

कार्यवृत्त पुस्तिका
कार्यवृत्त सूची
बैठक दिनांक 19.9.2013
मद संख्या 134 से मद संख्या
145 तक,
समय शाम 3 बजे
राजनिवास
बोलायम न०

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

No. F.2 (2)2013/MC/DDA/235

Dated: the 17th September, 2013

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

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Thursday, the 19th September, 2013 at 3.00 p.m. at Raj Niwas, Delhi.


(D. SARKAR)

Commissioner-cum-Secretary
Phone No. 24623598

Encl: As above.

CHAIRMAN

1. Shri Najeeb Jung
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri D. Diptivilasa

MEMBERS

3. Shri Subhash Chopra, MLA
4. Shri Naseeb Singh, MLA
5. Dr. Harsh Vardhan, MLA
6. Shri Abhai Sinha
Engineer Member, DDA
7. Shri Manish Kumar
Finance Member, DDA
8. Shri D. Diptivilasa,
Additional Secretary
Ministry of Urban Development
Govt. of India
9. Smt. Naini Jayaseelan
Member Secretary
NCR Planning Board
10. Shri Jitender Kumar Kochar

Contd./...page..2

SPECIAL INVITEES

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

Copy also to:

1. Smt. Swati Sharma
Addl. Secretary to Lt. Governor, Delhi
2. Shri Vishwendra
PS to Lt. Governor, Delhi
3. Smt. Neemo Dhar
Advisor (PR), DDA

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE: 19.09.2013

TIME: 03.00 PM

VENUE: RAJ NIWAS

DELHI

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2.	135/2013	Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 26.7.2013 at Raj Niwas. F.2(3)2013/MC/DDA	CCS
3.	136/2013	Policy/Guidelines for waiver of composition fee in respect of State/Centre Govt. Organization. F.22(41)02/IL	LANDS
4.	137/2013	Disposal of Common Wealth Games Village flats. F.1(272)2013/N&C(H)	HOUSING
5.	138/2013	Amendment in the recruitment regulation for various grades in the Legal cadre in DDA. F.7(134)2010/PB-I	PERSONNEL

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Sl. No.	Item No.	Subject	Department
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2.	140/2013	Proposed modifications in MPD-2021 as part of review of the Plan (as a follow-up to the recommendations of Advisory Group on review of MPD-2021 in its 6 th meeting held on 27.04.2013). F.15(8)2012/MP	Planning
3.	141/2013	Framing of Policy regarding misuse of Institutional plots. F.18(74)91/IL	Lands
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DELHI DEVELOPMENT AUTHORITY

Item No. 134/13

ITEM NO. 134/2013

Sub: Confirmation of minutes of the meeting of Delhi Development Authority held on 05.09.2013.

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

Minutes of the meeting of the Delhi Development Authority held on 05.09.2013 at Raj Niwas are submitted for confirmation of the Authority.

(Appendix - 'A' at Pages 2 - 7)

RESOLUTION

1. Shri R.K.Jain, Addl. Commissioner(Plg.), DDA stated that typographical errors in agenda item nos. 125/2013 and 126/2013 need to be corrected and incorporated in the minutes of the meeting of the Authority held on 5.9.2013.
 - i) It was decided that these issues should be submitted separately in file for consideration. Proposed amendments which would make substantive changes in the proposals placed before the Authority should be explained in a cogent manner. The Authority authorized Hon'ble Lt. Governor to consider the proposed amendments.
2. Shri Subhash Chopra stated that though he has repeatedly requested for copies of objections/suggestions received in response to public notices issued with regard to modifications of MPD-2021 these have not yet been provided to him.
3. Shri Subhash Chopra stated that though it had been decided by the Authority that the matter regarding change of land use of Old Rajiv Gandhi Colony (Transit Camp) Govindpuri, Kalkaji from Green Area to Residential would be referred to the Ministry of Urban Development for issue of final notification after obtaining legal opinion, this has not yet been done as legal opinion is yet to be received.
 - i) Vice Chairman, DDA stated that though the matter had been brought before the Authority earlier, there is a contempt case against the Vice Chairman, DDA in the Hon'ble High Court and the Vice Chairman, DDA has given a statement before the Hon'ble Court. As this is a transit camp in a green area, a reasoned justification is to be submitted before the Hon'ble Court and, thereafter, decision of the Hon'ble Court is to be awaited. If any action regarding change of land use is taken before the final decision of the Hon'ble Court it could lead to perjury.
4. Shri Subhash Chopra stated that though the matter regarding delinking of the senior citizens' centre from the proposed community hall in his constituency and change in the provision in the MOU for review of extension of allotment has been recorded in para 5 of Other Points of the minutes of the meeting of the Authority, DDA has declined to allot the community hall to an agency though it had been recommended by several RWAs.
 - i) It was decided that the matter would be examined.
5. The minutes of the meeting of the Authority held on 5.9.2013 were confirmed with the above observations.

DELHI DEVELOPMENT AUTHORITY

Appendix -A'
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Minutes of the meeting of the Delhi Development Authority held on 5th September, 2013
at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Najeeb Jung,
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri D. Diptivilasa

MEMBERS

3. Shri Abhai Sinha
Engineer Member
4. Shri Manish Kumar
Finance Member (officiating)
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Dr. Harsh Vardhan, MLA
8. Shri D. Diptivilasa
Addl. Secretary, MOUD
9. Smt. Naini Jayaseelan
Member Secretary,
NCR Planning Board
10. Shri Jitender Kumar Kochar

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Smt. Nutan Guha Biswas,
Principal Secretary to Lt. Governor, Delhi
2. Shri J.B. Kshirsagar
Chief Planner, TCPO
3. Shri Manish Gupta,
Commissioner,
South Delhi Municipal Corporation
4. Shri Dayanand Kataria
Principal Commissioner (LM, P & S), DDA

5. Shri T. Srinidhi
Principal Commissioner (LD, H & CWG), DDA
6. Shri Sanjay Kumar
Chief Legal Advisor, DDA
7. Smt. Swati Sharma,
Addl. Secretary to Lt. Governor, Delhi
8. Shri Vishwendra
PS to Lt. Governor, Delhi
9. Shri R.K.Jain
Addl. Commissioner (Planning) MP&UE, DDA
10. Shri S.P.Pathak
Addl. Commissioner (Planning) AP & MPR, DDA
11. Shri P.M.Parate
Addl. Commissioner (Planning) TB&C, DDA
12. Shri Shamsheer Singh,
CTP, MCD
13. Shri A.K.Manna
Director (Planning), DDA
14. Shri A.D.Biswas,
Sr. T.P., EDMC
15. AVM (Retd.) V.K. Dayalu
Advisor (SA&GR), DDA
16. Smt. Neemo Dhar
Advisor (PR), DDA

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

Item No.121/2013:

Confirmation of minutes of the meeting of Delhi Development Authority held on 19.08.2013.

F. 2(2)2013/MC/DDA

1. Commr-cum-Secretary, DDA intimated that Engineer Member, DDA has asked for incorporation of the observations made by him during discussion on Item No. 108/2013 regarding re-delineation and rezoning of Zone 'O' based on ground realities.
2. Engineer Member stated that the river bed of Zone 'O' consists of fine sand which loses its strength when fully saturated during flooding and structures without proper pile foundations are susceptible to collapse. Guide bunds can only prevent the flow of surface water but underground water flows beneath the bund uninterruptedly. This aspect should be considered while regularizing the existing structures on the river bed and in future only light weight piped structures with flexible walls should be permissible.
3. It was noted that the proposal contained in the agenda item was only with regard to the re-delineation and rezoning of Zone 'O' based on ground realities. The matter

pertaining to permissible construction in the area would need to be considered subsequently by the concerned authorities.

4. Shri Subhash Chopra stated that his observation that while FAR of motels has been increased, FAR of educational institutes and hospitals has not been increased has not been recorded in the minutes of the meeting. Shri Subhash Chopra stated that this should be incorporated in the minutes of the meeting.
5. The minutes of the meeting of the Authority held on 19.8.2013 were confirmed with the above observations.

Item No.122/2013:

Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 8.5.2013 at Raj Niwas

F2(3)2013/MC/DDA

1. Action taken reports on the minutes of the meeting of the Authority held on 8.5.2013 were noted by the Authority.
2. Shri Subhash Chopra stated that legal opinion regarding change of land use of Old Rajiv Gandhi Colony (Transit Camp) Govindpuri, Kalkaji from Green Area/District Park to Residential should be expedited and the matter referred to the Ministry of Urban Development for issue of final notification for change of land use. The decision of the Authority for change of land use should also be intimated to the Hon'ble Court.
3. Shri Subhash Chopra stated that despite his repeated requests copies of objections/suggestions received in response to public notices issued with regard to modifications of MPD-2021 are not provided to non-official Members of the Authority who are not Members of the Board of Enquiry and Hearing.
4. Shri Naseeb Singh and Shri Jitender Kochar stated that copies of objections/suggestions received are not provided to the Members of the Board of Enquiry and Hearing and minutes of the meetings of the Board are prepared without consulting the Members of the Board.

Item No.123/2013:

New Fee Bill Policy for DDA's panel Advocates/Counsel

F18(6)2013/Legal/Adm.

1. The Authority noted that in many cases panel lawyers of DDA are not attending court cases assigned to them.
2. Shri Subhash Chopra stated that in some cases counsels are not being paid their fees timely.
3. Shri Jitender Kochar stated that while some panel lawyers are being assigned numerous cases, other panel lawyers are not being entrusted with any matter. Besides, many panel lawyers have not been able to get favourable judgments in most cases.
4. Hon'ble Lt. Governor stated that the work of the Legal Department of DDA needs to be monitored very closely and all cases should be reviewed. A list of cases where DDA counsels were not present during court proceedings should also be compiled.
5. Proposals contained in the agenda item were approved by the Authority.

Item No.124/2013:

Action Taken Note on Performance Budget

F4(3)91/Pre.Budget/RE.2012-13

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

Item No.125/2013:

Proposed modifications in MPD-2021 as part of review of the Plan (as a follow-up to the recommendations of Advisory Group on review of MPD-2021 in its 9th meeting held on 19.3.2013)

F20(04)2013-MP

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

Item No.126/2013:

Proposed modifications in MPD-2021 as part of the review of the Plan for proposed augmentation of Medical Facilities in Delhi – revision of FAR & other Building Control Norms

F13(04)2011/MP

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

Item No.127/2013:

Second Diplomatic Enclave at Sector-24, Dwarka, Delhi

F6(9)2009/AO(P)/DDA

Proposals contained in the agenda item were approved by the Authority. However, ground rent of 2.5% of the land premium per annum would be payable. Ministry of External Affairs can subsidize this component if it so desires.

Item No.128/2013:

Amendment in chapter of Shelter about Housing including EWS and community service personnel housing in MPD-2021

F3(33)2011/MP

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

Item No.129/2013:

Proposal to modify the regulations notified on 1st April 2011 on the subject Regulations and Guidelines for Redevelopment of Existing Planned Industrial Area

F17(5)2007/MP

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

Item No.130/2013:

Proposed modifications in MPD-2021 as part of review of the Plan (as a follow-up to the recommendations of Advisory Group) on review of MPD-2021 in its 6th meeting held on 27.4.2012

F15(8)2012/MP

1. It was observed that a part of agenda item was included in the agenda put up before the Authority Meeting though the same was not put up in public domain. This was found

unreasonable by Hon'ble LG & Authority Members and displeasure was expressed against DDA Officers concerned.

2. As the agenda item was modified inappropriately, the same was withdrawn. Hon'ble Lt. Governor further directed to bring a comprehensive and revised agenda item before the Authority in its next meeting.

Item No.131/2013:

Processing of CLU of 15 cases falling in Planning Zone-G (West Delhi-1) under Section 11A of Act, 1957 which were not in conformity to the land use plan of MPD-2021

F4(2)2007/MP/Part-V

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

Item No.132/2013:

Proposal for modification in the definition of Hotel in Table 5.5 of Master Plan for Delhi-2021

F20(13)2013-MP

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

Item No.133/2013:

Transfer of Building activities from DDA to MCD – Rehabilitation Ministry Employees Cooperative House Building Society Ltd., Malviya Nagar, Zone F-10, New Delhi

F4(AE-I)Bldg./Resdl/Misc./06-07/Pt.

1. Shri Jitender Kochar stated that it had been decided that DDA would complete demarcation of plots and protect unallotted lands in the colony before transferring building activities to SDMC. However, the proposal has again been brought before the Authority for transfer of building activities though demarcation and protection of lands have not yet been undertaken. In the meanwhile, building plans of some properties have already been approved by SDMC.
2. Commissioner, SDMC stated that SDMC had not sent any proposal to DDA for transfer of the colony. Besides, SDMC prefers transfer of entire colonies. Though SDMC has asked for transfer of files of plots in the colony from DDA, these are awaited.
3. Chief Legal Advisor, DDA stated that a title suit is pending in the matter.
4. Hon'ble Lt. Governor stated that there is no dispute that the land of 45 acres has been allotted to the society by L&DO out of 60 acres of land desired by the society. Demarcation and protection of balance area is required to be done by DDA. Building plans for plots on 45 acres of allotted land can be sanctioned by SDMC once matters regarding demarcation and protection of unallotted plots and title suit are resolved. However, before sanctioning building plans of residential plot by SDMC for these plots, approval of the Authority is necessary.
5. Hon'ble Lt. Governor directed Chief Legal Advisor, DDA to examine records related to the title suit and give his opinion regarding the status of these plots within 5 days to enable the Authority to take a decision in the matter. It was also decided that demarcation of plots would be completed by LM Branch of DDA itself within 7 days.

OTHER POINTS:

1. Shri Naseeb Singh stated that the pending demands of the revenue cadre of DDA have not yet been resolved.
 - a) Pr. Commissioner (LM, Personnel & Systems), DDA stated that the recruitment regulations have been reviewed and is being submitted. The recommendations of the Tikoo Committee have been implemented.
 - b) Hon'ble Lt. Governor stated that personal matters may not be raised at Authority meetings and instead, Hon'ble Members may send written applications to Lt. Governor's Secretariat for necessary action.
2. Shri Naseeb Singh stated that DDA has not allotted sites for petrol pumps for defence service personnel who have been allotted petrol pumps by petroleum companies.
 - a) Pr. Commissioner (LD, Housing and CWG), DDA stated that DDA allots sites for petrol pumps to petroleum companies and not to individuals.
3. Shri Naseeb Singh stated that DDA should earmark 300 to 500 plots for gas godowns as Delhi would soon be kerosene-free.
4. Shri Subhash Chopra stated that there has been no progress on the development of the proposed football stadium at Dwarka.
 - a) Vice Chairman, DDA stated that the matter had been placed before the Screening Committee. However, considering that land may not be available in future for such stadia, it has been decided that the facility should be redesigned as per FIFA standards for international matches.
 - b) Hon'ble Lt. Governor stated that the sports facilities of DDA are top class and are a pride of Delhi. However, suitable rates should be charged for their utilization and no facility should be subsidized or given free of cost to any individual/organization.
5. Shri Subhash Chopra thanked Vice Chairman, DDA for providing a senior citizens' centre in his constituency. However, Shri Chopra suggested that the proposed community hall should be delinked from the proposal as senior citizens' would find it difficult to maintain the community hall. Provision in the MOU that DDA can terminate the allotment needs to be suitably amended and instead a committee should be constituted to review the extension of allotment.
6. Member Secretary, NCRPB stated that DDA should make a detailed assessment of its liabilities in land acquisition matters as per the new Land Acquisition Act.

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



DELHI DEVELOPMENT AUTHORITY

Item No. 135/13

ITEM NO. 135/2013

**ACTION TAKEN REPORTS ON THE MINUTES OF THE MEETING OF DELHI
DEVELOPMENT AUTHORITY HELD ON 26.7.2013 AT RAJ NIWAS.**

SUBJECT	ACTION TAKEN REPORTS
<p>Item No.82/2013:</p> <p>2. Shri Naseeb Singh stated that there is significant shortfall in the progress of various projects which was noticed during the review of DDA's performance budget.</p> <p style="text-align: center;">ACTION: ENGINEERING</p>	<p>Almost all the schemes have been projected in the budget of the financial year 2013-14. Specific scheme, if any can be intimated by the Hon'ble Member so that same can be verified /action can be taken accordingly. However progress of the various works is being regularly monitored at senior level so that the works may be completed within time.</p>
<p>3. Shri Jitender Kochar stated that EWS housing which have already been constructed should be allotted on priority.</p> <p>3.1 Hon'ble Lt. Governor stated that Hon'ble Urban Development Minister, Govt. of India, has desired that the matter regarding allotment of EWS housing already constructed should be decided on priority.</p> <p>3.2 Vice Chairman, DDA stated that detailed plans have been prepared for construction of one lakh EWS housing. Individuals to be allotted 2400 EWS dwelling units already constructed at Dwarka have been identified. Resurvey is being done to check their authenticity. Out of the 6 locations, resurvey in 3 locations would be completed by 29.7.2013. A financing model for allotment of these houses is being prepared. Ministry of Housing & Urban Poverty Alleviation (MHUPA), Govt. Of India has been approached for funding such projects. However, if financing from MHUPA is received, it would be for prospective projects and not the present one. Funds available with DDA for providing housing for weaker sections could be utilized for the present project.</p>	

<p>3.3 Hon'ble Lt. Governor stated that if funds are available with DDA for providing housing to weaker sections, this could be utilized for the project and amount payable by beneficiaries decided. However, the exact details of this fund should be reconciled before the next meeting with the Hon'ble Urban Development Minister.</p>																					
ACTION: HOUSING																					
<p>4. Shri Naseeb Singh stated that in his constituency there are 8-10 vacant plots within group housing societies which are earmarked for housing for service personnel. These plots should be utilized for construction of EWS housing.</p>	<p>15 nos. vacant plots and 5 numbers CSP plots have been identified for EWS Projects. An offer of 809 EWS flats on 5 CSP plot for construction has already been made to NBCC (A Govt. Of India Undertaking). Formal consent of NBCC is awaited. The details of 809 EWS flats on 5 CSP plots are as under:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>No. of DUs</th> </tr> </thead> <tbody> <tr> <td>1-EastZone</td> <td>173</td> </tr> <tr> <td>Yojna Vihar (Plg. Commission CHBS).</td> <td></td> </tr> <tr> <td>2-Hargobind Enclave.</td> <td>71</td> </tr> <tr> <td>3-SouthZone</td> <td>118</td> </tr> <tr> <td>Sukhdev Vihar</td> <td></td> </tr> <tr> <td>4-NORTHZONE</td> <td>204</td> </tr> <tr> <td>Pushpanjali</td> <td></td> </tr> <tr> <td>5-KohatEnclave</td> <td>243</td> </tr> <tr> <td>TOTAL</td> <td>809</td> </tr> </tbody> </table>	Location	No. of DUs	1-EastZone	173	Yojna Vihar (Plg. Commission CHBS).		2-Hargobind Enclave.	71	3-SouthZone	118	Sukhdev Vihar		4-NORTHZONE	204	Pushpanjali		5-KohatEnclave	243	TOTAL	809
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<p>5. Shri Naseeb Singh also stated that all individuals eligible upto the cutoff date of 2009 should be made eligible for allotment of EWS housing.</p> <p>5.1 Pr. Commissioner (LM, Pers. & Systems) confirmed that eligibility date would be upto the cut off date of 2009.</p>	<p>Yes, the cutoff date will be 2009.</p>																				
ACTION: LM/HOUSING																					
<p>Item No.83/2013: Fixation of Market Rates for the purpose of calculating misuse charges for the year 2012-2013. F.2(14)96-97/AO(P)/DDA Proposals contained in the agenda item were approved by the Authority.</p>	<p>In this regard, a circular has been issued on 22.8.2013.</p>																				
ACTION: FINANCE																					

<p>Item No.84/2013: Modification in the Layout Plan of Sector 32, 36 & 37 and utilization of vacant land in Sector 33, Rohini, Phase-IV & V regarding proposed location of Physical Infrastructure, i.e., Sewage Pumping Station, Command Tank, 220 KV & 66 KV Electric Sub-Stations. F. PPR/4001/Services/Ph.IV-V/ESS/2007</p> <p>Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The layout Plans have been released vide letter No.PPR/4001/Services/ PH.IV-V/ESS/2007/437 dated 14.8.2013 to all concerned units.</p>
<p>Item No.85/2013: Operationalization of Policy on Public-Private-Partnership in land assembly and development-Framework for implementation F.15(6)2012-MP</p> <p>Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>Further action as per the decision of the Authority will be initiated by the Land Pooling unit to be created as per the requisite for operationalization of the Policy.</p>
<p>Item No.87/2013: For determining the crucial date for eligibility of the candidate for promotion as 1st January of the year for which the panel is to be prepared F.7 (1)2012/CC/DDA/Part.</p> <p>Proposals contained in the agenda item were approved by the Authority. ACTION: PERSONNEL</p>	<p>Noted.</p>
<p>Item No.88/2013: Recommendation of Anomaly Committee regarding the demand of Library Cadre, Draftsman Cadre and Welfare Cadre. F.5 (1)08/P&C (P)/Pt</p> <p>Proposals contained in the agenda item were approved by the Authority. ACTION: PERSONNEL</p>	<p>Noted.</p>
<p>Item No.89/2013: Appropriation of funds amounting to Rs. 8.50 crore for the schemes during the financial year 2013-14. F.7 (3) Budget/FOD-1/DDA/2012-13</p> <p>Proposals contained in the agenda item were approved by the Authority. ACTION: FINANCE</p>	<p>Noted.</p>
<p>Item No.91/2013: Change of land use of land measuring 3753.0 sq.m. on permanent basis for construction of IIT Metro station on Janakpuri (West)-Kalindi Kunj Corridor of Delhi MRTS Project, Phase-III F.21 (13)2011/MP</p> <p>Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The matter is being processed further to issue public notice for inviting objections/ suggestions.</p>

