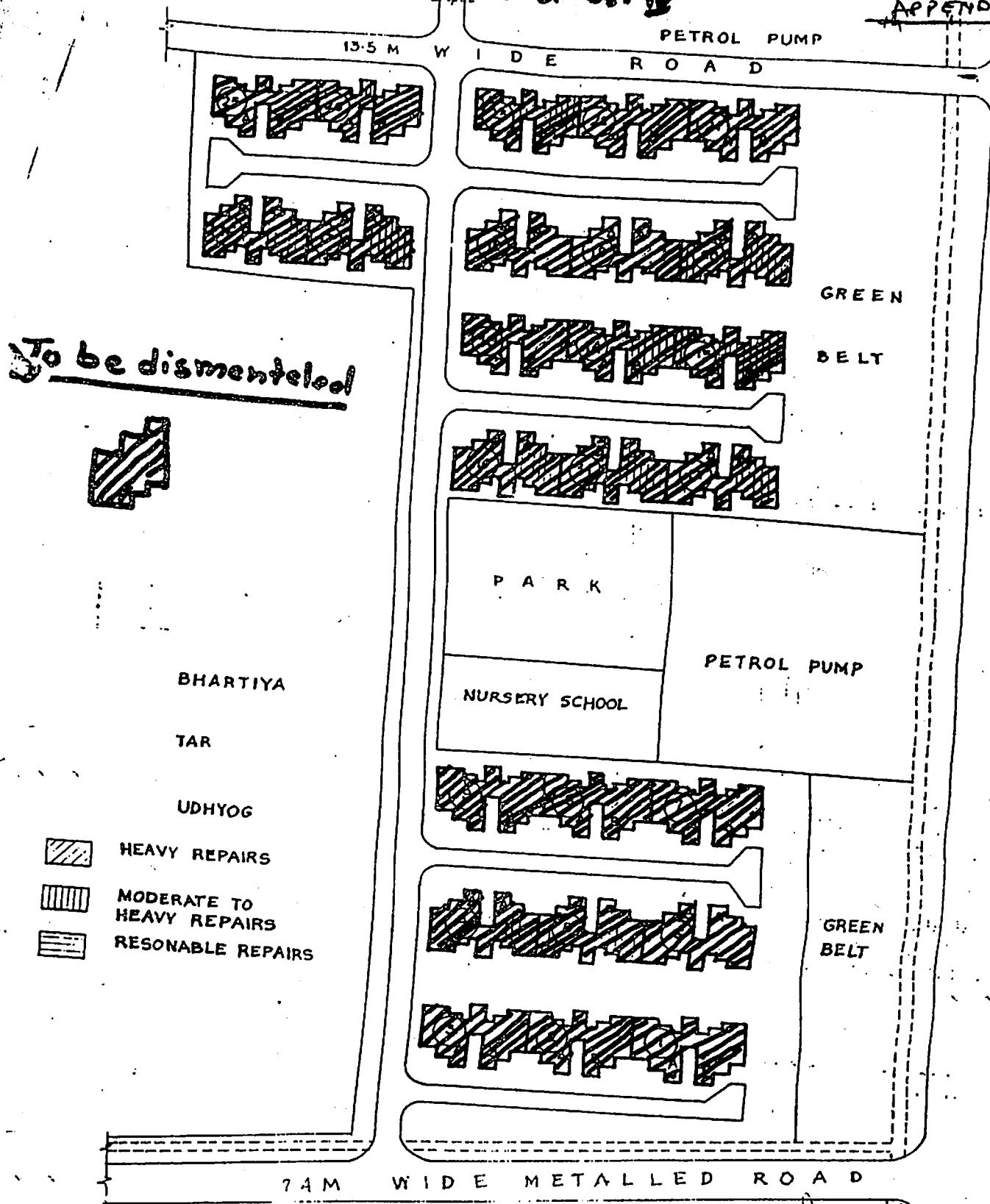
The agenda item was not taken up for consideration.



APPENDIX 'A' TO ITEM NO. 49/2000

c/o 100 MIG/100 LIG DUB at Dilshad Garden  
Near G.T. Road Cr. V

APPENDIX-A



LAY OUT PLAN SHOWING BLOCK NOS.