<p>Item No.92/2013: Change of land use of land measuring 3522 sq.m. from Recreational Use Zone (Protected Forests) to Transportation at Sports Complex, Hauz Khas, R.K. Puram for construction of Janak Puri (West)-Botanical Garden-Kalindi Kunj Corridor of Delhi MRTS Project, Phase-III (Line-8) F.21 (02)2013/MP Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The proposal is being processed for modifications to MPD -2021, under Section-11A of DD Act-1957 for issue of public notice for inviting objections/suggestions</p>
<p>Item No.93/2013: Modification in the layout plan of land measuring 32.75 ha. at Village Mahipalpur F.3 (4)2005/MP Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The matter is being processed further to issue public notice for inviting objections/suggestions.</p>
<p>Item No.94/2013: Change of land use of land measuring 1.566 ha (3.87 acres) from 'Residential' to 'Public & Semi Public Facilities (Hospital-B)' for construction of 200 bedded hospital at Jwala Puri (Paschim Vihar), Zone-G. F.20 (7)2008/MP Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The matter is being processed to be sent to Ministry of Urban Development for issue of final notification.</p>
<p>Item No.95/2013: Standard Costing of Flats-Plinth Area Rates of Construction effective from 1st April, 2013 to 30th September, 2013. F.21 (1671)2001/HAC/Pt. Proposals contained in the agenda item were approved by the Authority. ACTION: FINANCE</p>	<p>In this regard, orders have been issued by Commissioner (H).</p>
<p>Item No.96/2013: Proposed change of land use from 'Residential' to 'Public and Semi-Public Facilities (Hospital)' in respect of the area measuring 1.17 ha. (2.20 acres) proposed for Ram Manohar Lohia Hospital, Super Speciality Block at G point, Gole Market, New Delhi falling in Planning Zone-D F.13 (7)/78/MP 1. Commissioner (Planning) stated that area mentioned in para 3.0 of the agenda item should be read as 0.89 ha instead of 1.17 ha. 2. Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The proposal is being processed further to issue of public notice for inviting objections/suggestions under Section-11A of DD Act-1957.</p>
<p>Item No.97/2013: Approval of Police Station site at Group Housing Scheme-Pul Prahladpur. F. SA/SZ/HUPW/F-12/2012/DDA</p>	

<p>Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	
<p>Item No.98/2013: Relaxation in rates for allotment of land for parking of 5000 buses under the cluster scheme. F.32 (3)2013/IL</p> <p>1. Secretary (Finance) GNCTD stated that the cost of the public service for which GNCTD has sought allotment of land from DDA would increase substantially if the cost of land as proposed in the agenda item is to be paid for allotment.</p> <p>2. Shri Naseeb Singh stated that DDA should charge the acquisition cost and the development charges incurred by DDA.</p> <p>3. Vice Chairman, DDA stated that rates for allotment of land are approved by the Authority.</p> <p>4. Hon'ble Lt. Governor stated that since there is difference in opinion in the matter, DDA may refer it to Ministry of Urban Development, Govt. of India, for a decision.</p> <p>ACTION: LD/FINANCE</p>	
<p>Item No.99/2013: Proposal for change of land use from 'Recreational' (District Park) to 'Public & Semi-Public' (Cremation Ground) at Harkesh Nagar. F.19 (01)2006/MP</p> <p>Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The matter is being processed to be sent to Ministry of Urban Development for issue of final notification.</p>
<p>Item No.100/2013: Supplementary notification regarding modifications to the MPD-2021 with respect to Motels vide Notification S.O. 2555(E) dated 26.10.2012. F.20 (4)83-MP/Part</p> <p>Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The matter is being processed further as per the minutes of the Authority meeting.</p>
<p>Item No.101/2013: Re-adjustment of land uses in Sector 24, Dwarka Project F.3 (17)2010-MP</p> <p>Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The matter is being processed to be sent to Ministry of Urban Development for issue of final notification.</p>
<p>Item No. 102/2013: Site measuring 4000 sqm. (Adjacent to Pocket R-17 and proposed Kabristan) in Sector 40, Rohini, Phase V proposed for Change of Landuse from 'Residential' to 'Public & semi-Public Facilities', Cremation Ground (Shamshan Ghat). F.20(12)2010/MP</p> <p>Proposal contained in the agenda item were approved by the Authority. ACTION: PLANNING</p>	<p>The matter is being processed to be sent to Ministry of Urban Development for issue of final notification under Section 11 A of DD Act-1957.</p>

<p>Item No.103/2013: Change of Land use of Land measuring 3744 square metres from 'Industrial/Manufacturing' to 'PSP (Graveyard)' at Shahzada Bagh. F.17 (01)2001/MP/Pt.II Proposals contained in the agenda item were approved by the Authority.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>The proposal is being processed further to issue of public notice for inviting objections/ suggestions under section 11 A of DD Act-1957.</p>
<p>Item No.105/2013: Policy on Public-Private-Partnership in land assembly and development F.3 (53)2003/MP 1. Hon'ble Lt. Governor stated that proposals for development control norms should be of international standards for which norms followed in densely populated western cities should be examined. Concern for indices of human happiness should be given priority over mere economic rate of returns. 2. Hon'ble Lt. Governor also stated that agreement clauses should be clearly drafted to prevent developers from speculative business. Besides, sizes of EWS houses should be reviewed to ensure proper living conditions. DDA should proceed with the proposal in its current form and improvements could be incorporated subsequently.</p> <p style="text-align: center;">ACTION: PLANNING</p>	<p>As a follow up to decision of the Authority has been sent to Ministry of Urban Development for issue of final notification under Section-11 A of DD Act-1957.</p>
<p>3. Member Secretary, NCRPB stated that time bound responsibility for infrastructure development should also be fixed on DDA.</p> <p style="text-align: center;">ACTION: ENGINEERING</p>	<p>As per mandate DDA on its part develops the internal services with development it undertakes. The laying of bulk services, i.e., water supply, sewage disposal, out fall structures, roads (45 m & 60 m. R/w) & power, is to be carried out by other departments i.e. DJB, PWD, I & F, DISCOM, etc.</p>
<p>4. Finance Member, DDA stated that all legal aspects should be properly considered. 5. Proposals contained in the agenda item were approved by the Authority.</p> <p style="text-align: center;">ACTION: LEGAL</p>	
<p>Item No.106/2013: Change of landuse of the land at IP Ash Pond, Ring Road opposite to Millennium Park measuring 51.06 acre (20.67 ha) out of 61.59 acre (24.93 ha) allotted to DTC by IPGCL from "RIVER & WATER-BODY"/"RECREATIONAL "to "TRANSPORTATION"(T-2 Depot) in</p>	<p>Further action has been initiated as per the decision of Authority by the</p>

MPD-2021 and ZDP of Zone -'O', for DTC Bus Depot. F3(73)2003/MP/Pt.III Proposals contained in the agenda item were approved by the Authority. ACTION: PLANNING	concerned Planning Unit.
OTHER POINTS: 1. Shri Naseeb Singh stated that bio-metric machines for checking attendance of staff should be properly utilized. Shri Naseeb Singh suggested that public hearings should be conducted on Mondays and Thursdays as earlier instead of all working days as normal work is getting affected. 2. Hon'ble Lt. Governor stated that DDA should review its working through a professional agency. ACTION: PERSONNEL/SYSTEMS	Personnel: Matter under consideration.
3. Shri Naseeb Singh stated that revenue staff of DDA were to be granted revised pay scales as per the report of the 5 th Pay Commission as recommended by the Tikku Committee. The decision of the Authority of 2008 has not yet been implemented. i) Commissioner (Personnel) stated that a meeting has been convened in the matter and recommendations would be placed before the Authority. ii) Hon'ble Lt. Governor stated that decision of the Authority regarding implementation of recommendations of the 5 th Pay Commission should already have been implemented. ACTION: PERSONNEL	1-Authority resolution of 2008 has been implemented. Other points raised by the staff Association will be examined on receipt of representation. 2-RRs of the Revenue cadre have been reviewed and concerns of the staff association have been taken care of. The updated RRs thus reviewed will be placed before Authority for consideration and approval.
4. Shri Naseeb Singh stated that individuals whose requests for compassionate appointment are pending are staging dharna for the last three months but the matter is yet to be resolved. i) Commissioner (Personnel) stated that these cases have been examined and around 252 cases have been found prima facie eligible.	The requests of compassionate appointments received from the family members of the deceased staff have been placed before the Committees constituted for the purpose to examine and give its recommendations based on the instructions on

<p>ii) Hon'ble Lt. Governor stated that the delay in the matter should be investigated.</p> <p style="text-align: center;">ACTION: PERSONNEL</p>	<p>compassionate appointment and guidelines of Hon'ble Supreme Court. This will be expedited.</p>
<p>5. Hon'ble Lt. Governor stated that the number of supplementary agenda items for meetings of the Authority which are circulated at the last moment should be reduced. Hon'ble Members should be given sufficient time to study the agenda items. Meetings of the Authority could be convened more frequently.</p> <p style="text-align: center;">ACTION: ALL HODs</p>	<p>Noted for compliance.</p>
<p>6. Shri Naseeb Singh stated that online system should be introduced for all activities of DDA. Middle level officials who are working in public dealing departments for over 12 years in some instances should be transferred on rotation. Action taken notes on decisions of the Authority should be prepared. A special meeting of the Authority on issues raised by non-official Members of the Authority should be convened.</p> <p style="text-align: center;">ACTION: SYSTEMS/PERSONNEL/CCS</p>	<p>Personnel: We are adhering to Transfer and Posting Policy and no staff is being posted for more than 3 years in Public Dealing Departments.</p>
<p>7. Shri Naseeb Singh stated that despite orders of the Hon'ble Lt. Governor that possession of plots within boundaries of unauthorized colonies listed for regularization should not be taken over, recently possession of a plot of land within an unauthorized colony at Tughlakabad has been taken over.</p> <p style="text-align: center;">ACTION: LAND MANAGEMENT</p>	
<p>8. Shri Naseeb Singh stated that issues regarding construction of community halls, insitu rehabilitation, etc., in his constituency are pending. A proposal submitted by a hotel to adopt a DDA park was not agreed to. Instead, DDA prepared a plan to upgrade the park which has not yet been implemented.</p> <p style="text-align: center;">ACTION: ENGINEERING</p>	<p>The work for construction of Community Halls at Ghazipur, Hasanpur, Preet Vihar is under process of award by the Competent Authority. The work of construction of Community Hall at Anand Vihar, Block-D has already been completed. For the Community Hall near Hans Apartment at Vishwas Nagar, T.S. and NIT are being issued by the</p>

	Competent Authority. After issuance of the NIT, the tenders will be invited. The approved landscape plan of Surajmal Park and the details has been issued to Chief Engineer (EZ).
9. Shri Jitender Kochar stated that stenographers/P.A.s/P.S.s of DDA had been granted benefit of ACP scheme as per orders of the Hon'ble High Court. However, benefit of MACP is not being granted to them. ACTION: PERSONNEL	File was submitted to Finance Member, DDA for grant of 3 rd MACP to PAs who has made certain observations on the file on 2.8.2013, which are being examined for further action.
10. Hon'ble Lt. Governor stated that most of the agenda items brought before the Authority are routine matters and not policy issues. Hon'ble Lt. Governor desired that everybody should work with the singular objective of taking India forward. Though, the world is progressing rapidly, method of official work has undergone little change. That processes of DDA have not yet been computerized indicates that there are serious short comings. Instead of waiting for the process of natural attrition for employees to retire, DDA should essentially review the performance of its employees and non-performers should not be continued. ACTION: ALL HODs	Noted for compliance.

RESOLUTION

Action taken reports on the minutes of the meeting of the Authority held on 26.7.2013 were noted by the Authority.



DELHI DEVELOPMENT AUTHORITY

Item No. 136/13

ITEM NO. 136/2013
F.22(41)02/IL

Sub:- Policy / guidelines for waiver of Composition fee in respect of State / Centre Govt. Organization.

Institutional Plots have been allotted to various Departments of Govt of NCT of Delhi / Central Govt. / Govt. Organizations / Local Bodies at Govt. land transfer Rates. In case Schools, Plots have been allotted to Department of Education GNCTD/MCD/ Kendriya Vidyalaya at a nominal rate of Rs. 1/- Per Acre. It has also come to our notice that despite large numbers allotments, the concerned Deptt have not used the land for the purpose for which it was allotted. For instance, the Education Department of GNCTD has been allotted 138 Nos. of allotment of school sites some of them measuring as large as 8 acres and totality to 16,98,688.3390 Sqm. The actual utilization of sites is only 91 out of 138 allotments which reflect on the efficiency of the Department towards delivery.

As per the terms and conditions of allotment of these plots, the construction of building on such plot is to be completed within two years from the date of handing over the physical possession of the plot. In several cases of such allotment, it has been observed that the concerned Department has not even started the construction even after 10 – 15 years of handing over of physical possession also and request for extension of time without levy of composition fee.

As per the prevalent practice, if the construction is not completed within two years from the date of physical possession the Extension of Time can be granted up to ten years subject to payment of composition fees. However in Govt. Institutional Allotment cases, the composition fees have been waived by the Competent Authority depending upon the merit of the case. In some cases, where the EOT was required to paid beyond Ten years from the date of physical possession, EOT was granted by the Competent Authority by levying composition fee plead for waiver of composition fee on the ground that they are Govt. organization.

Hence on the one hand these Departments have blocked precious land resources, for which DDA's opportunity cost is high and on the other hand they have failed to deliver the social infrastructure to the public. It was therefore felt that DDA should ensure more efficient use of its limited resources. Accordingly it has been decided to frame policy as following for all such cases and to place before the Authority for taking a decisions.

The allotment of plots to these organizations which were made during the period 1990 to 2005 was at a very subsidized Govt. transfer rate whereas presently the Govt. Transfer Rate for the period 2012 - 13 is Rs.300.15 lacs per Acre.

It is therefore proposed:-

(a) That in all previous Govt. Institutional allotment cases where construction of building has not been completed for any reason, the extension of time may be granted upto 31.12.2015 without composition fee as a last opportunity to complete the construction with the condition that no further extension shall be given beyond this date and no request for waiver of composition fee will be considered.

(b) In all future Govt. Institutional Allotment cases, the concerned Govt. Department shall take over physical possession of the land within 12 months of the allotment failing which allotment shall stand automatically cancelled, Further, the stipulated time period of construction of building may be revised from existing two years to five years from date of handing over the physical possession as a special case. However, beyond five years to ten years the extension of time will be granted only on merit and on levy of 50% of the composition fee so that it acts as a deterrent for all such department to complete the construction of building within stipulated period and also the purpose of allotment of land can be utilized and facility can be provided to the public.

Once the above proposal is approved, a wide publicity may also be given in this regard through public notice to complete the construction of building for the purpose it has been allotted. These instructions will take effect from 01.01.2014.

Accordingly the proposal may be placed before Hon'ble LG Delhi for his kind approval for placing before the Authority.

RESOLUTION

Proposals contained in the agenda item were considered by the Authority. However, it was decided that extension of time (EOT) should be granted only in respect of Government Educational and Health care institutions up to 31.12.2015 without composition fee as a last opportunity to complete the construction with the condition that no further extension shall be given beyond this date and no request for waiver of composition fee would be considered. Cases of allotment for other government organizations would be decided by Vice Chairman, DDA on merits of each case.



DELHI DEVELOPMENT AUTHORITY

Item No. 137/13

ITEM NO. 137/2013
F.1(272)2013/N&C/H

Sub: Disposal of Common Wealth Games Village Flats.

The flats at the Common wealth Games Village (CWG) were constructed on Public Private Participation (PPP) mode. M/s EMAAR MGF construction Company Pvt. Ltd. was appointed developer for the project. In accordance with Project Development Agreement (PDA), the constructed flats were to be shared in ratio of 2/3 and 1/3 by project developer (Private Partner) and DDA respectively.

2. 1168 total flats were constructed and as per arrangement of sharing, 790 flats went to the project developer and 378 flats came to DDA. Later on, DDA purchased 333 flats from the share of project developer M/s EMMAR MGF (Private Partner); thus total number of flats belonging to DDA are 711 and 457 remained with the project developer.

74 flats have been disposed off through tendering process in the year 2012. Now, rest of the flats i.e. 711-74 = 637 flats were available to be sold to the Govt. Deptts./Public Sector Undertakings, etc. at the determined price through tendering process as per the Authority's Resolution No.52/2011 dated 26.05.2011.

3. Earlier, disposal of above 637 flats was under litigation in the Hon'ble High Court of Delhi vide WP(C) No.3703/2011 and 6161/2011 which have been disposed of vide Judgment dated 07.02.2013 allowing DDA to sell out above flats belonging to DDA except 28 flats which are to be kept aside.
4. As per the communication vide letter No.3388/DDR/2007-DDVI (Vol.V) dated 13.02.2013, the Ministry of Urban Development (Delhi Division), Govt. of India, 96 flats consisting of 5, 4 & 3 bedroom in CWG Village are to be placed with the Directorate of Estate, Ministry of Urban Development. Thus, the availability of flats works out as under:

S.No.	Particulars	No. of Flats.
1	Total No. of flats available with DDA	711
2	No. of flats allotted through tendering process	(-) 74
3	Flats to be placed at the disposal of Directorate of Estate, MOUD (six flats of 5 bedrooms already handed over to the Directorate of Estate for allotment to National Green Tribunal.	(-) 96
4	Flats kept aside in compliance of Hon'ble High court order dated 07.02.2013 (WP(C) 3307/11 & 6161/11)	(-) 28
5	No. of flats available with DDA for allotment to various Govt. Deptt.s/PSU's, etc.	513

5. There is an acute shortage of staff accommodation to the officials of DDA. A number of officials at various levels are waiting for DDA staff accommodation. Hence, it would be appropriate to earmark and conversion into staff quarters in the following categories /number of flats for allotment to the DDA officials by placing them at the disposal of Commissioner-cum-Secretary, DDA:

S. No.	Particulars	No. of flats.
1.	5 Bedroom flats	5
2.	4 Bedroom flats	10
3.	3 Bedroom flats	30
	Total No. of flats	45

The proposal to earmark and conversion of 45 flats of various categories into DDA Staff Quarters is placed before the Authority for its kind approval.

RESOLUTION

- Shri Subhash Chopra stated that disposal of flats available with DDA at the Commonwealth Games Village should be expedited. However, there should be no loss to DDA as and when it disposes these flats and the disposal rate should not be less than the rate at which 74 flats had been disposed of by DDA through tendering process. Sh. Subhash Chopra underscored the fact that the cost of 74 flats to be not less than cost of acquisition. However, lesser rates could be considered for allotment to the Ministry of Urban Development.
 - It was decided that a policy on the disposal cost of these flats would be brought before the Authority for consideration.
- Proposals contained in the agenda item were approved by the Authority.



DELHI DEVELOPMENT AUTHORITY

Item No. 138/13

ITEM NO. 138/2013

F. 7(134)2010/PB-I

**SUB : AMENDMENT IN THE RECRUITMENT REGULATIONS FOR
VARIOUS GRADES IN THE LEGAL CADRE IN DDA.**

The Recruitment Regulations for various grades in the Legal Cadre approved by the Authority are enclosed as (Annexure-I).

2. PROPOSAL IN BRIEF :

The existing Recruitment Regulations of the Legal Cadre has been reviewed in the light of the revision of pay scale in accordance with the recommendation of 6th Central Pay Commission as adopted by DDA vide resolution No 20/2009 dated 3.6.09 circulated vide EO No.1988.dated:6.10.2009, revision of sanctioned strength and also the guidelines of DOPT and other aspects.

3. The posts, existing provisions and the proposed modifications are summarized as under :

1. RECRUITMENT REGULATIONS FOR THE POST OF CHIEF LEGAL ADVISER IN DDA

Sl. No.	Standard format/col. RR	Provision in the existing RRs of Chief Legal Adviser.	Proposed modification in the existing RRs for Chief Legal Adviser, DDA.
1.	2.	3.	4.
4.	Pay Band & Grade Pay / Pay scale	Rs.4500-150-5700(pre-revised)	PB-4, Rs.37,400+67000/- with Grade Pay Rs.8700/-
12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion/deputation/absorption is to be made.	<u>Transfer on Deputation</u> Officers dealing with Legal Affairs under the central/ State Govt., Public Undertakings/Semi-Govt. Autonomous or statutory organizations. (a)(i) Holding analogous posts or ;	<u>Transfer on Deputation</u> Officers dealing with Legal Affairs / matters under the central/State Govt., Public Sector Undertakings/Semi-Govt. Autonomous or statutory Bodies. (a)(i) Holding analogous posts on regular basis in the cadre/parent department or;

		<p>(a)(ii) with 5 years service in post in the scale of Rs.3700-5000 (pre-revised) or equivalent and</p> <p>(b) Possessing degree in Law from a recognized university or equivalent and preferably having experience of dealing with land revenue, service matters etc.</p> <p>OR</p> <p>Officer of the Higher Judicial Services.</p>	<p>(a)(ii) with 5 years service in post in the Pay Band-3, Rs. 15,600-39,100/- with Grade Pay of Rs 7600/- or equivalent; and</p> <p>(b) Possessing Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the Courts) from a recognized University or equivalent and preferably having experience of dealing with land acquisition, transfer of property, revenue and Service Matters etc.</p> <p>OR</p> <p>Officers of the Higher Judicial Services.</p>
16.	Power to relax	Where the Central Govt. /Delhi Development Authority, is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing, relax any of the provisions of these rules with respect to any class or category of persons or posts.	Where the Chairman, is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing, relax any of the provisions of these rules with respect to any class or category of persons or posts.

**2. RECRUITMENT REGULATIONS FOR THE POST OF DY. CHIEF
LEGAL ADVISER, DDA**

Sl. No.	Standard format/col. RR	Provision in the existing RRs of Dy. C.L.A...	Proposed modification in the existing RRs for Dy. Chief Legal Adviser.
1.	2.	3.	4.
1.	Name of Post	Dy. Chief Legal Adviser	Director (Legal)
2.	Number of Post	03 or (as sanctioned from time to time depending on work-load);	04 (Subject to variation dependent on work load)
4.	Pay Band & Grade Pay	Rs. 3700-5000(pre-revised)	Pay Band-3, Rs.15,600-39100/- with Grade Pay Rs. 7600/-

6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	No	Not applicable
7.	Age Limit for direct recruits	Not more than 45 years	Not applicable
8.	Educational and other Qualifications required for direct recruits.	Essential (a) Degree in Law from a recognized University or equivalent. (b) 10 years experience at Bar. Desirable : Preference will be given for experience of dealing with land, revenue, service matters etc.	Not applicable.
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	No Degree in Law from recognized university is essential.	Not applicable
10.	Period of probation, if any	02 years	Not applicable
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	a) 66-2/3% by promotion failing which by deputation. b) 33-1/3 % by transfer on deputation failing which by direct recruitment.	75% by promotion failing which by deputation and remaining 25% by transfer on deputation.
12.	In case of recruitment by promotion/deputation /absorption, grade from which promotion	Promotion : From Sr. Law Officer with 5 years regular service in the grade.	Promotion : From amongst the Senior Law Offices of DDA with 5 years of regular service in the grade.