As per  
J.E/EDS

11-7-87  
AE-17/EDS

22/10/87  
EE/EDS  
DPA

57

अध्यापक की, तबलान-विश्व

APPENDIX 'B' TO ITEM NO.49/2000

# SURVEY REPORT OF STORE

(के.नो.नि.से. संविता पैरा 7-2-41, 7-3-17 तथा 7-4-1)  
(Central P.W.A. Code Paragraphs 7-2-41, 7-3-7 and 7-4-1)

के.नो.नि.से. 18

C.P.W.A.-18

महल

Division

(REPORT OF SURVEY OF STORE WHICH HAVE BECOME UNSERVICEABLE)

उप-महल

Sub-Division

संख्या या मात्रा Number or Quantity	वस्तुओं का विवरण Description of Articles	बाता मूल्य Value on the Books		प्राप्ति तारीख Date of Receipt	वस्तुओं के अनुपयोगी होने का कारण बताते हुए प्रभारी अधिकारी की प्रशुक्ति Remarks by the Officer incharge explaining the cause of articles becoming unserviceable	महल अधिकारी की प्रशुक्ति या आदेश Remarks or orders of the Divisional Officer	सहायक अभियन्ता का आदेश Order of the Superintending Engineer
		दर Rate	रकम Amount				
					<p>This material has been unserviceable due to continuous normal wear &amp; tear &amp; beyond economical repair. Hence recommended for disposal through public. The reserve value is Rs:</p> <p>This loss does not disclose any defect of which require orders of higher authorities. There has not been any serious negligence on the part of any Govt. Official which require the higher auction.</p>	<p>Declare unserviceable under Para 151 (3) CPDW Code &amp; approved for disposal and para 158 (D) of CPWD code through public auction, Reserve Price Rs.</p> <p>1. The loss does not disclose any exact in the commencement of which may require order of higher authority.</p> <p>2. The material has been checked physically and and unserviceable.</p> <p>3. There is not been any serious negligence on the part of any staff which may be liable for disciplinary action require the order of higher authority.</p>	

Available at B.M. Enterprises, 47, I.T.O. Lane,  
Opp. Customs Office, New Delhi-2 Ph. 3819020, 3855328

संख्या या मात्रा Number or Quantity	वस्तुओं का विवरण Description of Articles	खाता मूल्य Value on the Books		प्राप्ति तारीख Date of Receipt	वस्तुओं के अनुपयोगी होने का कारण बताते हुए प्रभारी अधिकारी की अभ्युक्ति Remarks by the Officer incharge explaining the cause of articles becoming unserviceable	मण्डल अधिकारी की अभ्युक्ति या आदेश Remarks or orders of the Divisional Officer	प्रमुख अधिकारी का आदेश Order of the Superintending Engineer
		दर Rate	राशि Amount				
	Demolition of 200 flats (100 MIG + 100 LIG) at Block Group-IV Dilshad Garden.  Amount likely to be received from dismantling of structure (Probable salvage value).  Net Rs.  Says Rupees	2,94,35,651/-  19,80,547/- 19,81,411/-  274,55,054/- 2,74,55,740/-  274.54 Lacs. 274.55 Lacs.			Period Construction of flats is of Const. of very poor quality. Houses can not be put to use even after carrying out extensive and expensive repairs and strengthening & therefore these flats need to be demolished.  The main reason for demolition of these houses is that quality of work done was very poor, the structure was declared unsafe, the repair cost estimated to be very high even after carrying out the structure would not give the life expected of new structure.		Structure need to be demolished as the construction is of very poor quality. C.E (G.C) his inspection carried out 1.1.83 also viewed that the quality of work is very poor houses are unsafe and even extensive repair are done, houses would not have the expected quality out of a new const. these can not be allotted to the public even after strengthening. C.B.R.I. have also advised in the same fashion.
	H. E. IV/E.D.5 D.D.A.	E. E. E. D. 5 D.D.A.		S. E/O. C-III D.D.A.	E. E (F) II D.D.A.	S. E (F) IV D.D.A.	C. E (E. Z) D.D.A.

संख्या ..... तारीख ..... 18  
के. तो. नि. बहिषा पैरा 152 के तदर्थ में प्रमुख अधिकारी का आदेश प्रस्तुत।  
No. .... dated the ..... 19  
Submitted to Superintending Engineer  
for orders with reference to paragraph 152 of the Central P.D.W. Code.

मण्डल अधिकारी  
Divisional Officer

संख्या ..... तारीख .....  
ऊपर दर्ज किए गए आदेशों के अनुसार आवश्यक कार्यवाई के लिए मण्डल अधिकारी को सूचित किया गया।  
No. .... dated the .....  
Returned to the Divisional Officer for necessary action as per orders noted above.

प्रमुख अधिकारी  
Superintending Engineer

ITEM NO.

50/2000

Sub: Policy for allotment of land to Recreational club buildings in Delhi.  
File No. F.3(44)94/MP

1.

PROPOSAL IN BRIEF

P R E C I S

Authority vide resolution no. 50/98 dt.29.5.98 recommended revision in development control norms for recreational club building in Delhi after processing the objections/suggestions for final approval of the Govt. u/s 11 A of Delhi Development Act. Following was resolved by the Authority:-

- a. "Resolved that the proposal of recreational clubs-category A (about 10,000 sqm.), category B(5000-10,000 sqm.) and category C(below 5000 sqm.) with following development control regulations be approved;  
Max. Ground coverage 20%  
Max. FAR 50  
Max. Height 12.5 m.  
Other controls:  
i) In addition, ground coverage (single storey) to the maximum extent of 5% of the open area shall be allowed for outdoor sports.  
ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for services, should not be counted in FAR.  
iii) 15% of the total floor area shall be allowed as residential component, for guest rooms and maintenance staff quarters.  
iv) The above controls shall be restricted to the category 'A' recreational Clubs (above 10,000 sqm.) Surplus area over 10000 sqm. shall be used for open air activities, landscaping and parking only.
- b. Suggestions made by Sh.Swaroop Chand Rajan and Sh.Sahab Singh Chauhan regarding transparent allotment procedures were appreciated by the L.G. It was decided that:  
i) The policy for making these allotments should be transparent and circulated to all concerned, and  
ii) the location of the club buildings should be finalised in consultation with the elected representatives, in a manner that it does not cause inconvenience to the residents of the locality."

2.

FOLLOW UP ACTIONS:

- i. Ministry of Urban Affairs, Govt.of India was accordingly requested vide office letter no.F.3(44)98/MP/713-716 dt.25.6.98 to convey the approval of the Central Govt. and issue final notification for proposed amendment in MPD-2001. Under Secy., Govt.of India vide letter dt.4.4.2000 ( APP. 'A' )

(P- 61 ) . has conveyed that the Authority Resolution does not indicate the mode and rates for disposal of land for recreational clubs. Therefore, it was suggested that a comprehensive proposal alongwith rates to be recovered be put up to the Authority for its approval in a comprehensive manner.

- ii. Based on the decision of the Authority, Lands deptt. of DDA worked out pricing policy for recreational club/community hall vide Circular no.F.13(4)95/IL dt. 26.8.99( App.- 'B' Page - 62 to 63 ).

The circular mentions that after discussion in various meetings, it was felt that clubs provide facilities for recreation and are platforms for community interaction. Though, clubs do charge for facilities, yet they cannot be treated as commercial enterprises in the conventional sense and charging commercial rates may not be justifiable. Therefore, it was felt that a middle path should be adopted by charging neither institutional zonal variant rates nor commercial rates but one and half time current zonal variant rates. In view of the above, the land for recreational club was proposed to be allotted in the following manner:

- (i) Community hall-cum-clubs (category C) - to be run by Residents Welfare Associations (area upto 2000 sqm.). The following activities will not be undertaken by the Association.

- Bar Room,
- Card Room and
- Restaurant

- (ii) Community Clubs (category B) - area upto 5000 sqm.

- (iii) District clubs (category A) - Area upto 10,0000 sqm.

Clubs in category A and B will be allotted land at one and a half times current zonal variant rates. Such clubs may have facilities of bar room, card room and restaurant.

The other terms and conditions of allotment to remain same."

3. **RECOMMENDATIONS:** The proposed amendment in MPD-2001 as approved earlier by the Authority in its meeting held on 29.5.98 alongwith the land rates to be charged as given in the circular issued by the Lands deptt. (details given in para 2(ii) above) are placed before the Authority for its consideration to forward them to the Govt. for final approval u/s 11 A of Delhi Development Act.

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

This agenda item was not taken up for consideration.