	/deputation/ absorption is to be made.	<p>Deputation: Officers dealing with Legal Affairs under the central/State Govt., Public Undertakings/Semi-Govt. Autonomous or statutory organizations.</p> <p>(a)(i) Holding analogous posts or ;</p> <p>(a)(ii) with 5 years service in post in the scale of Rs.3000-4500 or equivalent and</p> <p>(b) Possessing degree in Law from a recognized university or equivalent and preferably having experience of dealing with land revenue, service matters etc.</p>	<p>Deputation : From amongst the officers dealing with Legal Affairs/matters under the Central/State Govt./Public Sector Undertakings/Semi-Govt/autonomous or Statutory Bodies :</p> <p>(a)(i) Holding analogous posts on regular basis in the cadre/parent department; or (ii) with 5 years service in posts in the Pay Band-3, Rs.15600-39100/- with Grade Pay of Rs. 6600/- or equivalent; and</p> <p>(b) Possessing Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the courts) from a recognized University or equivalent and preferably having experience of dealing with land acquisition, transfer of property, revenue and Service matters etc.</p>
13.	If a DPC exists, what is its composition	<p>Senior level Departmental Promotion Committee comprising of:-</p> <p>Vice Chairman - Chairman Finance Member -Member Engineer Member - Member Secy., DDA - Member Commr(P)-Member- Secretary Chief Legal Adviser- Member</p>	Senior level DPC for Group 'A' officers notified from time to time (for promotions only).
16.	Power to relax	Where the Central Govt. /Delhi Development	Where the Chairman, is of the opinion that it is necessary or

		Authority, is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing, relax any of the provisions of these rules with respect to any class or category of persons or posts.	expedient so to do, he may by order for reasons to be recorded in writing, relax any of the provisions of these rules with respect to any class or category of persons or posts.
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**3. RECRUITMENT REGULATIONS FOR THE POST OF SENIOR
LAW OFFICER IN DDA**

Sl. No.	Standard format/col. RR	Provision in the existing RRs of Sr. Law Officer, DDA	Proposed modification provision in the existing RRs for Sr. Law Officer, DDA
1.	2.	3.	4.
2.	Number of Post	09 or as sanctioned from time to time dependent on work-load basis.	13 (Subject to variation dependent on work load)
4.	Pay Band & Grade Pay	Rs. 10,000-15-200	PB-3, Rs.15600-3910/- with Grade Pay Rs. 6600/-
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	No	Not applicable
7.	Age Limit for direct recruits	40 years	Not exceeding 35 years (Relaxable for Govt. employees and employees of DDA in accordance with the orders or instructions issued by Central Govt.).
8.	Educational and other Qualifications required for direct recruits.	Essential (a) Degree in Law from recognized University or equivalent and (b) 7 years experience at Bar.	Essential (a) Possessing Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the Courts) from a recognized University or equivalent; and (b) 07 years experience at Bar.

		<p>Desirable Experience of dealing with land, revenue, service matters etc.</p> <p>FOR DDA EMPLOYEES Degree in law from a recognized University or equivalent. 5 years experience in dealing with legal matters etc. in supervisory capacity.</p>	<p>FOR DDA EMPLOYEES Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the Courts) from a recognized University or equivalent; and 5 years' experience in dealing with legal matters in supervisory capacity. The selection will be made through open competitive examination for direct recruitments.</p>
9.	Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotes & deputationists.	<p>No.</p> <p>Degree in Law from recognized University is essential.</p>	<p>No</p> <p>Degree in Law (entitling the incumbent for Registration at Bar and appearing before the Courts) from a recognized University or equivalent is essential.</p>
10.	Period of probation, if any	02 years	2 years for direct recruits.
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	<p>(a) 50% by promotion failing which by deputation.</p> <p>(b) 50% by deputation failing which by direct recruitment.</p>	<p>(a) 75% by promotion failing which by deputation.</p> <p>(b) 25% by direct recruitment failing which by deputation.</p>
12.	In case of recruitment by promotion/deputation /absorption, grade from which promotion /deputation/ absorption is to be made.	<p>Promotion : From Jr. Law Officer with 5 years regular service in the grade.</p> <p>Deputation: Officers dealing with Legal Affairs under the central/State Govt., Public Undertakings/Semi-Govt. Autonomous or statutory organizations.</p>	<p>Promotion : From amongst the Junior Law Offices of DDA with 5 years of regular service in the grade.</p> <p>Deputation : From amongst the officers dealing with Legal Affairs/matters under the Central/State Govt./Public Sector Undertakings/Semi-Govt / autonomous or Statutory Bodies :</p>

12.	In case of recruitment by promotion/deputation/absorption, grade from which promotion/deputation/absorption is to be made.	<p>Promotion : From Legal Asst. with 5 years regular service in the grade.</p> <p>Deputation: Officers dealing with Legal Affairs under the central/State Govt., Public Undertakings/Semi-Govt. Autonomous or statutory organizations.</p> <p>(a)(i) Holding analogous posts or ; (a)(ii) with 5 years service in post in the scale of Rs.1640-2900;</p> <p>(b) Possessing degree in Law from a recognized university or equivalent and preferably having experience of dealing with land revenue, service matters etc.</p>	<p>Promotion : From amongst the Legal Asst. of DDA with 4 years of regular service in the grade.</p> <p>Deputation : From amongst the officers dealing with Legal Affairs/matters under the Central/State Govt./Public Sector Undertakings/Semi-Govt/autonomous or Statutory Bodies :</p> <p>(a)(i) Holding analogous posts on regular basis in the cadre/parent department; or (ii) with 4 years service in posts in the Pay Band-2, Rs.9300-34800 with Grade Pay of Rs. 4600/- or equivalent; and (b) Possessing Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the courts) from a recognized University or equivalent and preferably having experience of dealing with land acquisition, transfer of property, revenue and Service matters etc.</p>
13.	If a DPC exists, what is its composition	<p>Sr. Level DPC comprising of :</p> <p>Vice Chairman - Chairman Finance Member -Member Enggn Member - Member Secy., DDA - Member Commr(P) -Member Secretary Chief Legal Adviser- Member</p>	<p>Senior level DPC for Group 'B' officers as notified from time to time (for promotion only)</p>

		(a)(i) Holding analogous posts or ; (a)(ii) with 5 years service in post in the scale of Rs.6500-10000 or equivalent and (b) Possessing degree in Law from a recognized university or equivalent and preferably having experience of dealing with land revenue, service matters etc.	(a)(i) Holding analogous posts on regular basis in the cadre/parent department; or (ii) with 5 years service in posts in the Pay Band-2, Rs.9300-34800 with Grade Pay of Rs. 4800/- or equivalent; and (b) Possessing Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the courts) from a recognized University or equivalent and preferably having experience of dealing with land acquisition, transfer of property, revenue and Service matters etc.
13.	If a DPC exists, what is its composition	Senior Level DPC for Group 'A' officers	Senior level DPC for Group 'A' officers as notified from time to time (for promotion only)
16.	Power to relax	Where the Central Govt., Delhi Development Authority is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing, relax any of the provisions of these rules in respect of any class or category of persons or posts.	Where the Chairman, is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing, relax any of the provisions of these rules in respect of any class or category of persons or posts.

**4. RECRUITMENT REGULATIONS FOR THE POST OF JUNIOR LAW OFFICER
IN DDA.**

Sl. No.	Standard format/col. RR	Provision in the existing RRs of Junior Law Officer, DDA	Proposed modification provision in the existing RRs for Jr. Law Officer, DDA
1.	2.	3.	4.
2.	Number of Post	06, as sanctioned from time to time.	22 (Subject to variation dependent on work load)
4.	Pay Band & Grade Pay	Rs. 2000-60-2300-eb-75-3200-100-3500(Pre-revised)	Pay Band-2, Rs. 9300-34800/- grade pay Rs. 4800/-
6.	Whether benefit of added years of	No	Not applicable

	service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.		
7.	Age Limit for direct recruits	35 (relax-able in suitable cases)	Not exceeding 32 years (Relaxable for govt. employees and employees of DDA in accordance with the orders or instructions issued by Central Govt.)
8.	Educational and other Qualifications required for direct recruits.	<p>Essential</p> <p>a) Degree in Law from recognized University or equivalent and</p> <p>b) 5 years experience at Bar.</p> <p>Desirable</p> <p>Experience of dealing with land, revenue, service matters etc.</p> <p>FOR DDA EMPLOYEES</p> <p>Degree in law from a recognized University or equivalent.</p>	<p>Essential</p> <p>(a) Possessing Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the Courts) from a recognized University or equivalent; and</p> <p>(b) 05 years experience at Bar</p> <p>FOR DDA EMPLOYEES</p> <p>The DDA employees with minimum five years regular service and having Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the Courts) from a recognized University or equivalent. The selection will be made through open competitive examination for direct recruitment.</p>
10.	Period of probation, if any	2 years	02 years for direct recruits
11.	Method of recruitment, whether by direct recruitment or by promotion or by deputation or by absorption and percentage of the vacancies to be filled by various methods.	<p>a) 60% by promotion failing which by deputation.</p> <p>b) 40% by direct recruitment failing which by transfer on deputation.</p>	<p>a) 75% by promotion failing which by deputation.</p> <p>b) 25% by Direct Recruitment.</p>

5. RECRUITMENT REGULATIONS FOR THE POST OF LEGAL ASSISTANT IN DDA.

Sl. No.	Standard format/col. RR	Provision in the existing RRs of Legal Asst. DDA	Proposed modification provision in the existing RRs for Legal Asst., DDA
1.	2.	3.	4.
2.	Number of Post	21 or as sanctioned from time to time dependent on work-load.	24 (Subject to variation dependent on work load)
4.	Pay Band & Grade Pay	Rs. 1640-60-2600-EB-75-2900 (pre revised)	Pay Band-2, Rs. 9300-34800/- grade pay Rs. 4600/-
6.	Whether benefit of added years of service admissible under rule 30 of the Central Civil Services (Pension) Rules, 1972.	No	Not applicable
7.	Age Limit for direct recruits	18- 35 (relaxable in the case of Govt. employees and employee of the DDA).	Not exceeding 30 years (Relaxable for govt. employees and employees of DDA in accordance with the orders or instructions issued by Central Govt.)
8.	Educational and other Qualifications required for direct recruits.	<p>Essential</p> <p>a) Direct Recruitment- Degree in Law from recognized University or equivalent and</p> <p>b) 3 years experience at Bar.</p> <p>FOR DDA EMPLOYEES</p> <p>1) Degree in law from a recognized University or equivalent.</p> <p>2) 3 years experience in DDA.</p>	<p>Essential</p> <p>a. Possessing Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the Courts) from a recognized University or equivalent; and</p> <p>b. 03 years experience at Bar</p> <p>FOR DDA EMPLOYEES</p> <p>Regular Degree in Law (entitling the incumbent for Registration at Bar and appearing before the Courts) from a recognized University or equivalent. The selection will be made through open competitive examination for direct recruitment.</p>

		Note : selection will be made through common written test.	
16.	Power to relax	Where the Central Govt., Delhi Development Authority is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing, relax any of the provisions of these rules in respect of any class or category of persons or posts.	Where the Chairman, is of the opinion that it is necessary or expedient so to do, he may by order for reasons to be recorded in writing, relax any of the provisions of these rules in respect of any class or category of persons or posts.

3. Financial Implication, if any.

Since this is an amendment in the RRs and there would be no Financial Implications.

4. Why the approval of Authority is sought :

The Authority is competent to approve the amendment in the RRs.

RESOLUTION

Discussion on the agenda item was deferred as it was felt that the same requires more examination.

DELHI DEVELOPMENT AUTHORITY

(Personnel Branch)

NOTIFICATION

New Delhi, the 15th January, 1999

G.S.R. 36(E).—In exercise of the powers conferred by Section 57, of the Delhi Development Act, 1957 (61 of 1957) read with sub-rule-4 of the Delhi Development (Miscellaneous) Rules-1959, the Delhi Development Authority hereby makes, recruitment Regulations with the previous approval of the Central Govt. to the posts of Chief Legal Advisor, Dy. Chief Legal Advisor, Jr. Law Officer and Legal Assistant may be read as under :—

1. Name of Post : Chief Legal Advisor
2. No. of posts : 1*
3. Classification : Group 'A'
4. Scale of pay : Rs. 4500-150-5700 (Pre-revised)
5. Whether selection post or non-selection post. : N.A.
6. Age limit for direct recruits. : N.A.
- (a) Whether benefit of added years of service admissible under Rule 30 of CCS (Pension Rule, 1972). : N.A.
7. Educational and other qualifications required for direct recruits. : N.A.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.
9. Period of probation, if any : N.A.
10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : By transfer on deputation
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. : Transfer on deputation :—
Officers dealing with Legal Affairs under the Central/State Govt. Public Undertakings/Semi-Govt. Autonomous or statutory organisations.
(a)(i) Holding analogous posts; or
(a)(ii) With 5 years' service in post in the scale of Rs. 3700-5000 (pre-revised) or equivalent and
(b) Possessing degree in Law from a recognised University or equivalent and preferably having experience of dealing with land revenue, service matters etc.
Or
Officer of the Higher Judicial Services.
12. If a DPC exists what is its composition : N.A.
13. Saving : Nothing in these regulations shall effect reservations, relaxation in age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

No person

- (a) Who has entered into or contracted a marriage with a person having a spouse living or
- (b) Who having a spouse living has entered into or contracted a marriage with any person, shall be eligible for appointment to the said posts; provided that the Central Govt. may if satisfied that such marriage is permissible under the personal law applicable to such person and other party to the marriage and that there are other grounds for so doing exempt any person from the operation of this regulation.

15. Power to relax

Where the Central Govt./Delhi Development Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons or posts.

*Note—Subject to variation dependent on work-load.

RECRUITMENT REGULATION FOR THE POST OF DY. CHIEF LEGAL ADVISER

- | | |
|---|---|
| 1. Name of Post | : Dy. Chief Legal Advisor |
| 2. No. of posts | : Three-or as sanctioned from time to time depending on work-load. |
| 3. Classification | : Group 'A' |
| 4. Scale of pay | : Rs. 3700-5000 (Pre-revised) |
| 5. Whether selection post or non-selection post. | : Selection post |
| 6. (a) Age limit for direct recruits. | : Not more than 45 years |
| (b) Whether benefit of added years of service admissible under Rule 30 of CCS (Pension Rule, 1972) | : No |
| 7. Educational and other qualifications required for direct recruits. | <p>ESSENTIAL</p> <ul style="list-style-type: none"> (a) Degree in Law from a recognised University or equivalent; (b) 10 years experience at Bar. <p>DESIRABLE</p> <p>Preference will be given for experience of dealing with land, revenue, service matters etc.</p> <p>No</p> <p>Degree in Law from recognised University is essential.</p> |
| 8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists | : No |
| 9. Period of probation, if any | : 2 years |
| 10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation transfer and percentage of the vacancies to be filled by various methods. | <ul style="list-style-type: none"> (a) 66-2/3% by promotion failing which by deputation. (b) 33-1/3% by transfer on deputation failing which by direct recruitment. |
| 11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. | <p>Promotion: From Sr. Law Officers with 5 years regular service in the grade.</p> <p>Deputation: Officers dealing with legal affairs under the Central/State Govt./Public Undertaking/Semi Govt. Autonomous or Statutory Organisation.</p> |

- (a) (i) Holding analogous posts; or
(ii) With 5 years' service in post in the scale of Rs. 3000-4500 or equivalent and
- (b) Possessing Degree in Law from a recognised University or equivalent and preference will be given for having experience in dealing with Land, revenue, service matters etc.

12. If a DPC exists what is its composition

Sr. Level DPC comprising of

Vice-Chairman	—Chairman
Finance Member	—Member
Engineer Member	—Member
Secretary, DDA	—Member
Commissioner (Pers.)	—Member Secretary
Chief Legal Adviser	—Member

13. Saving

Nothing in these regulations shall affect reservations, relaxation in age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-serviceman and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.

14. Disqualification

No person

(a) Who has entered into or contracted a marriage with a person having a spouse living or

(b) Who having a spouse living has entered into or contracted a marriage with any person, shall be eligible for appointment to the said posts; provided that the Central Govt. may if satisfied that such marriage is permissible under the personal law applicable to such person and other party to the marriage and that there are other grounds for so doing exempt any person from the operation of this regulations.

15. Power to relax

Where the Central Govt./Delhi Development Authority is of the opinion that it is necessary or expedient so to do it may by order, for reasons to be recorded in writing relax any of the provisions of these regulations in respect of any class or category of persons of posts.

*Note : Subject to variation dependent on work-load.

RECRUITMENT REGULATION FOR THE POST OF JR. LAW OFFICER

- | | |
|--|--|
| 1. Name of post | Jr. Law Officer. |
| 2. No. of posts | 6 (Six) or as sanctioned from time to time dependent on work-load. |
| 3. Classification | Group 'B'. |
| 4. Scale of pay | Rs. 2000-60-2300-EB-75-3200-100-3500 (Pre-revised). |
| 5. Whether selection post or non-selection post | Selection |
| 6. (a) Age limit for direct recruits | 35 (relaxable in suitable cases) |
| (b) Whether benefit of added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. | No |

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OF INDIA : EXTRAORDINARY

[PART II—SEC. 3(i)]

7. Educational and other qualifications required for direct recruits.

: ESSENTIAL

- (a) Degree in Law from a recognised University or equivalent; and
(b) 5 years experience at Bar.

: DESIRABLE

Experience of dealing with land, revenue, service matters etc.
FOR DDA EMPLOYEES

Degree in Law from a recognised University or equivalent.
: N.A.

8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists.

9. Period of probation, if any

: 2 years.

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

(a) 60% by promotion failing which by deputation.

(b) 40% by direct recruitment failing which by transfer on deputation.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

: PROMOTION

From Legal Asstt. with 5 years regular service in the grade.

DEPUTATION

Officers dealing with legal affairs under Central/State Govt./Public Undertakings/Semi-Govt./Autonomous or Statutory Organisation :—

(a) Holding analogous posts; or with 5 years service in the scale of Rs. 1640-2900.

(b) Possessing Degree in Law from a recognised University or equivalent and preference will be given for having experience in dealing with land, revenue, service matters etc.

12. If a DPC exists what is its composition

Sr. Level DPC comprising of—

Vice-Chairman	—	Chairman
Finance Member	—	Member
Engineer Member	—	Member
Secretary	—	Member
Commissioner (Pers.)	—	Member-Secretary
Chief Legal Advisor	—	Member

13. Saving

: Nothing in these regulations shall effect reservations, relaxation in age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-serviceman and other special categories of persons in accordance with the orders issued by the Central Govt./Delhi Development Authority from time to time in this regard.

14. Disqualification

: No person

(a) Who has entered into or contracted a marriage with a person having a spouse living or

(b) Who having a spouse living has entered into or contracted a marriage with any person, shall be eligible for appointment to the said posts; provided that the Central Govt. may, if satisfied that such marriage is permissible under the personal law applicable to such person and other party to the marriage and that there are other grounds for so doing exempt any person from the operation of this regulation.

15. Power to relax

Where the Central Govt./Delhi Development Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing, relax any of the provisions of these regulations in respect of any class or category of persons or posts.

*Note: subject to variation dependent on work-load.

RECRUITMENT REGULATION FOR THE POST OF LEGAL ASSISTANT

1. Name of post : Legal Assistant
2. No. of posts : 21 or as sanctioned from time to time dependent on work-load.
3. Classification : Group 'B'.
4. Scale of pay : Rs. 1640-60-2600-EB-75-2900/- (Pre-revised).
5. Whether selection post or non-selection post : N.A.
6. (a) Age limit for direct recruits : 18-35 years (relaxable in the case of Govt. employees and employee of the DDA)
- (b) Whether benefit of added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : No.
7. Educational and other qualifications required for direct recruits. : ESSENTIAL
 - (a) (i) Direct Recruits
 - Degree in Law from a recognised University or equivalent.
 - (ii) 3 years experience at Bar.
 - DDA Employees
 - (i) Degree in Law from a recognised University or equivalent.
 - (ii) 3 years regular service in DDA.

Note: Selection will be made through common written test.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputationists. : N.A.
9. Period of probation, if any : 2 years.
10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods. : 100% direct recruitment.
11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made. : N.A.
12. If a DPC exists what is its composition : N.A.

13. Saving

Nothing in these regulations shall affect reservations, relaxation in age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Serviceman and other special categories or persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.

14. Disqualification

No person

- (a) Who has entered into or contracted a marriage with a person having a spouse living or
- (b) Who having a spouse living has entered into or contracted a marriage with any person, shall be eligible for appointment to the said posts; provided that the Central Govt. may, if satisfied that such marriage is permissible under the personal law applicable to such person and other party to the marriage and that there are other grounds for so doing exempt any person from the operation of this regulation.

15. Power to relax

Where the Central Govt./Delhi Development Authority is of the opinion that it is necessary or expedient so to do, it may by order, for reasons to be recorded in writing, relax any of the provisions of these regulations in respect of any class of category of persons of posts.

*Note:— subject to variation dependent on work-load.

[No. F. 7(127)/98/PB-I]

V. M. BANSAL, Com.-Genl.-Secy.

DELHI DEVELOPMENT AUTHORITY

(Personnel Branch-I)

NOTIFICATION

New Delhi, the 1st December, 1998

G.S.R. 716(E). In exercise of the powers conferred by section 57 of the D.D.A. Act, 1957 (No. 10 of 1957) read with sub-rule (4) of the Delhi Development (Miscellaneous) Rules, 1957, the Delhi Development Authority hereby makes, with the previous approval of the Central Govt., the Recruitment Regulations to the post of Sr. Law Officers in DDA which may be read as under :

Recruitment Regulations for the post of Senior Law Officer in DDA

1. Name of the Post : Senior Law Officer
2. Number of Posts : 9 or as sanctioned from time to time by the Department on workload basis.
3. Classification : Group 'A'
4. Scale of pay : 10,000-15,200/-
5. Whether selection or non-selection post : Selection
6. (a) Age limit for direct recruits. : 40 years
(b) Whether benefit of added years of service admissible under rule 30 of CCS Pension Rules, 1972. : No
7. Educational and other qualifications required for direct recruits. : Essential
(a) Degree of Law from recognised University or equivalent.
(b) 7 years experience at Bar.
Desirable
Experience of dealing in Land Revenue & Service matters etc.
For DDA Employee
(a) Degree in Law from a recognised University or equivalent.
(b) 5 years experience in dealing with legal matters etc. in supervisory capacity.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees & deputationists. : No
Degree in Law from recognised University is essential.
9. Period of probation, if any : 2 (Two) years.
10. Method of recruitment whether by direct recruitment or by promotion or transfer on deputation and percentage of vacancies to be filled by various methods. : (a) 50% by promotion, failing which by deputation.
(b) 50% by deputation, failing which by direct recruitment.
11. In case of recruitment by promotion/transfer/deputation grades from which promotion/transfer/deputation is to be made. : PROMOTION : From Junior Law Officer with 5 years' regular service in the grade.
DEPUTATION : Officers dealing with legal affairs under the Central Govt./Public Undertaking/Semi-Govt. Autonomous Statutory Organisations
(a) Holding analogous posts or with 5 years' service in the scale of Rs. 6500-10500/- or equivalent.
(b) Possessing Degree in Law from a recognised University or equivalent and preference will be given for having experience in dealing with Land, Revenue, Service matters etc.
12. If a DPC exists what is its composition : Senior Level DPC (Group 'A' Officers).

THE GAZETTE OF INDIA : EXTRAORDINARY

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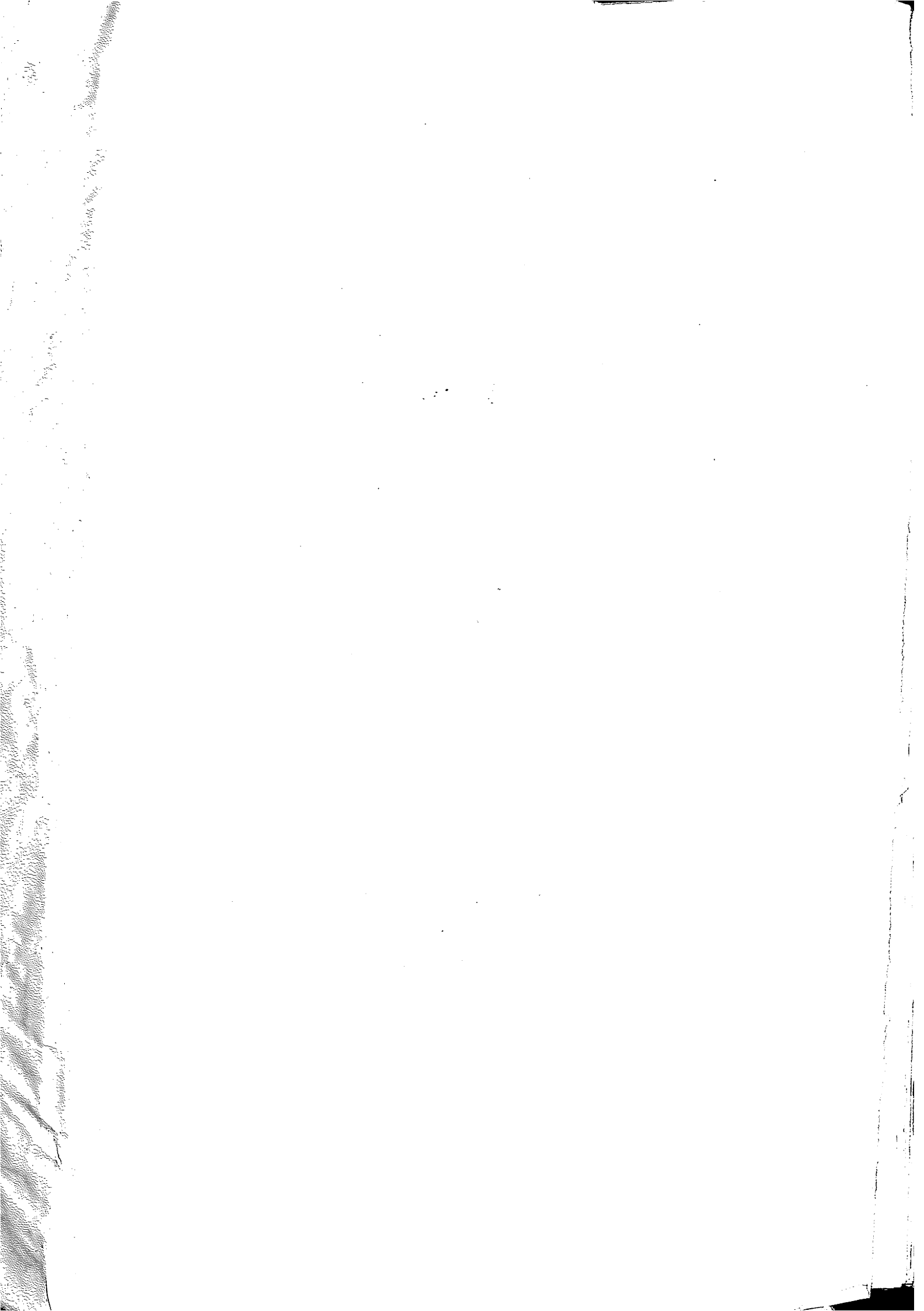
Nothing in these regulations shall effect reservations, relaxation of age limit or other concessions required to be provided to scheduled castes and scheduled tribes, ex-servicemen and other special categories of persons in accordance with the orders issued by the Central Govt./DVA from time to time in this regard.

No person who has entered into or contracted a second marriage when his/her spouse is alive.

When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing, relax any of the provisions of these regulations in respect of any clause or category of persons or posts.

[No. F. 7(127)/93-M-1]

V.M. HANSAL, Commissioner-cum-Secy





DELHI DEVELOPMENT AUTHORITY

Item No. 139/13

Item No. 139/2013

Sub: Proposed Modifications in MPD-2021 as part of review of the Plan (as a follow-up to the recommendations of Advisory Group on Mid-term Review of MPD-2021 in its 11th meeting held on 23.08.2012)

File No.: F20 (17)2013-MP

1.0 Background:

1.1 MPD-2021 provides for review of the said Plan so as to guide the development and keep pace with the fast changing requirement as well as ground realities for balanced and sustainable development. Eleven Management Action Groups (MAGs) and Advisory Group (AG) constituted as per the approval of Hon'ble LG of Delhi are working on its review exercise.

1.2 As per decisions of the competent authority, the recommendations of MAGs on the proposed amendment(s)/modifications are placed before the Advisory Group (AG) and thereafter the modifications/amendments in MPD-2021 are put up for the consideration of Authority.

2.0 Recommendations of Advisory Group (AG):

2.1 The 11th meeting of Advisory Group meeting was held on 23.08.2013 wherein the recommendations of various MAG meetings (i.e., meetings held on 29.07.2013, 30.07.2013, 31.07.2013, along with items for amendments in the MPD-2021 were placed for considerations. Minutes of the Advisory Group meeting are placed as **Annexure-I**.

3.0 Proposal:

3.1 Based on the recommendations of the Advisory Group, following chapter-wise modifications to MPD-2021 related to different issues/aspects are proposed:

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
CHAPTER 1.0 – INTRODUCTION		
Para 1.3 Frame Work for Sub-Regional Development		
1.	As a follow up of the Regional Plan-2021 and in consonance with, under Section 17 of the NCRPB Act, 1985, a Sub-Regional Plan for Delhi is to be prepared by GNCT-Delhi. It is suggested that a High Level Group may be constituted by GNCT-Delhi to implement the policies of the Regional Plan and ensure timely preparation of the Sub-Regional Plan. As already mentioned Delhi has a limited area of 1483 sq. kms., out of which about half of the area is already urbanized....	As a follow up of the Regional Plan-2021 and in consonance with and under Section 17 of the NCRPB Act, 1985, a Sub-Regional Plan for Delhi is to be prepared by GNCT-Delhi. It is suggested that a High Level Group may be constituted by GNCT-Delhi to implement the policies of the Regional Plan and ensure timely preparation of the Sub-Regional Plan. <i>Master Plan for Delhi be treated as Sub-Regional Plan for NCT-Delhi Sub-Region. GNCTD, in consultation with the adjoining states, to review the inter-state connectivity issues and to provide inputs for incorporating in MPD-2021. GNCTD to review Perspective Plans of physical and social infrastructure,</i>

		<p>prepared by the concerned agencies, and provide as Annexure(s) to Master Plan for Delhi for better coordination and augmentation of the services.</p> <p>As already mentioned Delhi has a limited area of 1483 sq. kms., out of which about half of the area is already urbanized....</p>
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CHAPTER-3.0 DELHI URBAN AREA-2021

3.3.2 Guidelines for Redevelopment Schemes

2.	<p>v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone.</p>	<p>v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone. In case of residential premises, wherever dwelling units are proposed, the number of dwelling units will increase in same proportion as FAR.</p>
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Chapter-4.0 SHELTER

Table 4.3: Use / Use Activities Permitted in Use Premises

3.	<p>Footnote of table 4.3: *Pre-1962 plotted double storied flats shall be treated as Residential Plots.</p>	<p>Footnote of table 4.3: *Pre-1962 plotted double storied flats shall be treated as Residential Plots. In case of reconstruction, land owning agency to provide NOC for sub-division into two equal plots for sanction of building plans. Incentive FAR will be applicable only in case the total redevelopment scheme will be submitted by RWA.</p>
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Para 4.4.3 Control for Building within Residential Premises

B. Residential Plot – Group Housing

4.	<p>... vi) Ground coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts.</p>	<p>... vi) Ground Coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts. In case of addition/ alteration for availing balance FAR, ground coverage up to 40% may be allowed.</p>
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CHAPTER-5.0 TRADE AND COMMERCE

Table 5.4 :Development Controls - Commercial Centres

Table 5.4 :Development Controls - Commercial Centres

5.

Use / use premises	Maximum Coverage (%)	FAR	Height (mts)
a) Commercial Centres			

Use / use premises	Max. Coverage (%)	FAR	Ht
a) Commercial Centres			
i) Convenience Shopping Center/ Local Shopping Centre/ Local Level Commercial areas	40	100	NR*
ii) Service Market	40	100	NR*

i) Convenience Shopping Center/ Local Shopping Centre/ Local Level Commercial areas	40	100	<u>15</u>	iii) Organised Informal Bazaar	40	40	NR*
ii) Service Market	40	100	<u>15</u>	NR* - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.			
iii) Organised Informal Bazaar	40	40	<u>8</u>				

NR* - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.

CHAPTER 6.0-WHOLESALE TRADE

Table 6.1: Sub-City Level Markets

S. No.	Location	Commodity / Activities	S. No.	Location	Commodity / Activities
i)	Azadpur	Fruit and Vegetable	i)	Azadpur	Fruit and Vegetable
ii)	Okhla	Fruit and Vegetable	ii)	Okhla	Fruit and Vegetable
iii)	Keshopur	Fruit and Vegetable	iii)	Keshopur	Fruit and Vegetable
iv)	Naraina	Iron and Steel	iv)	Naraina	Iron and Steel
v)	Sanjay Gandhi Transport Centre	Transport/ Warehousing	v)	Sanjay Gandhi Transport Centre	Transport/ Warehousing
vi)	Rohtak Road Transport Centre	Transport/ Warehousing	vi)	Rohtak Road Transport Centre	Transport/ Warehousing
vii)	Narela	Food Grains	vii)	Narela	Food Grains
viii)	Najafgarh	Food Grains	viii)	Najafgarh	Food Grains
			ix)	Kirti Nagar	Timber

CHAPTER-12.0 TRANSPORTATION

12.4 Mass Rapid Transit System (MRTS)

7.	<p>... Considering the future needs of the city additional links of MRTS may be identified by the DMRC.</p> <p>It is expected that about 60% of the urban area will be within 15-minute walking distance from the proposed MRTS stations, after full development of the system....</p>	<p>... Considering the future needs of the city additional links of MRTS may be identified by the DMRC. <i>The proposed Metro Rail Network by DMRC in subsequent phases, approved by the Central Government to be incorporated in the Master Plan and respective Zonal Development Plans.</i></p> <p>It is expected that about 60% of the urban area will be within 15-minute walking distance from the proposed MRTS stations, after full development of the system....</p>
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CHAPTER 15.0-MIXED USE REGULATIONS

Para 15.7 OTHER ACTIVITY

8.	15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public	15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following
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	activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street: Para (a) to (f) (g) Non-profit ... the Income Tax Act, 1961.	public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street: Para (a) to (f) (g) Non-profit ... the Income Tax Act, 1961. (h) <i>Hostel / paying-guest accommodation</i>
9.	15.7.3. The above mentioned public and semi-public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras: v. Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master plan roads and zonal plan roads shall be permissible up to 100% of built-up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Line Bungalow Zone, Guest houses that were operating validly under provisions of MPD, prior to 07.09.2006 would continue to the extent as was permissible at that time.	15.7.3. The above mentioned public and semi-public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras: v. Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built-up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Lines Bungalow Zone, Guest Houses that were operating validly under provisions of MPD, prior to 07.09.2006 would continue to the extent as was permissible at that time. <i>For guest houses, which were already in existence prior to 07.02.2007, the requirement of ROW as provided for in notification dt. 19.05.99 to be relaxed below 9 mts. Provided there is clearance from Fire Department.</i>

4.0 Recommendation

4.1 The proposed modifications in MPD-2021 as contained in para 3.0 above, are placed before the Authority for consideration and further modifications shall be processed under Section 11A of the DD Act, 1957.

RESOLUTION

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

ANNEXURE-I



DELHI DEVELOPMENT AUTHORITY
Office of the Addl. Commissioner (Plg.) MPR & AP
12th Floor, Vikas Minar, New Delhi – 110002
Tel- (011)23378518, e-mail: dirplgmprr.tc@gmail.com

Date: 16/09/2013

No. F.1(132)/Dir. (Plg.) MPR&TC/

Subject: Minutes of the Eleventh Meeting of the Advisory Group held on 23rd August 2013 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The Eleventh Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 23.08.2013 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Eleventh Meeting of the Advisory Group and asked Commissioner (Plg.), DDA to present the items as per agenda.

1. Minutes of the Tenth meeting of Advisory group held on 03/07/2013 already circulated and action taken
Since no comments were received, the minutes of the Tenth Meeting of Advisory Group held on 03/07/2013 were confirmed.
2. Action Taken Note on minutes of the Tenth meeting of Advisory Group held on 03/07/2013 for information
The Action-Taken Note on minutes of the Tenth Meeting of Advisory Group held on 03/07/2013 was noted by the Advisory Group.
3. Management Action Group (MAG) meetings – minutes of the meeting of following MAGs were placed for discussion
Minutes of Meetings of following MAGs were placed for information –
 - a) "Enforcement & Plan Monitoring" under the Chairmanship of VC, DDA held on 29/07/13 & 30/07/13.
 - b) "Common Platform & Building Approval" under the Chairmanship of EM, DDA held on 31/07/13.

4. Presentation of the items recommended by MAGs for review/ amendments in MPD 2021

MPD 2021						
Para/ S.No.	Existing Provisions		Proposed Amendments/Modifications			
1	2		3			
CHAPTER 6.0-WHOLESALE TRADE						
Table 6.1: Sub-City Level Markets						
1.	S. No.	Location	Commodity/ Activities	S. No.	Location	Commodity / Activities
	i)	Azadpur	Food and Vegetable	i)	Azadpur	Food and Vegetable
	ii)	Okhla	Food and Vegetable	ii)	Okhla	Food and Vegetable
	iii)	Keshopur	Food and Vegetable	iii)	Keshopur	Food and Vegetable
	iv)	Naraina	Iron and Steel	iv)	Naraina	Iron and Steel
	v)	Sanjay Gandhi Transport Centre	Transport/ Warehousing	v)	Sanjay Gandhi Transport Centre	Transport/ Warehousing
	vi)	Rohtak Road Transport Centre	Transport/ Warehousing	vi)	Rohtak Road Transport Centre	Transport/ Warehousing
	vii)	Narela	Food Grains	vii)	Narela	Food Grains
	viii)	Najafgarh	Food Grains	viii)	Najafgarh	Food Grains.
				ix)	Kirti Nagar	Timber

10.11.2020
For processing under Section 11A of DD Act.

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

MPD 2021		
Para/ S.No.	Existing Provisions	Proposed Amendments/Modifications
1	2	3
CHAPTER 15.0-MIXED USE-REGULATIONS		
Para 15.0-OTHER ACTIVITY		
2.	15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street: Para (a) to (f) g) Non-profit ... the Income Tax Act, 1961.	15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street: Para (a) to (f) (g) Non-profit ... the Income Tax Act, 1961. (h) Hostel / paying-guest accommodation

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

MPD 2021		
Para/ S.No.	Existing Provisions	Proposed Amendments/Modifications
1	2	3
CHAPTER 1.0-INTRODUCTION		
Para 1.3-Frame Work for Sub-Regional Development		

3.	As a follow up of the Regional Plan-2021 and in consonance with, under Section 17 of the NCRPB Act, 1985, a Sub-Regional Plan for Delhi is to be prepared by GNCT-Delhi. It is suggested that a High Level Group may be constituted by GNCT-Delhi to implement the policies of the Regional Plan and ensure timely preparation of the Sub-Regional Plan. As already mentioned Delhi has a limited area of 1483 sq. kms., out of which about half of the area is already urbanized.	As a follow up of the Regional Plan-2021 and in consonance with and under Section 17 of the NCRPB Act, 1985, a Sub-Regional Plan for Delhi is to be prepared by GNCT-Delhi. It is suggested that a High Level Group may be constituted by GNCT-Delhi to implement the policies of the Regional Plan and ensure timely preparation of the Sub-Regional Plan. <i>Master Plan for Delhi be treated as Sub-Regional Plan for NCT-Delhi Sub-Region. GNCTD, in consultation with the adjoining states, to review the inter-state connectivity issues and to provide inputs for incorporating in MPD-2021. GNCTD to review Perspective Plans of physical and social infrastructure, prepared by the concerned agencies, and provide as Annexure(s) to Master Plan for Delhi for better coordination and augmentation of the services.</i> As already mentioned Delhi has a limited area of 1483 sq. kms., out of which about half of the area is already urbanized.
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Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Sl. No.	Existing Provisions	Proposed Amendments/Modifications
1	2	3
CHAPTER 12.0 TRANSPORTATION		
12.4 Mass Rapid Transit System (MRTS)		
4.	Considering the future needs of the city additional links of MRTS may be identified by the DMRC. It is expected that about 60% of the urban area will be within 15-minute walking distance from the proposed MRTS stations, after full development of the system.	Considering the future needs of the city additional links of MRTS may be identified by the DMRC. <i>The proposed Metro Rail Network by DMRC in subsequent phases, approved by the Central Government to be incorporated in the Master Plan and respective Zonal Development Plans.</i> It is expected that about 60% of the urban area will be within 15-minute walking distance from the proposed MRTS stations, after full development of the system.

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Sl. No.	Existing Provisions	Proposed Amendments/Modifications
1	2	3
CHAPTER 13.0 MIXED USE REGULATIONS		
Para 15.7 OTHER ACTIVITY		
5.	15.7.3. The above mentioned public and semi-public activities shall be subject to the following overriding conditions on the general conditions prescribed	15.7.3. The above mentioned public and semi-public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras:

<p>in preceding paras:</p> <p>v. Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built-up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Line Bungalow Zone, Guest Houses that were operating validly under provisions of MPD, prior to 07.09.2006 would continue to the extent as was permissible at that time.</p>	<p>v. Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built-up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Lines Bungalow Zone, Guest Houses that were operating validly under provisions of MPD, prior to 07.09.2006 would continue to the extent as was permissible at that time. <i>For guest houses, which were already in existence prior to 07.02.2007, the requirement of ROW as provided for in notification dt. 19.05.99 to be relaxed below 9 mts. Provided there is clearance from Fire Department.</i></p>
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Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.	Existing Provisions	Proposed Amendments/Modifications																																								
1	2	3																																								
CHAPTER-5.0 TRADE AND COMMERCE																																										
Table 5.4 :Development Controls - Commercial Centres																																										
6.	<table><tr><th>Use / use premises</th><th>Max. Coverage (%)</th><th>FAR</th><th>Ht.</th></tr><tr><td colspan="4">a) Commercial Centres</td></tr><tr><td>i) Convenience Shopping Center/ Local Shopping Centre/ Local Level Commercial areas</td><td>40</td><td>100</td><td><u>15</u></td></tr><tr><td>ii) Service Market</td><td>40</td><td>100</td><td><u>15</u></td></tr><tr><td>iii) Organised Informal Bazaar</td><td>40</td><td>40</td><td><u>8</u></td></tr></table>	Use / use premises	Max. Coverage (%)	FAR	Ht.	a) Commercial Centres				i) Convenience Shopping Center/ Local Shopping Centre/ Local Level Commercial areas	40	100	<u>15</u>	ii) Service Market	40	100	<u>15</u>	iii) Organised Informal Bazaar	40	40	<u>8</u>	<table><tr><th>Use / use premises</th><th>Max. Coverage (%)</th><th>FAR</th><th>Ht.</th></tr><tr><td colspan="4">a) Commercial Centres</td></tr><tr><td>i) Convenience Shopping Center/ Local Shopping Centre/ Local Level Commercial areas</td><td>40</td><td>100</td><td>NR*</td></tr><tr><td>ii) Service Market</td><td>40</td><td>100</td><td>NR*</td></tr><tr><td>iii) Organised Informal Bazaar</td><td>40</td><td>40</td><td>NR*</td></tr></table>	Use / use premises	Max. Coverage (%)	FAR	Ht.	a) Commercial Centres				i) Convenience Shopping Center/ Local Shopping Centre/ Local Level Commercial areas	40	100	NR*	ii) Service Market	40	100	NR*	iii) Organised Informal Bazaar	40	40	NR*
Use / use premises	Max. Coverage (%)	FAR	Ht.																																							
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NR* - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.		NR* - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.																																								

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.	Existing Provisions	MPD 2021 Proposed Amendments/Modifications
1	2	3
CHAPTER-5.0 TRADE AND COMMERCE		
Table 5.1 : Five-Tier System of Commercial Areas		
7.	Notes:	Notes:
...

	(iv) The mandatory requirement ... and Community Centre.	(iv) The mandatory requirement ... and Community Centre. <i>Following new para to be added in Notes: The activities which are not allowed under mixed use as per para 15.6.2 shall also be not allowed in Convenience Shopping Centres.</i>
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The above proposed modification is to prohibit hazardous, bulky material, nuisance creating activities like firewood, building material, liquor, etc. in Convenience Shopping Centres (CSC). The Hon'ble LG, Delhi desired that instead of prohibiting sale of liquor in Convenience Shopping Centres (CSC), a suitable framework shall be formulated so as to curb the nuisance associated with consumption of liquor around CSC in residential neighbourhood. In view of this, the above proposed modification was not agreed by the Advisory Group.