APPENDIX 'A' TO ITEM NO. 50/2000

No.K-20013/20/96-DDIB  
GOVERNMENT OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
( DELHI DIVISION )

Nirman Bhawan, New Delhi,  
Dated the 4th April, 2000

To

Shri R.K. Jain,  
Jt. Director(MP),  
Delhi Development Authority,  
Vikas Minar, I.P. Estate,  
New Delhi.

Sub: Formulation of Development control norms for recreational  
club buildings in Delhi Amendment in MPD 2001 thereof.

Sir,

I am directed to refer to your letter No.F.3(44)94-MP/427 dated 23rd March, 2000 on the subject cited above and to state that this case was discussed in a meeting held under the Chairmanship of Director(DD) on 31.7.98 when it was noticed that the proposal as approved by the Authority vide its Resolution No. 50/98 dated 29.5.98 did not indicate the mode and rates of disposal of the land for recreational clubs. It was, therefore, decided that instead of going for a piecemeal modification in the Master Plan DDA was requested to submit a comprehensive proposal in this regard. This proposal, however, is still awaited in the Ministry.

2. It is again requested that a comprehensive proposal on the subject with the approval of the Authority may kindly be furnished to this Ministry to enable us to take further action in the matter.

Yours faithfully,

Sd/-  
( R.S. Gusain )  
Under Secretary to the Govt. of  
India.

Tel. No.3016681



APPENDIX 'B' TO ITEM NO. 50/2000  
DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE COMMISSIONER (Land Disposal)

No:F.13(4)/95/IL/

Dated:26.8.1999

CIRCULAR

As per MPD-2001, 'Club' is a "premises used for multi purpose facilities like functions, marriages, sports, recreation etc." It is a facility provided under the overall use for public and semi public facilities. DDA allotted land to various clubs and recreational institutional rates. It was observed by the then L.G. that running of clubs is a commercial activity and hence we should have a separate policy for allotment of land to the clubs.

2. A policy was formulated and put up to the Authority in 1997. The proposal was to distinguish between two group of clubs - one, run by Residents Welfare Associations without the facilities of bar and card room and two, clubs run on commercial basis. The commercially run clubs were further sub-divided into two groups - one, with the requirement of upto 5000 sq.m. of land and other with the requirement of upto 10,000 sq.m. land. The Authority while approving the proposal for allotment of land to the clubs run by the Residents Welfare Associations did not take any decision about allotment of land to the clubs run on commercial lines.

3. This issue was discussed in various meetings at different levels and it was felt that clubs provide facilities for recreation and are platforms for community interaction. Though clubs do charge for the facilities yet they cannot be treated as commercial enterprises in the conventional sense of the term and charging commercial rates may not be justifiable.

4. In the circumstances, therefore, it was felt that a middle path should be adopted by charging neither institutional zonal variant rates nor commercial rates but 1-1/2 times current zonal variant rates.

5. In view of above, the land for sports and recreational clubs will now be allotted in the following manner:-

- (i) Community Hall-cum-clubs(category 'C') - to be run by Residents Welfare Associations - area upto 2000 sq.m. The following activities will not be undertaken by the Association:

Bar Room  
Card Room  
Restaurant

Land will be allotted at current zonal variant rates.

- (ii) Community Clubs(category 'B') - area upto 5000 sq.m.  
(iii) District Clubs(category 'A') - area upto 10,000 sq.m.

Clubs in category 'A' and 'B' will be allotted land at 1-1/2 times current zonal variant rates. Such clubs may have facilities of bar room, card room and restaurant.

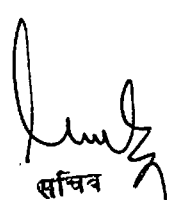
6. The other terms and conditions of allotment will remain same.  
7. These provisions come into force with immediate effect. All concerned are requested to kindly note the above and take action accordingly.


  
(Sharda Prasad)  
Commissioner(LD)  
26.8.99

Copy forwarded to the following for information and necessary action:-

1. Secretary, Urban Development, GOI, New Delhi.
2. Secy. to L.G., Delhi.
3. V.C., DDA
4. P.C., DDA
5. E.M., DDA
6. F.M., DDA
7. All Heads of Deptts., DDA
8. Director(L), DDA
9. Dir.(L.C.), DDA

  
Commissioner(LD)  
26.8.99

  
सचिव  
दिल्ली विकास प्राधिकरण  
नई दिल्ली

  
प्रद्युम्न  
दिल्ली विकास प्राधिकरण  
नई दिल्ली