Para/S.No.	Existing Provisions	Proposed Amendments/Modifications
1	2	3
CHAPTER 4.0 SHELTER		
Para 4.4.3 Control for Building within Residential Premises		
B. Residential Plot - Group Housing		
8.	... vi) Ground Coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts.	... vi) Ground Coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts. <i>In case of addition/ alteration for availing balance FAR, ground coverage up to 40% may be allowed.</i>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/S.No.	Existing Provisions	Proposed Amendments/Modifications
1	2	3
CHAPTER 3.0 DELHI URBAN AREA-2014		
3.2 Guidelines for Redevelopment Schemes		
9.	v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and monument regulated Zone.	v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and monument regulated Zone. <i>In case of residential premises, wherever dwelling units are proposed, the number of dwelling units will increase in same proportion as FAR.</i>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

The members suggested that increase in Dwelling Units will lead to increase in members in case of Cooperative Group Housing Societies. Simultaneous suitable administrative actions need be taken. After discussion, it was decided that DDA in consultation with Registrar Cooperative Societies will formulate policy-guidelines in this regard with the approval of Competent Authority and issue Circular/ Administrative Order.

Action: Registrar Cooperative Societies, GNCTD;
Commissioner (Housing) / (Land Disposal), DDA

Para/ S. No.	MPD-2021	
1	Existing Provisions	Proposed Amendments/Modifications
2		3
Chapter 4:0 SHELTER		
Table 4.3: Use / Use Activities Permitted in Use Premises		
10.	*Pre-1962 plotted double storied flats shall be treated as Residential Plots.	Following to be added in Footnote : *Pre-1962 plotted double storied flats shall be treated as Residential Plots. <i>In case of reconstruction, land owning agency to provide NOC for sub-division into two equal plots for sanction of building plans. Incentive FAR will be applicable only in case the total redevelopment scheme will be submitted by RWA.</i>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Member Secretary, NCRPB informed the Group that the Annexure to MPD-2021 regarding physical infrastructure shall be examined as part of the review exercise. The Group was informed that this issue was discussed by the Management Action Group (MAG) on 'Infrastructure Development' under the Chairmanship of Principal Secretary (UD), GNCTD held on 08/10/2012. Letters were sent to all the service providing agencies vide D.O. letter no. F.1(45)2012/Dir.(Plg.)MPR/TC/133 dated 02/05/2012 from Vice Chairman, DDA. On receipt of the updated Perspective Plans for infrastructure the existing annexure in MPD-2021 will be replaced. The Hon'ble LG, Delhi suggested that this may be taken up with GNCTD for early action and, if required, the issue can be taken up with GNCTD by Raj Niwas.

Action: Pr. Secretary (UD), GNCTD (Chairman of MAG)

While discussing the status of Review of Master Plan for Delhi -2021, following was decided:

- As a part of mid-term Review, the Chapters on 'Environment' and 'Transportation' are being redrafted by Department of Environment, GNCTD and UTTIPEC-DDA, respectively. The Hon'ble LG, Delhi desired that both these chapters should be finalized by concerned MAGs by 10th September 2013.

**Action: Secretary (Environment), GNCTD;
Director (Plg.) UTTIPEC, DDA**

- In response to public consultations, 4,294 suggestions were received towards the review of Master Plan for Delhi (MPD)-2021. In Stage (1), these suggestions were examined and placed before different Management Action Groups (MAG); and the recommendation of these MAGs were discussed in the Advisory Group. The modifications, so suggested by the Advisory Group are placed before the Authority for suggestions and recommending for further processing under Section 11A of DD Act. The Hon'ble LG desired that Stage (1), i.e. processing of suggestions by Management Action Groups (MAG) and further by the Advisory Group should be finalized by 15th September, 2013; and Stage (2), i.e. further processing under Section 11(A) should be completed by the end of November, 2013.

**Action: Stage (1) - Addl. Commissioner (Plg.) MPR & AP
Stage (2) - Addl. Commissioner (Plg.) UE & MP**

- The policy modifications, notified to be incorporated in MPD-2021, for information of the public should be finalized by end of December, 2013. The Hon'ble LG, Delhi

desired that a professional Editor should be hired for drafting/ editing and publishing the Revised Master Plan for Delhi 2021.

Action: Director (Plg.) MPR & TC

The procedure laid down for floating of tenders etc. for publication of MPD-2021 was also desired to be initiated simultaneously to save time.

Action: Director (Plg.) MPR & TC

The meeting concluded with vote of thanks to the Chair.

(S.P. Pathak)

**Addl. Commissioner (Plg.) MPR& AP
Member Secretary, Advisory Group**

Copy to:

- Chairman
- All members of the Advisory Group
- Co-opted Members
- Special Invitees



DELHI DEVELOPMENT AUTHORITY

Item No. 140/13

Item No. 140/2013

Sub: Proposed modifications in MPD-2021 as part of review of the Plan (as a follow-up to the recommendations of Advisory Group on review of MPD-2021 in its 6th meeting held on 27.04.2012.

File No. F.15(8)/2012-MP

1.0 Background:

1.1 This is regarding the follow-up to the recommendations of the Advisory Group constituted 'for taking up the Mid-Term Review of MPD-2021' in its 6th meeting held on 27.04.2012. The proposed modifications to the MPD-2021 were considered by the Authority in its meeting held on 05.10.2012 vide item No.65/2012. The recommendation of the Authority were placed before the Apex Committee to ensure revision of MPD-2021 is correct and appropriate in its meeting held on 13.02.2013 and the Committee decided that '*the proposed amendments may be forwarded to M/O Urban Development for final notification to invite objections/suggestions from public under relevant provision of the DD Act*'.

1.3 Accordingly, a Public Notice for inviting objections/suggestions on proposed modifications to the MPD-2021 as part of review of the Plan was published in the in the leading local newspapers on 30.05.2013 for a period of 45 days.

2.0 Follow-up Action:

2.1 In response to the said Public Notice, 55 objections/suggestions were received and their summary as prepared were sent to the members of the Board of Enquiry and Hearing, before the schedule meeting of the Board on 08.08.2013. All the persons were invited to attend the hearing those filed their objections/suggestions and present/explain their objections/suggestions in person in addition to that submitted in written by them. During the hearing about 20 persons (individual/group) presented their objections/suggestions before the Board of Enquiry and Hearing. Some of the objections/suggestions were not specific to the public notice under reference.

2.2 It is also submitted that out of these 55 objections/suggestions, 36 objections/suggestions were regarding increase of FAR and Ground Coverage in all residential plots. However, most of the suggestions were increase in the ground coverage and FAR of the residential plot falling in category of 750-1000 sqm. and 1000-1500 sqm. During the hearing also number of persons expressed their views for the same.

2.3 Accordingly, the Board after considering all the written and verbal objections/suggestions, recommended modifications in MPD-2021 as proposed in the Public Notice dated 30.05.2013. The recommendations of the Board of Enquiry & Hearing meeting are placed at Annexure-I. However, there were no recommendations of the Board w.r.t. Pushpanjali Farm area which was raised in the last Authority meeting. The said matter is related to LDRA which is to be examined, separately.

2.4 In addition, the Board also recommended additional modifications which were not part of the Public Notice dated 30.05.2013. The additional modifications recommended by the Board are, as under:

- (ii) *As suggested by many persons, enhancement of FAR and ground coverage in the all residential plots falling above 750 sq.m shall have maximum ground coverage 50% and FAR 200*

- (iii) *Development control norms for residential plots located in Hudson Lines, Mall Road and Outram Lines, Kingsway Camp be bring at par with provisional of MPD-2021 for similar category and size of plots.*

3.0 Proposal:

3.1 As per the recommendations of the Board of Enquiry and Hearing, the proposed modifications in the MPD-2021 as part of review of the Plan are placed as **Annexure-II** having 02 (two) pages, containing the existing provisions of MPD-2021 (column 2), proposed amendments/amendments as per the public notice dated 30.05.2013 (column 3) and proposed amendments/modifications in MPD-2021 as per recommendations of the Board of Enquiry and Hearing (column 4).

3.2 However, with regard to additional modifications recommended by the Board, which were not part of the Public Notice, the amendments proposed in Para 4.4.3A regarding increasing the Ground coverage and FAR for plots above 750, shall not be applicable to the residential plots in the areas already debarred in MPD-2021.

3.3 Accordingly, the additional modifications are placed as **Annexure-III** for the consideration of the Authority.

4.0 The proposal given in Column 4 of Annexure-II in para 3.0 above, is put up for consideration of the Authority to process modifications in the MPD-2021 under Section 11A of DD Act, 1957 as part of review exercise and Column 4 of Annexure-III which were not part of public notice for taking a view.

RESOLUTION

1. Hon'ble Lt. Governor again conveyed his extreme displeasure over the non-compliance of his directions regarding putting the issues in public domain during the previous meeting of Authority dated 5th September, 2013. The Addl. Commissioner (Planning) AP & MPR, DDA was warned to be more careful in such matters.
2. Shri Subhash Chopra stated that the proposal for increase in ground coverage and FAR for plots above 750 sq. m. without issuing public notification in this regard had been brought before the Authority in the meeting held on 5.9.2013 and though it had been objected to by the Authority Members, it has again been placed before the Authority without issuing public notification.
3. It was decided that the agenda item should be redrafted in a cogent manner and brought before the Authority for consideration.

320/C ANNEEXURE -1

**Delhi Development Authority
Office of Addl. Commr. (Plg.)/MP & UE**

File No. F.15(8)/2012-MP

1. A Public Notice was published in leading newspapers on 30.05.2013 for inviting objections/suggestions from public on the proposed modifications in the MPD-2021 as part of review of the plan based on the 6th meeting of the Advisory Group on certain issues which were taken up for consideration and approval of the Authority in its meeting held on 05.10.2012 vide item No.65/2012. The said Public notice was published for a period of 45 days for submission of objections/suggestions.
2. In response to this public notice, 55 objections/suggestions were received. The letters were sent to all the persons to present their suggestions in person in addition to the already sent written submission. Meeting of the Board of Enquiry & Hearing under the chairmanship Engineer Member, DDA was held on 08.08.2013 at 12.00 PM in the Conference Hall, DDA, Vikas Sadan, New Delhi wherein members and special invitees (representative from NDMC) were present. Summary report was circulated before hand to all the members of the Board. During the meeting about 20 persons either individually or in groups appeared before the Board (list of participants is enclosed).
3. Based on the summary report as well as hearing all persons, the basic issues which arose in the objections/suggestions are as under:
 - a) In residential plots atrium should also be allowed free from FAR. Atrium in the LSC and CSC to the extent of 20% of permissible FAR should not be counted in FAR.
 - b) The development control norms for shop-cum-residence plot are not given specially for such plots located in Hudson Lines, Mall Road and Outram Lines, Kingsway Camp. Further, Development control norms for residential plots in these colonies should be at part with residential plots of MPD-2021.
 - c) Walking corridor and verandhas in CSC of width of 2-3 m should be permitted free from FAR.
 - d) In Delhi, further plotted development should be discouraged.
 - e) About 65 acres of land adjoining to Pushpanjali forms in Zone 'G' should also be included as part of the LDRA.
 - f) In commercial/Multi storied buildings, it should not be mandatory to have natural sky light at top of the atrium in order to achieve higher energy efficiencies by cutting down the air conditioning costs.
 - g) More than one atrium should be allowed in high rise buildings.
 - h) There should be increase in the ground coverage and FAR of the residential plot falling in category of 750-1000 sqm. and 1000-1500 sqm.

R+OP

319/C

- i) Larger sized of residential plot should also be considered for the group housing for optimum utilization of the land.
 - j) The residential plot if used for the nursing home should be given additional FAR. This should be considered as Public Service/Infrastructure. Conversion charges should not be levied on plots if used for nursing home.
4. After hearing the persons appeared before the Board and referring the summary report of the objections/suggestions, the Board recommends following:
- i) Combining of the residential plot falling in category below 32 sqm. and the other category about 32 to 50 sqm. in a single category below 50 sqm. is agreed to.
 - ii) As suggested by many persons, enhancement of FAR and ground coverage in the all residential plots falling above 750 sq.m shall have maximum ground coverage 50% and FAR 200.
 - iii) Development control norms for residential plots located in Hudson Lines, Mall Road and Outram Lines, Kingsway Camp be bring at par with provisional of MPD-2021 for similar category and size of plots.
 - iv) Addition of atrium in Convenient Shopping, Community Centre and District Centre to the extent of 10% addition ground coverage is agreed to.

Rajan

Addl. Commissioner (Plg.)/UE & MP, DDA
(Convener & Secretary of Board of Enquiry & Hearing)

Naseeb Singh
Naseeb Singh, MLA
(Member of Board of Enquiry & Hearing)

Jitender Kumar Kochar
Jitender Kumar Kochar
(Member of Board of Enquiry & Hearing)

Chief Planner
Chief Planner, TCPO
(Member of Board of Enquiry & Hearing)

Finance Member
Finance Member, DDA
(Member of Board of Enquiry & Hearing)

Engineer Member
Engineer Member, DDA
(Chairman of Board of Enquiry & Hearing)

Annexure-II

PROPOSED MODIFICATIONS IN THE MPD-2021

(As per the recommendations of the Board of Enquiry and Hearing on the Public Notice dated 30.05.2013 in its meeting held 08.08.2013)
 [Texts highlighted in 'underline' are to be replaced by '*italic bold*' or deleted and text in '~~italic bold~~' are further amendments]

Para/ S. No.	MPD 2021				Proposed Amendments/Modifications (as publish in Public Notice dated 30.05.2013)				Proposed Amendments/Modifications (as per the recommendations of the Board)					
1	2				3				4					
A. CHAPTER 40 SETBACKS														
Para 4.4.3 CONTROL FOR BUILDING/ BUILDING WITHIN RESIDENTIAL PREMISES														
A. Residential Plot-Plotted Housing														
1.	Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:				The proposed modifications are as under: Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:				The proposed modifications are as under: Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:					
	Area of Plot (Sq.m)	Max.Ground Coverage%	FAR	No. of DUs		Area of Plot (Sq.m)	Max.Ground Coverage%	FAR	No. of DUs		Area of Plot (Sq.m)	Max.Ground Coverage%	FAR	No. of DUs
1.	Below 32	90*	350	3	1.	Below 50	90*	350	3	1.	Below 50	90*	350	3
2.	Above 32 to 50	90*	350	3	2.	Above 50 to 100	90*	350	4	2.	Above 50 to 100	90*	350	4
3.	Above 50 to 100	90*	350	4	3.	Above 100 to 250	75**	300*	4	3.	Above 100 to 250	75**	300*	4
4.	Above 100 to 250	75**	300**	4	4.	Above 250 to 750	75	225	6	4.	Above 250 to 750	75	225	6
5.	Above 250 to 750	75	225	6	5.	Above 750 to 1000	50	150	9	5.	Above 750 to 1000	50	150	9
6.	Above 750 to 1000	50	150	9	6.	Above 1000 to 1500	40	120	9	6.	Above 1000 to 1500	40	120	9
7.	Above 1000 to 1500	40	120	9	7.	Above 1500 to 2250	40	120	12	7.	Above 1500 to 2250	40	120	12
8.	Above 1500 to 2250	40	120	12	8.	Above 2250 to 3000	40	120	15	8.	Above 2250 to 3000	40	120	15
9.	Above 2250 to 3750	40	120	15	9.	Above 3000 to 3750	40	120	18	9.	Above 3000 to 3750	40	120	18
10.	Above 3750	40	120	21	10.	Above 3750	40	120	21	10.	Above 3750	40	120	21

10.	to 3000				
10.	Above 3000 to 3750	40	120	18	
11.	Above 3750	40	120	21	

10.	Above 3750	40	120	21	
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Table 5.4: Development Control - Commercial Centres

Other Controls under para (a) (i) (iv) & (v):

Maximum 10% ground coverage shall be allowed for providing atrium.

Following sentence to be added in Table 5.4 under para (a) (i) (iv) & (v) after "Maximum 10% ground coverage shall be allowed for providing atrium":

"In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR."

Use/uses premises	Other controls
(a) Commercial Centres	
i. Convenience Shopping Centre /Local Shopping Centre/Local Level Commercial areas	Max. 10% additional Ground Coverage shall be allowed for providing atrium only in LSC. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.
iv. Community Centre/Non-hierarchical Commercial Centre	Max. 10% additional Ground Coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.
v. District Centre/Sub-Centre	Max. 10% additional Ground Coverage shall be allowed for

ii. Service Market	iii. Organised Informal Bazaar	iv. Community Centre/Non-	Shopping Centre/Local Shopping Centre/Local Level Commercial areas	additional Ground Coverage shall be allowed for providing atrium only in LSC. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.
Max. 10% additional Ground				

Use/Use premises	Max. FAR/Height/No. of floors/No. of floors above ground floor/No. of floors above ground floor/No. of floors above ground floor	Other controls
i. Convenience Shopping Centre/Local Shopping Centre/Local Level Commercial areas	As per MPD-2021	Max. 10% additional Ground Coverage shall be allowed for providing atrium only in LSC.

ii. Service Market		
iii. Organised Bazaar		
iv. Community Centre/Non-		

	<div> <div>Central Business District/Sub-City Level Commercial areas</div> <div>providing atrium.</div> <div>In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards F&R.</div> </div>		<div> <div>hierarchical Commercial Centre</div> <div>v. District Centre/Sub-City Level Commercial areas</div> <div>Coverage shall be allowed for providing atrium.</div> <div>In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards F&R.</div> <div>Min. 10% additional Ground Coverage shall be allowed for providing atrium.</div> <div>In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards F&R.</div> </div>	
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Annexure-III

ADDITIONAL MODIFICATIONS: MPD-2021

(As per the recommendations of the Board of Enquiry and Hearing)

Para/ S. No.	MPD 2021																																																																																																						
	Existing Provisions	Proposed Amendments/Modifications	Proposed Amendments/Modifications (as per the recommendations of the Board)																																																																																																				
1	2	3	4																																																																																																				
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10.	Above 3000 to 3750	40	120	18		10.	Above 3750	50	150	21
11.	Above 3750	40	120	21		Following be added as S.No.6 in the 'Notes' below para 4.4.3A., as under:				
						6.	Detail of the control survey for residential plots located in Hudson Lines, Main Road and Ontario Lines, Kumbhari Camp be done at par with provision of the APD-2021 for similar category and size of plots.			



DELHI DEVELOPMENT AUTHORITY

Item No. 141/13

Item No. 141/2013

No.F.18(74)91/IL

Subject: - Framing of Policy regarding misuse of Institutional Plots.

Institutional plots have been allotted to societies for various purposes in the past by the Institutional Branch, DDA. During recent times several complaints of violations of terms and conditions of allotment / lease deed have been received through different forums. Therefore a mechanism is required to be developed by DDA to control such activities / violations on part of the societies which have been allotted land on subsidized / concessional rates. It is therefore proposed to frame a policy as under:-

1. Non construction of building within stipulated period or even within extended time period of 10 years from the date of handing over of physical possession of site.

Clause 4:- The lessee shall, within a period of two years from the date of possession (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specification land and complete in the substantial and workmanlike manner a building for allotted purpose with the requisite and proper walls, sewers and drain and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

Proposal:- In such cases the allotment may be cancelled / lease deed be determined by the IL Branch of DDA for non utilizing the land even after lapse of extended period of ten years from the date of handing over the physical possession of site. Provided in cases, where construction is not possible because of reasons

beyond the control of allottee like court cases / defects in the plot allotted / land is not free from all encumbrances.

2. Non construction of building as per sanctioned building plan or violations of building bye laws such as misuse of basement / construction of building with extra FAR without sanction.

Clause 12:- The lessee shall not without sanction or permission in writing of the proper municipal or other authority erect any building or make any alteration or addition to such building on the demised land.

Proposal:- In such cases it is proposed that action needs to be taken by the Building Department of MCD or DDA as the case may be. Most of the areas have already been de-notified and transferred to MCD and all building activities are with MCD therefore actions may be taken by MCD under DMC Act against defaulter societies which falls in their jurisdiction. In cases where area falls in jurisdiction of DDA action may be taken by the Building Department of DDA.

3. Misuse of premises / building by using for other purposes then allotted for / subletting building without prior sanction of DDA being lessor.

Clause 5 (a):- The Lessee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

Proposal:- As far as DDA is concerned, our main objective is that the School / Hospitals / other premises allotted by DDA should run and the facilities should be available to the general public. The society should fulfill the purpose for which the plots have been allotted at concessional rates. Therefore, in such cases if the premises are not being used for the purpose for which land is allotted then action may be taken by Institutional Land Branch of DDA as per terms and conditions of allotment / lease deed.

4. Construction of structure in play field area which as per terms and conditions of allotment / lease deed are required to be kept vacant.

Clause 12:- The lessee shall not without sanction or permission in writing of the proper municipal or other authority erect any building or make any alteration or addition to such building on the demised land.

Clause 13:- The Lessee shall not without the written consent of the Lessor carry on, or permit to be carried on, on the said land or in any building thereon any trade or business whatsoever or use the same or permit the same to be used for any purpose other than that of allotted purpose or do or suffer to be done therein any act, or thing whatsoever which in the opinion of the Lessor may be nuisance, annoyance or disturbance to the Lessor and persons living in neighborhood.

Proposal:- In cases of allotment of land to the society for construction of School, they were given land for play field area on license fee basis on a very nominal rates with the condition that the play field area should remain vacant and no structure be constructed on the play field area. These play field area are to be utilized only for the School children for playing activities.

In the following cases, these schools/societies have violated the terms and conditions.

- | | | |
|-----------------------------|---|--|
| 1. DAV Srestha Vihar | - | 70 to 80% of the play field is encroached by unauthorized construction. |
| 2. DAV Mausam Vihar | - | 90 to 100% of the play field is encroached by unauthorized construction in form of porta cabin / semi permanent structure. |
| 3. Laxmi Education Society- | | Part construction in the play field area in form of temporary room / |

sheds along with volleyball / football
nets (with platforms).

4. Abhinav Shiksha Samiti-

Construction of Double Storied
Building / one big stage with
basement / three storied building of
Dance and Music Faculty and Double
Storied cafeteria building all
constructed in play field area

In such cases, it is proposed that the lease may be determined /
allotment be cancelled by the IL Branch of DDA and the
unauthorized structure existing in the play field area may be
demolished by MCD if the area falls in MCD Zone or by the LM
Department of DDA if the area falls in jurisdiction of DDA.

RESOLUTION

The agenda item was deferred as it was felt that the same requires more examination.



DELHI DEVELOPMENT AUTHORITY

Item No. 142/13

ITEM NO.142/2013

F.100(21)2013/CL/PP-1

Sub: Allotment of additional strip of land adjacent to the existing petrol pumps for augmenting CNG facility.

Background

Currently, land measuring 30x36 mtr. is allotted for Petrol Pump sites to the Oil Public Sector Undertakings (PSUs). The Oil Companies have been representing for allotment of additional land for setting up of CNG Daughter Booster Station. All earlier requests were examined at length and rejected. The rejection of request for allotment of additional strip of land was mainly on the following grounds:-

- (i) There is no policy for allotment of additional land specifically for the purpose of CNG Booster Pumping Station as DDA allows CNG facilities at a Petrol Pump site of sizes 30x36 mtrs.
- (ii) The policy for allotment of petrol pump has already been changed in the year 2003 and now the allotment can be done only through auction;

The policy of the year 2003 for allotment of land for Petrol Pump site/Gas godown is annexed as Annexure.

Proposal

2. The Oil Companies have been requesting continuously for allotment of additional strips of land for a CNG Daughter Booster Stations at existing Petrol Pumps. In one of the cases, the Planning Department has conveyed the decision of the Technical Committee increasing the size of the Petrol Pump from 33X 45 mtr. to 33 X 60 mtr. by adding a strip of land/or augmenting the CNG facilities at the Petrol Pump Site. Further, as per decision of the Technical

Committee, the aspect of disposal of additional land is to be seen by Land Disposal Wing.

It may be added here that Revised Policy of allotment of land for Petrol Pump/Gas Godowns does not provide for allotment of additional strip of land for CNG facility. The allotment of land for Petrol Pump/Gas Godown site is made on purely Temporary basis initially for 05 years on 'Licence Fee' basis, with the approval of Vice-Chairman, DDA. Since, the revised policy was approved by the Authority, the matter is placed before the Authority for consideration and approval for allotment of additional strip of land to the Oil Companies on 'Licence Fee' basis, considering the changed circumstances as decided by the Technical Committee in its meeting held on 31.7.2012. Vice-Chairman, DDA may be empowered to take a decision in all such cases, in future.

Recommendations

- 3 The proposal stated as above in para 2.0 is placed before the Authority for consideration and approval.

RESOLUTION

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

Delhi Development Authority
(Commercial Land Branch)

Revised policy of Allotment of land for Petrol Pump/Gas Godowns

1. Need to Review the Policy of Allotment :
 - 1) Retail marketing of Motor Fuels has been deregulated and Private Companies Like Reliance Petroleum Limited are authorized to set up the retail outlets.
 - 2) Other land owning agencies in neighboring states such as NOIDA, HUDA have already allowed Private Sector Oil Companies at par with the other PSUs.
 - 3) The license fee currently charged is not true reflection of commercial value of the land and many Petrol Pump sites are being used for other commercial activities like ATM Centers/Snack Bars which are not allowed as per the planning norms.
 - 4) In the wake of deregulation of petroleum sector a level playing field is to be provided to all the participant and no unequal treatment can be meted out based on the pattern of ownership particularly when private companies have been allowed to set up retail outlets, only PSU can not continue to get the Govt land.
- II. A. Mode of Disposal and basis of Licensee fee for fresh allotments :
 - 1) Temporary Allotment through limited auction or tender. Petrol pumps will be allotted on temporary basis as per the licence deed format under Rule 44 of the Nazul Rules 1981.
 - 2) Who can participate: Any Company/Firm which has been authorized /granted marketing rights by the Ministry of Petroleum and Natural Gas, may participate in the tender for allotment of PP site on license fee basis.
 - 3) Period of licence: The initial period of licence will be five (5) years with annual enhancement of 8% of the bid price for fresh allotments made through competitive mode of disposal by way of limited tenders/auction.
 - 4) Fixation of Licence Fee: The reserve license fee will be fixed for the petrol pump sites at 5% of the current commercial value of the petrol pump sites and in cases where current commercial value of land is not available due to no current disposal in the area then the current commercial value of land in the vicinity of petrol pump sites will be taken. This will be the reserve price of the basic Licence Fee for filling station/filling cum-service stations irrespective of number of dispensing units allowed. The number of dispensing units in any case is restricted as per the building bye laws and also as per explosive substances norms.
 - 5) For gas godowns, the reserve Licence Fee is kept as 2 % of the current commercial value of the land.
 - 6) The 5 % or 2% of the commercial value as reserve license fee will be fixed for the site being auctioned /tendered for the first time in a particular Scheme/ Zone. For the subsequent auction/tender of sites falling in the commercial scheme/zone where already a petrol pump /gas go down site has been disposed of through auction/tenders shall be determined/fixed by the Price Fixing Committee of DDA(PFC) keeping into account the response received while disposing of the petrol pump sites/gas godown site in that Zone/commercial scheme on previous occasions.
 - 7) The Licence Fee by the successful tenderer/ bidder will to be deposited within 30 days of allotment letter. The subsequent Licence Fee with annual 8 % hike shall be paid before 30th April for the period of April to March every year.
 - 8) Property Taxes and other taxes shall be payable by the Licensees.
 - 9) Security deposit as one year Licence fee shall be deposited along with the Licence Fee for first financial year at the time of the allotment. Security deposit shall be refunded after deducting dues on taking back of the possession of the site. In case of over due, unauthorized stay, the same will be forfeited.
- B. Licence Fee to be charged from the petrol pump/gas-godown sites already allotted:
 - 1) The present Licences are granted initially for 5 years. Therefore, for sites where licence is expiring during 2004-2005 the fee will be revised /fixed at the Reserve Licence fee as determined by the Price Fixing Committee(PFC) of DDA, as described above in para A(4) for 2004-2005, and will be charged w.e.f from the next Financial Year 2004-2005 and for subsequent years with 8% hike annually.
 - 2) Similarly as and when the initial five year term of other already allotted sites expires, they will be brought into the new price mechanism regime.

Commercial component at Petrol Pump sites:

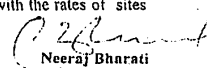
- 1) There are no provisions in the Master Plan for commercial component at petrol pump sites. Hence Amendment in Master Plan is required to allow commercial activities of departmental stores, convenios, ATMs etc at the pp site as at present no commercial component is permitted on the FAR allowed at petrol pumps..
- 2) However when such provisions are made DDA may allow commercial activity at Filling cum Service station only within the FAR permitted on such petrol pump site ie 20. No commercial activities at Filling Station will be allowed
- 3) The additional Licence Fee for the commercial component will be kept as 25% of the Licence Fee for the area used for commercial purposes in addition to the regular license fee of the petrol pump site. The commercial component/ area that can be allowed within the permitted FAR shall be decided after the amendment for permitting commercial exploitation at the petrol pump site is made in the Master Plan.
- 4) The licensee will be allowed to exploit the commercial area on payment of additional Licence Fee as mentioned above. The commercial component will be part of the licence deed executed for the petrol pumps site and to be treated as part of the pp site.

II. Other Important features
Resitment:

- 1) Resitment will be made only when the existing petrol pump/gas godown site is utilized for a planned project/scheme which directly necessitates the closing down of the petrol pump/gas godown site. No resitment will be made on any other grounds. As the petrol pumps will be disposed on annual Licence fee basis rather than on upfront payment, if an allottee does not find the business lucrative due to certain other reasons, he can always choose to surrender the site.
 - 2) In all casts of resitment, the existing rates for the new site will be charged and the possession of the old site will be handedover to DDA.
 - 3) The alternative site will be allotted through computerized draw from the available sites. For holding the draw atleast 3 sites must be available on the date of holding the draw.
- B. Compassionate/ out of turn Allotment:**
- DDA will dispose of the land for PP site through competitive mode of Tender/ Auction only and Cases of allotment on compassionate grounds, special scheme can still be considered by the Oil Companies by procuring the Petrol Pump Sites in open auction & allotting them to the special categories of LOI holders.
- C. Action on defaults:**
- i) If the licensee defaults continuously on two occasions to deposit the Licence fee, the pp /gas-godown shall be cancelled and the licensee shall be evicted and shall also be liable to pay damages for unauthorizedly occupying the Govt land from the date of cancellation till the actual date of vacating the site. Interest @ 15% per annum shall be charged for delayed payment of Licence Fee if not received by 30 th April of every year that is within one month of the beginning of new Financial Year.
 - ii) A provision of penalty clause will be incorporated in the licence deed format for use of commercial area over and above the permitted area for commercial use from the date of detection till the date of rectification.

D. Petrol Pumps on Private Land :

The Planning Deptt. DDA has already prepared guidelines for setting up of petrol pump sites on private land in the Rural Zones. Similar guidelines are being prepared for setting up of petrol pumps in the Urban Area on the private land and to be approved by the Ministry. Such guidelines would envisage interalia, requirement of NOC /scrutiny from DDA to the effect that the proposal conforms to the land use plan of the Master Plan 2001 and subject to payment of conversion charges, processing and other requisite fees. Further for such installations other relevant permission from Fire Dept. and Local body, building sanction plan etc will also be required before commissioning the Petrol Pump/gas godown. Similarly in the changed scenario, conversion fee presently prevailing for setting up of petrol pump in the Rural Zones will be re-examined so that the rates become compatible with the rates of sites offered by DDA.


Neeraj Bharati
Dy. Dir/ CI



DELHI DEVELOPMENT AUTHORITY

Item No. 143/13

ITEM NO. 143/2013

F. EM 3(7)/77/Vol.VI/2011

Status as on 15.09.2013Sub: **DETAIL OF MAJOR PROJECTS COSTING MORE THAN 50 CRORES****(A) HOUSING.**

S.No Zone	Name of the Scheme	Date of sanction (A/A & E/S)/ Amount (in crores)	Tendered Amount (in crores)	Date of start St.dt.of completion Likely dt. of Compl.	Present progress (%)	Remarks
1.	2.	3	4	5	6	7
1/NZ	C/o 24660 LIG Houses and 4855 EWS Houses in Narela & Rohini. i. C/o 11566 LIG & 2276 EWS houses at Sec. G7 & G8, Narela, Sec. 34 & 35, Rohini (Group-I). ii. C/o 13094 LIG & 2579 EWS Houses at Sec. G2 & G6, G3 & G4, Narela (Group-II)	3.05.2013 2840	1230	23.04.2013 22.04.2016		<ul style="list-style-type: none"> ➤ Approval from CFO received. ➤ EIA clearance received. ➤ Approval from AAI for height clearance received. ➤ Drawings approved by DUAC ➤ Designing of the structure is in progress and likely to be submitted by 10.10.2013 by the agency. ➤ The work of casting yard is in progress.
			1394	23.04.2013 22.04.2016		

2/RZ	<p>C/o 18600 (actually 20040 under construction) EWS houses in Dwk, Rohini & Narela.</p> <p>i. 2400 DU'S Dwk Sec. 23B.</p> <p>ii. 11060 DU's Rohini, Sec. 34 & 35.</p> <p>iii. 6580 DU's Narela, Sec. G-2 & G-8.</p>	<p><u>18.11.2010</u> 819</p>	762	<p><u>11.08.2010</u> <u>10.08.2013</u> 31.10.2013</p> <p><u>22.10.2010</u> <u>21.10.2013</u> 31.8.2014</p> <p><u>12.10.2010</u> 31.10.2013</p>	<p>98.5%</p> <p>Average progress of all six groups is 50%</p> <p>94%</p>	<p>Civil works completed except rectification of defeats which is in progress. Electrical connection yet to be provided by BSES.</p> <p>Work is held up in three groups out of six groups in Rohini inspite of vacation of stay by Hon'ble Supreme Court on 26.7.2013 due to agitation by villagers of Barwala. Police help sought but it is not force coming inspite of repeated request.</p> <p>Work near completion.</p>
3/SZ	<p>C/o 3000 EWS houses (in-situ) at A-14, Kalkaji Ext.</p>	<p><u>23.10.2012</u> 218</p>	260	<p><u>25.01.2013</u> 24.01.2016</p>	—	<p>> Change of land use from commercial to residential approved by</p>

						<p>Competent Authority. Drawings recently approved by DUAC & CFO.</p> <p>➤ Soil testing in progress and likely to be completed by 31.10.2013.</p> <p>➤ Drawings have been submitted for EIA clearance awaited.</p>
4/NZ	C/o 4740 EWS houses at Siraspur (actually under construction 2985 (under JNNURM)	<u>30.11.2006</u> 121	176.44	<u>21.06.2010</u> <u>20.12.2012</u> 31.03.2014	63% (Average)	<p>➤ The site for construction of 1755 houses is presently under unauthorized colony namely Bhagat Singh Ext. Park.</p> <p>➤ Matter taken up with GNCTD for exclusion of this colony from the list of unauthorized colonies under process of regularization.</p> <p>➤ The work is likely to be completed March 2013.</p> <p>➤ Services of these houses can not be laid till the matter regarding regularization of the colony is settled.</p>
5/SZ	C/o 852 HIG/MIG/LI G hoses at Vasant Kunj on Mahrauli-	<u>15.03.2002</u> 77				

-	Mahipalpur Road.					
	209 HIG		30.63	<u>30.05.2010</u> <u>29.05.2012</u> <u>14.07.2014</u> (Extended dt. Of completion approved by the authority in its meeting held on 3.8.12)	4 %	> Work delayed due to non-supply of drawings by consultant. Now the consultant has recently issued the drawings.
	207 LIG		30.14	<u>03.06.2010</u> <u>02.06.2012</u> <u>14.07.2014</u>	4 %	-do-
	223 (154 MIG + 69 LIG)		23.29	<u>25.10.2009</u> <u>24.10.2011</u> <u>31.12.2012</u> (ext) 31.12.2013	94%	Building work completed. Development dawings not submitted by consultant.
	213 (157 MIG + 59 LIG)		24.52	<u>09.09.2010</u> <u>08.09.2012</u> <u>14.05.2014</u> (extended)	27 %	Work delayed due to non-supply of drawings by consultant matter is being pursued with consultant and agencies for completion of work within target date. > AAI has issued NOC only for 10 metres instead of 27.27 metres. Appeal for

						relaxation of height submitted to AAI.
6/NZ	C/o 2800 EWS houses (in-situ) at Kathputali colony.	--	--	04.09.2009 03.09.2011 19.04.2014	Transit camps constructed.	<ul style="list-style-type: none"> > This project is on PPP Mode > The main construction at site will be taken up after shifting of Juggies Dwellers to Transit Camp. > Agreement between Juggies Dwellers and DDA is yet to be executed by LM Branch, DDA. > CFO has approved the scheme and building plans have been forwarded to DUAC for their approval.
7/DZ	C/o 1811 DU's (947 HIG, 500 MIG, 360 LIG) in Sec.18 B, Dwk. Ph-II. SH: C/o. 490 M.S HIG DU's in Sec 18 b, Dwk, Ph-II, Pkt.-I (Balance work)	19.08.2011 259.59	63.52	04.12.2008 18.06.2010 31.12.2013	93%	The main reason for delay is due to late handing over of four towers of the agency as the retrofitting work was in progress.

	SH: C/o 457 MS DU's in Sec 18B Dwk, Ph-II, Pkt.II (Balance work)		59.04	<u>22.12.2008</u> <u>06.07.2010</u> 31.12.2013	92%	The main reason for delay is due to late handing over of three towers of the agency as the retrofitting work was in progress.
8/SZ	C/o 2500 SFS houses at Vasant Kunj D-6. SH: C/o 108 HIG, 56 MIG, 60 LIG in each group 3 (Pt. B)	<u>15.11.2001</u> 350	24.70	<u>10.12.2007</u> <u>09.12.2009</u> 30.10.2013	85%	Civil works including development works completed only fire fighting work is in progress and likely to be completed by

(B) DEVELOPMENT WORKS.

S.No./ Zone	Name of the Scheme	Date of sanction (A/A & E/S)/ Amount (in crores)	Tendered Amount (in crores)	Date of start St.dt.of Completion Likely dt. of completion	Present progress (%)	Remarks
1	2	3	4	5	6	7
1/RZ	D/o 153.55 hac land in sector 36 (Pt.), Ph-V, Rohini.	06.03.2012 275.42				
	SH: C/o Internal roads 12m & 9m R/W roads of Pkt. A1,A2,A3,B1 & C3, Sector 36 (Pt.) Ph-IV, Rohini (1 st Phase Treatment).		3.13	23.08.2012 31.10.2013	70%	Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after the work is resumed.
	SH: C/o 30m R/W Road with CC Rigid pavement at Sector 36 (Pt.) Phase-V, Rohini.		8.29	09.12.2012 31.10.2013	4%	-do-
	SH: C/o 24m R/W Roads at sector 36 (Pt.) Phase V, Rohini (1 st phase treatment)		0.69	01.12.2012 31.10.2013	25%	-do-
	SH: P/L Internal Water supply lines in plotted pocket & peripheral water lines in sector		6.79	18.04.2013 31.10.2013	-	-do-

	36 (Pt.) Phase-V, Rohini.					
2/RZ	D/o 443 hac of land in sector 34 & 35, Rohini SH: Internal Water supply	<u>04.02.2010</u> <u>247.93</u>	7.82	<u>04.09.2012</u> 03.02.2013	85%	Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after the work is resumed.
	SH: Internal Sewer		13.53			Tenders received and submitted to WAB for consideration.
	SH: Peripheral Sewer.		26.33	<u>25.04.2013</u> 24.04.2014		Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after the work is resumed.

SH: Peripheral Water Supply.	9.08	<u>21.09.2012</u> <u>20.03.2013</u>	95%	-do-
SH: Peripheral S/W Drain.	59.89	<u>27.09.2013</u> <u>26.09.2014</u>		Tenders accepted by WAB and work awarded recently.
SH: C/o Internal Road in Plotted Pkt.	16.44	<u>26.03.2012</u> <u>25.09.2012</u>	80%	Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after the work is resumed.
SH: C/o main carriage way (two lanes 30m R/W Road) CC Pavement.	9.27	<u>06.09.2012</u> <u>05.03.2013</u>	20%	-do-
SH: C/o main carriage way 7.3m wide 60m R/W Road (CC Pavement)	2.53	<u>31.05.2013</u> <u>30.09.2013</u> <u>31.12.2013</u>		Work awarded but initially work could not be taken up due to status quo Order of Hon. Supreme Court of India. Although the stay was vacated on 26.7.13 but the work has not yet started to resistance of villagers for which police help has been sought.
SH: C/o 24m R/W Road in Sector 34 & 12m	3.42	<u>29.09.2013</u> <u>21.01.2014</u>		Work awarded recently.

	wide road in Sector 34.					
3/RZ	D/o 122.92 hac land at Sector 37 (Pt.) Phase V, Rohini. SH: C/o 30m R/W with CC Rigid pavement at Sector 37 (Pt.) Ph-V, Rohini.	<u>06.03.2012</u> 195.07	2.82	<u>09.12.2012</u> <u>08.04.2013</u>	15%	Work was held up due to status-quo Order of Hon'ble Supreme Court of India. Stay vacated on 26.7.13. The work is yet to resume due to resistance from villagers. Police help sought to overcome this problem. The target date of completion will be fixed after the work is resumed.
4/RZ	D/o 258.17 hac of land in Phase IV & V, Rohini.	<u>11.04.08</u> 176.16				
	SH: C/o 30M R/W Peripheral road in Sector-29 & 30 (Pt.) Rohini Ph.IV & V.		4.36	<u>12.07.2012</u> <u>11.01.2013</u> <u>31.12.2013</u>	37%	Initially the work Delayed due to : <ul style="list-style-type: none"> ➤ Flooding of area due to heavy intermittent rains. ➤ Multiple agencies working ➤ Running road across the work area.
	SH: C/o Peripheral SW drain and culverts in Sector-29 (Pt) & internal road (Ph.I treatment) or 9 M (Pt.II) and Pkt.C-1 & C2, Sect-30, Rohini Ph.IV & V.		13.60	<u>28.06.2012</u> <u>27.03.2013</u> <u>31.12.2013</u>	70%	-do-
	SH: C/o 60 Mtr R/W peripheral road in Sector-29 & 30 (Pt) Rohini Phase-IV & V.		5.03	<u>20.10.2012</u> <u>19.04.2013</u> <u>31.12.2013</u>	55%	Initially the work Delayed due to : <ul style="list-style-type: none"> ➤ Flooding of area due to heavy intermittent rains. ➤ Multiple agencies working

						<ul style="list-style-type: none"> Running road across the work area.
	SH: C/o ;peripheral SW Drain and culvert in Sector-30(Pt) Rohini.		10.83	<u>31.01.2013</u> <u>30.09.2013</u> <u>31.12.2013</u>	25%	-do-
5/Proj	D/o land at Rohini Ph- IV & V SH. C/o full width of MP Road 80m R/W UER-III f at Rohini Ph.IV & V & 60M and 45M R/W road.	<u>25.05.2010</u> 132.73	30.24	<u>08.03.2012</u> <u>07.06.2013</u> <u>31.12.2013</u>	73%	<ul style="list-style-type: none"> From Prem Aadhar to Sector-22, Rohini completed. From Western Yamuna Canal to Prem Aadhar Nursery in progress (72%). Delay due to non-availability of part land, matter being pursued by land Wing with LAC.
6/Proj	C/o 3 Nos. additional clover leaves at Sarita Vihar Flyover including slip roads/approach roads, Bridge, footpath, cycle track and under pass (RUB) to connect road No. 13A to road No. 13.	<u>15.04.2008</u> 127.74	106.7	<u>06.12.2008</u> <u>05.08.2012</u> <u>31.03.2014</u>	83%	<ul style="list-style-type: none"> This is a deposit work under taken on behalf of MoUD. All surface works except electrical sub-station and horticulture work to be completed by 30.09.2013 and work in underpass, balance surface work to be completed by 31.03.2014. Work delayed due to :- <ol style="list-style-type: none"> The concept plan revised due to 2 nos. HT towers falling in the alignment of underpass on Okhla side and alignment of one slip road and clover leaf

						<p>changed due to representation made by RWA of Sarita Vihar.</p> <p>2. The utilities of various departments such as DJB, BSES, IGL and MTNL/BSNL etc. were coming in the alignment of project.</p> <p>3. Permission of cutting/shifting of 192 trees received on 11.8.2009 from Forest Department which were falling in the alignment of project.</p> <p>4. The permission for diversion of traffic received on 30.12.2011 from Traffic Police to take up the work of one slip road and two spans of superstructure of one clover leaf.</p> <p>5. Work of about 7M length of underpass adjoining to Railway Boundary held up as this work shall be taken up after completion of work of underpass by Railways under railway track with box pushing method.</p> <p>6. DMRC not allowed the</p>
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						work of two slip roads as these roads are passing very near to DMRC piers and drawing was revised and issued on 30.12.2011.
						7. As per structural requirement and site conditions, the drawings of U turn received, sump well on Okhla side and thickness of wearing course changed.
7/DZ	Covering of Palam Drain (Sitapuri) from Railway Line near Delhi Cantt to Dabri Bridge and construction of road over it.	<u>27.02.2012</u> 106.98	73.05	<u>08.08.2010</u> <u>07.08.2013</u> 30.06.2014	70%	Reason for delay : ➤ Shifting of electric pole & transformer by BSES
8/Proj	C/o Master Plan roads in Narela Sub-City. SH: C/o 80m/60m R/W road from GT Karnal road to Western Yamuna Canal.	<u>13.10.2004</u> 90.38	—	<u>01.01.2014</u> 30.09.2014	—	➤ C/o 80M road from NH-1 to Delhi Karnal Railway line (completed). ➤ C/o 80M road from Delhi Karnal Railway line to Sr. Sec. School at Sannoht completed.. ➤ C/o 80M road from Sr. Sec. School at Sannoht to Western Yamuna Canal (to be taken up)..

9/RZ	<p>D/o 157.83 hac of land in Sec. 29 & 30 (Pt.) Rohini Ph- IV & V.</p> <p>SH: C/o internal SW Drains & culverts in plotted Pkts. Of Sec. 29 & 30 (Pt.) Rohini Ph- V.</p> <p>SH: P/L internal water supply lines for plotted Pkts from Pkt A1 to A3 & B1 to B3 of sector 29 & Pkt. A1 to A2 of Sec. 30 (Pt.) Rohini Ph- IV</p> <p>SH: (i). C/o peripheral Drains and culverts in Sec. 29 (Pt) Rohini. (ii) widening of 24m R/W in sector 29 (Pt) Rohini.</p> <p>SH: C/o 30m R/W road in Sector 29 (Pt) & 30 (Pt.) Rohini.</p>	23.03.2005 88.40	6.15	14.09.2012 13.03.2013 31.03.2014		The scheme submitted to MCD for approval in spite of constant persuasion the same has yet not been approved by MCD.
			3.51	13.09.2012 12.03.2013 31.10.2013	97%	Work delayed mainly due to the water line passing across the Nangloi drain. Matter now shorted out with flood control Deptt.
			18.19	27.09.2011 26.03.2013 31.8.13	100%	Work completed.
			9.80	26.06.2012 25.12.2012 31.08.2013	100%	Work completed.
10/Proj	C/o of 100m R/W express Road from RD 15000-20550 connecting NH-10 & Bakkarwala.	19.06.2008 69.44	26.99	11.12.2012 10.12.2013 30.06.2014	9%	<p>Work awarded for C/o road from RD 15500 to 18450.</p> <p>Specification of road is being revised by CRRl due to high water table.</p>

11/Proj	Covering of Drain/Nailah passing through Defence Colony from Ring road to Railway Line.	09.03.2010 54.62	45.49	24.10.2009 23.10.2010 31.12.2013	93%	This is a deposit work under taken on behalf of MOUD. The work has been delayed due to various hindrances such as:- <ul style="list-style-type: none"> > Shifting of rising mains. > Late receipt of tree cutting permission from Forest Deptt. of GNCTD.. > Stoppage of work by MCD during raining season due to Commonwealth Games-2010. > The residents of the area are not extending co-operation to complete the work.
12/Proj	C/o UER-II MP Road in Rohini SH: C/o 100 m R/W road UER-II from Western Yamuna Canal to Kanjhawala road near Karala Mazri for part alignment passing through Rohini.	25.02.2009 39.31 Revised FC accorded for 148.46	56.17	11.01.2013 10.04.2014 31.12.2014	8%	Work partly held up due to stay granted by Hon'ble Supreme Court. Although the stay has been vacated on 26.7.13 but work in some portion could not be resumed due to resistance from villages for which Police help has been sought.

11/Proj	Covering of Drain/Nallah passing through Defence Colony from Ring road to Railway Line.	<u>09.03.2010</u> 54.62	45.49	<u>24.10.2009</u> <u>23.10.2010</u> 31.12.2013	93%	This is a deposit work under taken on behalf of MOUD. The work has been delayed due to various hindrances such as:- <ul style="list-style-type: none"> ➤ Shifting of rising mains. ➤ Late receipt of tree cutting permission from Forest Deptt. of GNCTD.. ➤ Stoppage of work by MCD during raining season due to Commonwealth Games-2010. ➤ The residents of the area are not extending co-operation to complete the work.
12/Proj	C/o UER-II MP Road in Rohini SH: C/o 100 m RAW road UER-II from Western Yamuna Canal to Kanjhawala road near Karala Mazri for part alignment passing through Rohini.	<u>25.02.2009</u> 39.31 Revised FC accorded for 148.46	56.17	<u>11.01.2013</u> <u>10.04.2014</u> 31.12.2014	8%	Work partly held up due to stay granted by Hon'ble Supreme Court. Although the stay has been vacated on 26.7.13 but work in some portion could not be resumed due to resistance from villages for which Police help has been sought.

PROJECT WING.

DETAILS OF MISC. IMPORTANT PROJECTS UNDER PLANNING STAGE.

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

RESOLUTION

Discussion on the agenda item was deferred due to late submission of agenda item by DDA as Non-Official Members of the Authority requested Hon'ble LG to provide sufficient time to study the issues.



DELHI DEVELOPMENT AUTHORITY

Item No. 144/13

ITEM NO. 144/2013

Sub.: Special Rehabilitation Package for the farmers of Five Villages i.e. Singhu, Alipur, Bakoli, Mamoorpur, Tikri Khurd.

- (i) The land of the five villages i.e. Singhu, Alipur, Bakoli, Mamoorpur, Tikri Khurd, measuring 1959 Bigha 09 Biswa 15 Biswansi [408.23 acres], was acquired by the Land Acquisition Collector/L&B Department of the Govt. of NCT of Delhi, on the request of DDA, for Planned Development of Delhi, for Narela Project Phase I in 2008-09.
- (ii) The payment of the awarded amount of Rs.117,81,69,141.00 has already been made by DDA on 5.11.2009.
- (iii) Out of the said land measuring 1959 Bigha 09 Biswa 15 Biswansi [408.23 acres], land measuring 1854 Bigha 03 Biswa 15 Biswansi [386.29 acres] has been handed over to DDA by LAC/L&B Deptt., Govt. of NCT of Delhi. The remaining 105 Bigha 06 Biswa [21.94 acres] land is yet to be handed over to DDA.
- (iv) The Secretary, Land and Building, Government of NCT of Delhi vide letter No. F.7(24)/04/L&B/LA/13393 dated 28.12.2011, forwarded copies of the following documents and requested to release the Special Rehabilitation Package as announced by the Government:
 - (a) Cabinet Decision No. 1463 dated 18.09.2008 under which the Government of NCT of Delhi decided to give a Special Rehabilitation Package for the people affected by Land Acquisition, in respect of the cases in which the land acquisition awards had not been announced till December 18, 2007.
 - (b) Order No. F.9(20)/80/L&B/LA/Vol.II/8226-44 dated 1.10.08 issued by the Land & Building Department, Government of NCT of Delhi, with regard to the decision to give a Special Rehabilitation Package for the people affected by Land Acquisition, in respect of the cases in which the land acquisition awards had not been announced till December 18, 2007.
 - (c) Cabinet Decision No. 1813 dated October 12, 2011 under which the Government of NCT of Delhi decided to revise the Special Rehabilitation Package for the people affected by Land Acquisition, in respect of the cases in which the land acquisition awards had not been announced till December 18, 2007.
 - (d) Letter No. F.LAC/NW/2009/2821 dated 24.11.2011 of the Land Acquisition Collector (North West), addressed to the Additional Secretary, Land & Building Department, with endorsement to DDA,

requesting to deposit the amount of Rs.92,28,32,568.53 under Special Rehabilitation Package as per following details:

S. No.	Village	Award No.	Awarded Area (B-B-B)	Possession handed over to DDA Bigha-Biswa	Possession not given B-Biswa	Total Amount
1.	Singhu	05/08-09	2-00-00	-	2-00	9,06,855.37
2.	Alipur	07/08-09	106-04-00	106-04	-	4,96,79,707.78
3.	Bakoli	08/08-09	304-17-00	304-17	-	14,42,74,956.17
4.	Mamoorpur	09/08-09	54-00-00	29-13	24-07	2,41,32,728.74
5.	Tikri Khurd	10/08-09	1462-08-15	1246-01-15	246-07	70,38,38,320.47
6.	Total		1929-09-15		272-14	92,28,32,568.53

- (v) The issue of payment of Special Rehabilitation Package was discussed in a meeting held on 3.02.2012 in the chamber of Vice Chairman, DDA with the Senior Officers of Land & Building Department/LACs, Government of NCT of Delhi. It was explained that DDA can pay only the amount awarded by the Land Acquisition Collectors as per the existing Policy Guidelines. The Additional Secretary (Land & Building) GNCTD has informed that this Special Rehabilitation Package is not a part of awarded amount. It was, therefore, suggested in the meeting that the Govt. of NCT of Delhi would take up the matter with Ministry of Urban Development to grant a special dispensation and to authorize DDA to pay the Special Rehabilitation Package as decided by the Govt. of NCT of Delhi.
- (vi) Accordingly, letters were sent to the Secretary, Land & Building, GNCTD on 09.05.2012 by Commissioner (LM) and on 25.07.2012, by Vice Chairman DDA to Chief Secretary, to take up the matter with Ministry of Urban Development to grant a special dispensation.
- (vii) In the meanwhile the ADM/LAC (North West) vide letter dated 08.09.2012, addressed to the Additional Secretary, Land & Building Department, with endorsement to DDA, has sent a revised demand, along with revised calculation, taking into account the yearly deduction @11.80 Lakhs per acre from the principal rate of Rs 53,00,000/- per acre as mentioned in the order dated 1.10.2008, which was done earlier. The details of the revised demand conveyed at that time was as under :-

S. No.	Village	Award No.	Awarded Area	Possession handed over to DDA	Possession not given	Total Amount In (Rs.)
1.	Singhu	05/08-09	2-00-00	-	2-00	15,28,994.79
2.	Alipur	07/08-09	106-04-00	106-04	-	8,50,67,557.86
3.	Bakoli	08/08-09	304-17-00	304-17	-	24,71,70,190.69
4.	Mamoor Pur	09/08-09	54-00-00	29-13	24-07	4,13,13,828.45
5.	Tikri Khurd	10/08-09	1492-08-15	1246-01-15	246-07	1,20,59,80,769.63
	Total					58,10,61,341.42

- (viii) The Secretary (L&B), Govt. of NCT of Delhi vide letter dated 20.09.2012, requested Secretary, Ministry of Urban Development, Govt. of India, to consider the matter and issue directions to the Delhi Development Authority, to release the Special Rehabilitation Package of Rs.92,28,32,568.53, for the land owners.
- (ix) Secretary L&B, GNCT of Delhi, further stated vide letter dated 20.09.2012, that Hon'ble High Court vide order dated 29.08.2012, in the contempt case No. 929/2011 and 201/2012, Ashwani Kumar v/s Lal Singh and Rohtash V/s Vijay Dev, has considered the issue related to Special Rehabilitation Package and also the stand of DDA, vide which they have taken the stand before the court that they will pay the awarded amount. The Hon'ble court took the view that the payment is to be made irrespective as to who is the concerned authority, and directed that the decision in the matter be taken before the next date of hearing. The contempt is still pending in Hon'ble High Court of Delhi and next dt. of hearing 16.12.2013..
- (x) Subsequently, the Hon'ble High Court of Delhi vide order dated 26.11.2012 directed the Secretary, Ministry of Urban Development to convene a meeting the Secretary Land & Building Department, GNCT of Delhi, and the Vice Chairman, DDA and resolve the issue.
- (xi) The Ministry of Urban Development, desired DDA to furnish the comments and accordingly, a detailed reply, with endorsement to the Secretary Land & Building Department, GNCT of Delhi, was sent to the Ministry of Urban Development vide DDA's letter dated 29.11.2012.
- (xii) In pursuance of the court order dated 26.11.2012, a meeting was held on 30.11.2012 under the chairmanship of the Secretary, Ministry of Urban

Development, during which a questionnaire was handed over to DDA for furnishing DDA's comments in the matter.

(xiii) The comments of DDA were furnished vide letter dated 03.12.2012.

(xiv) The main objections raised by DDA are as under:

- (a) DDA is bound by the provisions of Land Acquisition Act, under which compensation is to be given for the awarded amount as is also reflected in the Section 15 of Delhi Development Act, 1957, which is reproduced as under:

[15. Compulsory acquisition of land –

- (1) **If in the opinion of the Central Government, any land is required for the purpose of development, or for any other purpose, under this Act, the Central Government may acquire such land under the provisions of the Land Acquisition Act, 1894 (1 of 1894).**
- (2) **Where any land has been acquired by the Central Government, that Government may, after it has taken possession of the land, transfer the land to the Authority or any local authority for the purpose for which the land has been acquired on payment by the Authority or the local authority of the compensation awarded under that Act and of the charges incurred by the Government in connection with the acquisition.]**
- (b) DDA is bound by the policy already finalized by the Government, under which payment of only the awarded amount can be made. Any relaxation in the policy can be approved by the Government in accordance with applicable rules/ provisions of Delhi Development Act, 1957.
- (c) The Special Rehabilitation Package is not a part of awarded amount, and as per the extant Policy Guidelines, DDA can pay only the amount awarded by the LAC.
- (d) As compensation is paid as per provisions of the Land Acquisition Act, any variation has to be as per the provisions of the Act/Rules only.
- (e) In case, GNCTD Cabinet decision speaks about Special Rehabilitation Package, it would be in the fitness of things that they should bear the expenses as this is their decision, especially when DDA/ MOUD's comments were not obtained before issue of such orders.
- (f) The payment of the awarded amount of Rs.117,81,69,141.00 has already been made by DDA on 5.11.2009. Despite this, the possession

of remaining 105 Bigha 06 Biswa [21.94 acres] land is yet to be handed over to DDA.

- (g) That this package will not confine to 5 villages only but is bound to impact the increase in land rate for similarly placed cases of present or past.
- (h) The Special Rehabilitation Package is not covered under the provisions of the Land Acquisition Act, 1894. Thus, the Land Acquisition Act, 1894 would need to be amended with retrospective effect to include Special Rehabilitation Package.
- (i) The payment of Special Rehabilitation Package to the Farmers of five villages would open the flood gates for similar requests for the said package.
- (j) DDA has sent letters dated 9.5.2012, by Commissioner (Land Management) to Secretary (L&B) and on 25.7.2012, by Vice Chairman, DDA to Chief Secretary, Govt. of NCT of Delhi to take up the matter with Ministry of Urban Development, as DDA is not able to go beyond the provisions of Section 15 (1) and 15 (2) of Delhi Development Act, 1957.
- (xv) The matter was placed before the authority as Agenda Item No. 85/2012 and the same was discussed in the Authority Meeting held on 11.12.2012 and the records of discussion are reproduced below: (Copy enclosed).

Item No. 85/2012:

Sub: Special Rehabilitation Package for the farmers of five villages, i.e. Singhu, Alipur, Bakoli, Mamoorpur Tikri Khurd. F.14(I)2009/CRC/DDA

Shri Dharam Pal, Secretary (L&B), GNCTD explained the Special Rehabilitation Package for the farmers of five villages, i.e. Singhu, Alipur, Bakoli, Mamoorpur and Tikri Khurd given by GNCTD vide its Cabinet Decision No. 1463 dated 18.9.2008.

Hon'ble Lt. Governor stated that a notification for land acquisition in these villages had been issued in 2005-06 when circle rates were approximately Rs. 25 lakhs per acre. In 2007-08 GNCTD enhanced the compensation rates to approximately Rs. 75 lakhs per acre. Though, as per law, compensation is to be paid as per the rates applicable when notification under Section 6 of Land Acquisition Act is issued, some individuals represented for grant of higher compensation. GNCTD took a Cabinet decision to grant Special Rehabilitation Package as per the revised rates for the lands acquired for their projects. However, DDA took the stand that since as per law, the revised compensation rates are not payable, these cannot be paid until enhancement is done by the Competent Authority. Besides, the matter is presently subjudice in the Hon'ble High Court of Delhi.

Hon'ble Lt. Governor also stated that if enhanced rates of compensation are to be paid, as per the Special Rehabilitation package of GNCTD, DDA would need to pay an additional amount of approximately Rs 92 crores for acquisition of land, Hon'ble Lt. Governor, thereafter, asked for the opinion of the Hon'ble Members in the matter.

Shri Naseeb Singh stated that on compassionate and humanitarian grounds, the enhanced rates should be payable.

Dr. Harsh Vardhan endorsed the views of Shri Naseeb Singh.

Shri Jitender Kumar Kochar also stated that enhanced compensation rates should be payable.

Shri Subhash Chopra stated that DDA should pay the enhanced compensation rates. Besides, since in many cases notifications under Land Acquisition Act are issued several years before actual possession of these lands is taken over, compensation for acquisition should be payable at the rates applicable on the date of taking over actual possession and not from the date when notifications under Land Acquisition Act were issued..

Finance Member, DDA stated that DDA can pay the amount of compensation awarded by LAC or any enhancement, if so ordered by the Court, irrespective of the amount involved. DDA cannot made payment of amount as per the Special Rehabilitation package announced by GNCTD as no enhancement has been made by LAC or any Court of Competent jurisdiction in appropriate legal proceedings.

Hon'ble Lt. Governor agreed with the above and stated that MoUD may be apprised of the above along with the views of all the non-official members of the Authority.

- (xvi) As decided during the Authority meeting held on 11/12/12, MoUD was apprised vide letter No.F.14[1]/2009/CRC/DDA/04 dt.10/1/13[copy enclosed].
- (xvii) Addl. Secy./Revenue/GNCTD, vide letter No.F.7[24]/04/L&B/LA/19936 Dtd.11/3/13 intimated the revised demand for payment as Rs.922832568/-. Revised demand was intimated to MoUD vide letter No.F.14[1]/2009/CRC/DDA/04 dated.30/1/13[copies of these letters are enclosed].
- (xviii) No reply has been received from MoUD in the matter.
- (xix) The matter needs to be reviewed on account of the following:-

1. The Development Works undertaken by DDA are being hampered on account of continuous obstruction caused by local farmers / land owners in spite of the fact that DDA has been able to get a stay order in this regard vacated at the level of Supreme Court.
2. The total land involved in the 5 villages is 1959 bighas i.e., approximately 408.23 crores on which a payment of Rs. 117.82 crores has been made in 2009. The Possession has been taken of 386.29 acres and 21.94 acres is yet to be taken possession of. In case additional payment is not made, there is a possibility that the entire land acquisition may be jeopardised and DDA may be asked to give back the entire 408.23 acres and not just 21.94 acres which is yet to be taken over.
3. The New Land Acquisition Policy has made more stringent provision for acquiring land which may cause greater delay as well as higher levels of compensation. In future. The market value of the land in the meantime would also have enhanced. The present circle rates are Rs. 19,400 approximately per meter or Rs. 8.38 crore per acre. For, the total area under consideration, this works out to approximately Rs. 3403 crores. This may go up further in future on account of shortage of land and other pressures. In order to ensure continuous development of this area, it is necessary to resolve the issue at the earliest.
4. The Special Rehabilitation package has been endorsed by the Cabinet of GNCTD and it has been insisted upon from 2008. As indicated in para ix on page 3 it appears that there is a Contempt Petition in the Hon'ble High Court of Delhi in respect of the issue of special rehabilitation package, and the stated stand of DDA is that they will pay the awarded amount.
5. Although there may be no legal obligation on the part of DDA to pay this amount as a package, it would be appropriate if keeping in view the decision of the Cabinet of GNCTD and the comments made by Members of the Authority in an earlier meeting held on 11.12.2012, the matter may be revisited. If this proposal is revisited and approved it would be taken up suitably with GNCTD as well as the MoUD.

The proposal is accordingly placed for consideration of the Authority.

RESOLUTION

Discussion on the agenda item was deferred due to late submission of agenda item by DDA as Non-Official Members of the Authority requested Hon'ble LG to provide sufficient time to study the issues.

ITEM NO. 145/2013

REVIEW OF MASTER PLAN FOR DELHI – 2021 – STATUS REPORT (STAGE – I)

1.0 BACKGROUND

Master Plan for Delhi – 2021 (MPD-2021) was prepared by Delhi Development Authority and approved by the Central Government under Section 11A (2) of DD Act 1957 and notified on 7th February 2007 (The Gazette of India, Extraordinary, Part II-Section 3 Sub Section (ii) No. 125 vide S.O. 141-(E).MPD-2021 provides for periodic review and monitoring in three phases upto 2011, 2011-16, 2016-21. The first five-year review has been undertaken since September 2011. A High level committee/ Advisory Group (AG) was set up under the Chairmanship of the Hon'ble Lt. Governor, Delhi for periodic review and monitoring. As proposed in MPD 2021, Eleven (11) Management Action Groups (MAG) have been proposed for greater participatory planning.

DDA under the guidance of Ministry of Urban Development, GoI has undertaken public consultations at various levels and the details are given in *Annexure 1*

2.0 PROCESSING OF SUGGESTIONS RECEIVED

- i) In response to the public consultations, 4294 (including 222 received from NIUA), suggestions have been received from the public, RWA/Organizations etc. These are available on DDA website for information of the public. In addition to above, about 400 suggestions have been received after 31st May 2012 which will be processed in the second phase.
- ii) Systems Deptt. of DDA has awarded the task of design, development and implementation of Website Portal and supply of hardware, software and technical manpower to Consultant. A set of suggestions has been uploaded on DDA website, which will help public to identify the status of the suggestions made.
- iii) The Minutes of the Meetings of MAG and AG are available on DDA Website.
- iv) The status of suggestions is given below:

Sl. No.	Status of Issues/Suggestion	Nos.
1	Discussed in MAG/AG	3723
2.	Discussed in MAG/AG- Relates to Local Bodies	293
4.	Not related to Master Plan modification	278
Total no. of suggestions received		4294

Breakup of Issues/Suggestion:

1	Breakup of Issues/Suggestion Discussed in MAG/AG	Nos.
a.	Transport Chapter/ TOD Related Issues	583
b.	Environment/ Environment Chapter Related (Excluding change from Zone O to F/ E)	70
c.	Suggestions resulting in Modifications	558
d.	Suggestions which do not require modifications	2512
	Total no. of suggestions received	3723

2	Breakup of Issues/Suggestion: Discussed in MAG/AG - Relates to Local Bodies, Forwarded to Chief Town Planner, SDMC	Nos.
a.	Special Area – Walled City/ Karol Bagh	248
b.	Provision of basic services/ amenities	29
c.	Exemption from charges/taxes	16
	Total no. of suggestions received	293

4	Breakup of Issues/Suggestion Not related to Master Plan modification	Nos.
a.	Persons/ RWAs who registered during Open House but did not give any suggestion in written or verbally.	180
b.	Issues relating to Land cost, compensation, farmers, etc.	56
c.	Issues received online without suggestions/ issues (eg. HI, dfhjdhtc)	40
	Total no. of suggestions not related to Master Plan Modification	278

The suggestions related to Local Bodies mostly relates to Special Area(Walled City, Karol Bagh etc.) which are to be processed as part of preparation of Redevelopment Plan of Special Area by North Delhi Municipal Corporation.

Re- development Plan of Special Area was presented by Chief Town Planner, North DMC in the Technical Committee meeting held on 08.04.2013. TC recommended constitution of committee for finalization of Redevelopment plan.

A meeting of Management Action Group on "Enforcement & Plan Monitoring" on Mid Term Review of MPD-2021 was held on 30.07.2013 under the Chairmanship of Vice Chairman, DDA specifically for suggestions related to Special Area. Where suggestions related to Redevelopment Plan for Special Area relating to Boundary, Landuse, Amalgamation of Plots, Higher FAR and Height were discussed. The minutes of the meeting with modifications were placed before the Advisory Group in its eleventh meeting dt.23.08.2013 for consideration.

3.0 MEETINGS FOR DELIBERATIONS OF SUGGESTIONS RECEIVED

3.1 Management Action Groups (MAG)

The suggestions received were presented by the individuals/ RWA etc. in meetings of the Management Action Groups in the presence of the Experts from relevant fields. The meetings of Management Action Groups were organized and the details of which are given below:

Management Action Group (MAG)	Chairman	No. of Meetings
Enforcement & Plan Monitoring	Vice Chairman, DDA	13
Common Platform for Building Approvals	Engineer Member, DDA	12
Environment Planning & Coordination	Secretary (Environment), GNCTD	7*
Spatial Data & Infrastructure	Secretary (IT), GNCTD	1
Slum Rehabilitation & Social-Housing	Secretary (Land & Building), GNCTD	3
Delhi Unified Metropolitan Transport	Pr. Secretary (Transport), GNCTD	15
Infrastructure Development	Pr. Secretary (UD), GNCTD	2
Heritage Conservation	Pr. Secretary (UD), GNCTD	3
Local Level Participatory Planning	Pr. Secretary (UD), GNCTD	2
Total		58

*7th meeting of MAG on Environment Planning and Co-ordination is scheduled to be held on 25th September at 11:00 a.m.

The RWAs, Professional Bodies, Individuals, Government Officials were invited to present their suggestions before the MAGs.

3.2 Advisory Group (AG)

The modifications recommended by the MAGs and Minutes of the Meetings are placed before the Advisory Group under the Chairmanship of the Hon'ble LG, Delhi for consideration. Till date, eleven meetings of the Advisory Group were held at Raj Niwas, Delhi.

4.0 MODIFICATIONS TO MPD-2021

4.1 Modifications Notified in MPD-2021 (as a part of Master Plan Review 2021)

Sl	Stage	No. of Modifications	No. of sugg.	Remarks
i	Gazette Notification Issued for the Public Notice Issued on 01.10.2012.	21	284	Gazette Notification Issued on 13.05.2013 vide S.O. No 1215 (E) The modifications related to MRTS influence zones withheld in view of TOD.

4.2 Modifications at various stages of approval (as a part of Master Plan Review 2021)

Sl	Stage	No. of Modifications	No. of sugg.	Remarks
i	Public Notice Issued for inviting Objections/ Suggestions on 01.10.2012.	21+5	288	Gazette Notification Issued on 13.05.2013 S.O. No 1215 (E) for amendments in MPD - 2021.
ii	Modifications discussed in	16	168	Public Notice issued on

	Advisory Group Meeting held on 06.12.2012			04.05.2013 for inviting Objection/ Suggestion within 45 Days. Board of Enquiry and Hearing meeting was held on 17.07.2013. Draft final notification sent to MoUD on 17.09.2013 by Master Plan Section.
iii	Apex Committee (Modification approved by Authority on 05.10.12 and 11.12.12)	5+2	47	- Public Notice issued on 09.05.2013 for inviting Objection/ Suggestion within 45 Days. Board of Enquiry and Hearing meeting was held on 17.07.2013. Draft final notification sent to MoUD on 17.09.2013 by Master Plan Section. - Public Notice issued on 30.05.2013 for inviting Objection/ Suggestion within 45 Days. Board of Enquiry and Hearing meeting is scheduled to be held on 08.08.2013. Minutes of the meeting will be placed before Authority meeting scheduled on 19.09.2013.
iv	Modifications discussed in Advisory Group Meeting held on 19.08.2013 and approved in Authority meeting dt. 08.05.2013.	41	55	- Public Notice issued on 28.05.2013 for inviting Objection/ Suggestion within 45 Days. Board of Enquiry and Hearing meeting is scheduled to be held on 08.08.2013. Draft final notification being sent to MoUD by Master Plan Section.
v	Modifications discussed in Advisory Group Meeting held on 03.07.2013	10	53	- Modifications placed before Authority meeting dt. 19.08.2013 & 05.09.2013.
vi	Modifications discussed in Advisory Group Meeting held on 23.08.2013	10	15	- Modifications will be placed before Authority meeting scheduled on 19.09.2013.
Sub - Total		105		
vii	New / Separate Chapter on Transit Oriented Development Redrafting Chapter on Transportation and subsequent modifications in other Chapters	Draft Chapter on Transport prepared by UTTIPEC was discussed in 10 th meeting of Advisory Group held on 03 rd July, 2013.		Draft Chapter on Transport was discussed in the MAG meetings on Delhi Unified Metropolitan Transport.
viii	Redrafting Chapter on Environment			Draft circulated to all members for comments/ observations will be discussed in the proposed MAG meeting scheduled to be held on 25.09.2013.

vii	Policy for Regularization of Godowns in Non-Conforming Areas		Discussed in Technical committee and MAG on 29.01.2013. The draft agenda forwarded by Master Plan Section for placing before the Authority.
viii	Suggestions related to Lutyens Bungalow Zone (LBZ) and Zone-D'	These are policy decisions and involve modifications in number of chapters in MPD-2021	Revised proposal with fresh observations/ recommendations with respect to unresolved issues/ anomalies in Lutyens Bungalow Zone (LBZ) area as desired by MoUD in the meeting held on 21.12.2012. Forwarded to MoUD on 13.03.2013, and discussed in the meeting w/c of Secretary (UD), GoI on 31.05.2013. Minutes awaited
Grand Total:		95 + modified Chapters	

As per the provision in DD Act and Regulations, the Public Notice for inviting objections/ suggestions for review of MPD-2021 is ninety (90) days. MoUD, GoI vide Notification no. G.S.R. 241(E) dated 15.04.13 has reduced the period to forty-five (45) days.

REVIEW OF MASTER PLAN FOR DELHI – 2021 – STATUS REPORT (STAGE – II)

5.0 AUTHORITY AND APEX COMMITTEE MEETINGS

The modifications recommended by the Advisory Group were placed before the Authority for suggestions and recommending for further processing under Section 11A of DD Act.

Ministry of Urban Development, Govt has constituted a Committee under the Chairmanship of the Hon'ble LG, Delhi with Secretary (UD), Secretary (HUPA) and Chief Secretary, Delhi as Members and Chief Planner, TCPO, Govt as Member Secretary. The Committee will take into consideration the suggestions by Central Government and GNCTD. Three meetings of the Apex Committee were organized till date.

6.0 MODIFICATIONS IN MPD – 2021 (Other than Review)

6.1 Gazette Notifications

Sl.	Subject	No. of modifications	Remarks
i	Para 15.7.3 (iii) of MPD-2021 - "Multi-disciplinary Clinics for persons with learning disabilities"	1	Final Notification for amendment in MPD-2021 issued on 10.12.2012
ii	Policy for Motels in Delhi	4	Final Notification for amendment in MPD-2021 issued on 26.10.2012
iii	Policy for Farmhouses in Delhi	4	Gazette Notification issued on dt.10.05.2013 vide S.O 1199 (E)
	Farmhouse Policy (Addendum)	1	Gazette Notification issued on dt.10.05.2013 vide S.O 1199 (E)
iv	Modification in CHAPTER 17: DEVELOPMENT CODE, Sub Clause 8 (2), Para (v) – Temporary Cinemas	1	Gazette Notification issued on dt.07.06.2013 vide S.O 1487 (E)
v	Policy on Public-Private Partnership in Land Assembly and Development in Delhi	New Chapter	Gazette Notification issued on dt.05.09.2013 vide S.O 2687 (E)

6.2 Modifications at various stages of approval:

Sl.	Policy/Issue	No. of Modifications	Remarks
vi	Proposed Modification in the Standards (FAR, Ground Coverage) in Hospitals based on the report of the Committee formed by MoUD, Govt	24	Public Notice issued for inviting Objections/ Suggestions on 29.05.2013. Board of Enquiry and Hearing meeting was held on 08.08.2013 and minutes were placed before Authority Meeting dt. 05.09.2013 and Draft Final notification sent to MoUD on 18.09.2013.
vii	Policy on Motels (additional modifications)		The public Notice was issued on 14.05.2013. Board of Enquiry & Hearing meeting was held on 17.07.2013 and Minutes of the meeting were placed before Authority meeting dt. 26.07.2013 and Draft final notification sent to MoUD on 21.08.2013.

viii	Policy for Regularization of Godowns in Non-Conforming Areas	The Draft Policy being placed before Authority for consideration to issue Public Notice for inviting Objection/ Suggestions.
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6.3 SUGGESTIONS COVERED

The above policy issue covers broadly following suggestions received as part of Review of MPD-2021.

Sl. No.	Issue/Policy	No. of suggestions
1	Motels	14
2	Farm houses	63
3	LBZ	12
4	Land Policy	12
5	Regularization of Godowns	26
6	Zone O to F/ E	150
7	Temporary Cinemas	4
Total		281

RESOLUTION

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

OTHER POINTS:

- Shri Jitender Kochar stated that DDA needlessly incurs substantial expenditure annually on conducting trekking tours for its employees. He drew attention to the fact that similar trekking had been undertaken 6 months ago. Since DDA is already under-staffed, work in many branches comes to a standstill during these treks and, therefore, these treks should be stopped in future.
 - Hon'ble Lt. Governor stated that work should not suffer and the suggestion of the Hon'ble Member considered.
- Shri Naseeb Singh stated that CCTV cameras and biometric attendance system have not yet been installed.
 - Advisor (SA&GR), DDA stated that 206 CCTV cameras have been installed and the control room has also been established. Monitoring would commence as soon as training of the personnel to be deployed in the control room is completed.
- Shri Subhash Chopra stated that even after 1 ½ months DDA has not pursued reimbursement of his insurance claim for the expenditure incurred by him on accommodation and medical treatment during the recent tour of DDA's delegation to USA and UK. Besides, a DDA officer who was a member of the delegation retired soon after the tour, though as per government regulations officers who are due for retirement should not be sent on foreign tours. He also opined that this is unnecessary wastage of money.

CONF

4. Shri Naseeb Singh stated that demands of the revenue cadre with regard to implementation of the recommendations of the 5th Pay Commission and the Tikoo Committee report have not yet been implemented.
 - i) Pr. Commissioner (LM, Personnel & Systems) , DDA stated that recruitment regulations for the revenue cadre have been reviewed and file has been submitted. Recommendations of the Tikoo Committee have been implemented. The matter regarding implementation of the recommendations from back date is being considered.
 - ii) Hon'ble Lt. Governor stated that the matter should be examined and submitted in file.
5. Shri Naseeb Singh stated that the decision to permit upgradation of schools on 2000 sq. m. plots in unauthorized colonies to senior secondary level has not yet been implemented. Shri Naseeb Singh submitted a representation to the Hon'ble Lt. Governor in this regard.
 - i) Commissioner (LD), DDA stated that a circular in this regard has been issued and applications received have already been processed. Pending applications, if any, would be examined on priority.
6. Shri Naseeb Singh stated that DDA had issued tenders for construction of a loop at Karkari More on Vikas Marg and funds had also been released by PWD to DDA for its construction as a deposit work. However, subsequently since UTTIPEC was of the opinion that construction of the loop was not technically feasible, the project has been cancelled due to which public of the area is facing hardship. Similarly, a foot over bridge at Akshardham temple and a loop at Mayur Vihar are also required.
 - i) Engineer Member, DDA stated that these issues would be examined and placed before the Technical Committee.
7. Shri Jitender Kochar stated that though he has raised the matter regarding the requirement to prevent encroachment, 400 sq. yds. of prime land near metro station at Malviya Nagar has been encroached upon recently.
8. Shri Naseeb Singh thanked the Hon'ble Lt. Governor and Vice Chairman, DDA for the works that have been started in his constituency.
9. Shri Subhash Chopra expressed his gratitude for the cooperation extended to him by DDA for the public function on 18.9.2013 for inauguration of the slum rehabilitation project at Kalkaji. However, since foundation stone for the project had already been laid earlier, the plaque at site could be modified to indicate that the programme was for inauguration of work at site.
10. Hon'ble Lt. Governor desired to be apprised of the status with regard to demarcation of plots at Shivalik.
 - i) Commissioner (LM), DDA stated that demarcation at site has been completed and a report would be submitted shortly.
11. Hon'ble Lt. Governor stated that he has been informed that unauthorized encroachment is taking place at Kishangarh, near JNU campus.
 - i) Commissioner (LM), DDA stated that action for preventing encroachment in the area is to be taken by SDMC.

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- ii) It was decided that a meeting would be convened by Hon'ble Lt. Governor in this regard. Commissioner, SDMC & Secretary (New Delhi Municipal Council) would also be requested to be present during the meeting.

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

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

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Annexure 1

REVIEW OF MPD – 2021 - PUBLIC CONSULTATIONS

Inviting Suggestions

In order to make review process participatory advertisements were issued in newspapers in September 2011 and February 2012 for inviting suggestions from public towards Review of MPD-2021. To make process user friendly, the suggestions were received in various DDA Zonal Offices and on DDA website.

Open House

In order to have greater participation from the public, stakeholders and Government Agencies associated with the development, six Open House Meets were organized in various districts (Zone wise) in Delhi in the months of April and May 2012. About 833 individual/ associations and others participated/ registered in these Open House Meets.

The Professionals/ Experts in the field of Urban Planning outside DDA were appointed as Chairman and Moderator of each Open House Meet. The reports submitted by these Moderators for the Suggestions were discussed in the meetings of Management Action Groups (MAG).

Workshop

A workshop was organized by DDA on 24.09.2012 at India Habitat Centre, Delhi which was inaugurated by the Hon'ble Minister, Urban Development, Govt. of India and the Hon'ble Lt. Governor, Delhi was also present. In order to have greater participation, the discussion was divided into following four sub-themes.

- Urban Form, Heritage & Development Controls
- Environment & Physical Infrastructure
- Shelter with focus on Redevelopment
- Transport with focus on improved Mobility

Suggestions towards draft TOD Policy

UTTIPEC, DDA has prepared draft TOD policy and also identified few MRTS Corridors for inviting suggestions from the public/ professionals. UTTIPEC, DDA has also proposed a series of workshops on Transit Oriented Development (TOD). The first of the series was held on 21.02.2013. A Visioning Design Workshop was organised on 27.04.2013. The Draft Guidelines on Transit Oriented Development (TOD) and Corridors have already been placed on DDA Website for inviting suggestions from the public.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 19th September, 2013 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

1. Shri Najeeb Jung,
Lt. Governor, Delhi

VICE CHAIRMAN

2. Shri D. Diptivilasa

MEMBERS

3. Shri Abhai Sinha
Engineer Member
4. Shri Manish Kumar
Finance Member (officiating)
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Shri D. Diptivilasa
Addl. Secretary, MOUD
8. Shri Jitender Kumar Kochar

SECRETARY

Shri D. Sarkar
Commissioner-cum-Secretary

SPECIAL INVITEES & SENIOR OFFICERS

1. Smt. Nutan Guha Biswas,
Principal Secretary to Lt. Governor, Delhi
2. Shri J.B. Kshirsagar
Chief Planner, TCPO
3. Shri Manish Gupta,
Commissioner,
South Delhi Municipal Corporation
4. Shri Dayanand Kataria
Principal Commissioner (LM, P & S), DDA
5. Shri Madhup Vyas,
Commissioner (LD), DDA
6. Shri B.K. Mishra,
Commissioner (LM), DDA
7. Smt. Swati Sharma,

Addl. Secretary to Lt. Governor, Delhi

8. Shri Vishwendra
PS to Lt. Governor, Delhi

9. Shri R.N.Sharma,
Addl. Secretary to Lt. Governor, Delhi

10. Shri R.K.Jain
Addl. Commissioner (Planning)MP&UE, DDA

11. Shri S.P.Pathak
Addl. Commissioner (Planning)AP & MPR, DDA

12. Shri M.R.M.Rao,
Spl.Secretary (UD), GNCTD

13. AVM (Retd.) V.K. Dayalu
Advisor (SA&GR), DDA

14. Smt. Neemo Dhar
Advisor (PR), DDA

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

Item No.134/2013:

Confirmation of minutes of the meeting of the Delhi Development Authority held on 05.09.2013 at Raj Niwas.
F.2(2)2013/MC/DDA

1. Shri R.K.Jain, Addl. Commissioner(Plg.), DDA stated that typographical errors in agenda item nos. 125/2013 and 126/2013 need to be corrected and incorporated in the minutes of the meeting of the Authority held on 5.9.2013.

i) It was decided that these issues should be submitted separately in file for consideration. Proposed amendments which would make substantive changes in the proposals placed before the Authority should be explained in a cogent manner. The Authority authorized Hon'ble Lt. Governor to consider the proposed amendments.

2. Shri Subhash Chopra stated that though he has repeatedly requested for copies of objections/suggestions received in response to public notices issued with regard to modifications of MPD-2021 these have not yet been provided to him.

3. Shri Subhash Chopra stated that though it had been decided by the Authority that the matter regarding change of land use of Old Rajiv Gandhi Colony (Transit Camp) Govindpuri, Kalkaji from Green Area to Residential would be referred to the Ministry of Urban Development for issue of final notification after obtaining legal opinion, this has not yet been done as legal opinion is yet to be received.

i) Vice Chairman, DDA stated that though the matter had been brought before the Authority earlier, there is a contempt case against the Vice Chairman, DDA in the Hon'ble High Court and the Vice Chairman, DDA has given a statement before the Hon'ble Court. As this is a transit camp in a green area, a reasoned

justification is to be submitted before the Hon'ble Court and, thereafter, decision of the Hon'ble Court is to be awaited. If any action regarding change of land use is taken before the final decision of the Hon'ble Court it could lead to perjury.

4. Shri Subhash Chopra stated that though the matter regarding delinking of the senior citizens' centre from the proposed community hall in his constituency and change in the provision in the MOU for review of extension of allotment has been recorded in para 5 of Other Points of the minutes of the meeting of the Authority, DDA has declined to allot the community hall to an agency though it had been recommended by several RWAs.
 - i) It was decided that the matter would be examined.
5. The minutes of the meeting of the Authority held on 5.9.2013 were confirmed with the above observations.

Item No.135/2013:

Action Taken Reports on the minutes of the meeting of Delhi Development Authority held on 26.7.2013 at Raj Niwas.
F.2(3)2013/MC/DDA

Action taken reports on the minutes of the meeting of the Authority held on 26.7.2013 were noted by the Authority.

Item No.136/2013:

Policy/Guidelines for waiver of composition fee in respect of State/Central Govt. Organizations.
F.22(41)02/IL

Proposals contained in the agenda item were considered by the Authority. However, it was decided that extension of time (EOT) should be granted only in respect of Government Educational and Health care institutions up to 31.12.2015 without composition fee as a last opportunity to complete the construction with the condition that no further extension shall be given beyond this date and no request for waiver of composition fee would be considered. Cases of allotment for other government organizations would be decided by Vice Chairman, DDA on merits of each case.

Item No.137/2013:

Disposal of Commonwealth Games Village flats.
F.1(272)2013/N&C(H)

1. Shri Subhash Chopra stated that disposal of flats available with DDA at the Commonwealth Games Village should be expedited. However, there should be no loss to DDA as and when it disposes these flats and the disposal rate should not be less than the rate at which 74 flats had been disposed of by DDA through tendering process. Sh. Subhash Chopra underscored the fact that the cost of 74 flats to be not less than cost of acquisition. However, lesser rates could be considered for allotment to the Ministry of Urban Development.
 - i) It was decided that a policy on the disposal cost of these flats would be brought before the Authority for consideration.
2. Proposals contained in the agenda item were approved by the Authority.

Item No.138/2013:

Amendment in the recruitment regulations for various grades in the Legal cadre in DDA.
F.7(134)2010/PB-1

Discussion on the agenda item was deferred as it was felt that the same requires more examination.

Item No.139/2013:

Proposed modifications in MPD-2021 as part of review of the Plan (as a follow-up to the recommendations of Advisory Group on mid-term review of MPD-2021 in its 11th meeting held on 23.08.2013).
F.20(17)2013/MP

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

Item No.140/2013:

Proposed modifications in MPD-2021 as part of review of the Plan (as a follow-up to the recommendations of Advisory Group on review of MPD-2021 in its 6th meeting held on 27.04.2012).
F.15(8)2012/MP

1. Hon'ble Lt. Governor again conveyed his extreme displeasure over the non-compliance of his directions regarding putting the issues in public domain during the previous meeting of Authority dated 5th September, 2013. The Addl. Commissioner (Planning) AP & MPR, DDA was warned to be more careful in such matters.
2. Shri Subhash Chopra stated that the proposal for increase in ground coverage and FAR for plots above 750 sq. m. without issuing public notification in this regard had been brought before the Authority in the meeting held on 5.9.2013 and though it had been objected to by the Authority Members, it has again been placed before the Authority without issuing public notification.
3. It was decided that the agenda item should be redrafted in a cogent manner and brought before the Authority for consideration.

Item No.141/2013:

Framing of Policy regarding misuse of Institutional plots.
F.18(74)91/IL

The agenda item was deferred as it was felt that the same requires more examination.

Item No.142/2013:

Allotment of additional strip of land adjacent to the existing petrol pumps for augmenting CNG facility.
F.100(21)2013/CL/PP-1

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

Item No.143/2013:

Details of major projects costing more than Rupees 50 Crores.

F. EM 3(7)/Vol.VI/2011

Discussion on the agenda item was deferred due to late submission of agenda item by DDA as Non-Official Members of the Authority requested Hon'ble LG to provide sufficient time to study the issues.

Item No.144/2013:

Special Rehabilitation Package for the farmers of five villages, i.e., Singhu, Allpur, Bakoli, Mamoorpur, Tikri Khurd.

Discussion on the agenda item was deferred due to late submission of agenda item by DDA as Non-Official Members of the Authority requested Hon'ble LG to provide sufficient time to study the issues.

Item No.145/2013:

Status/compilation of all notifications issued till date for review of Master Plan for information of Authority.

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

OTHER POINTS:

1. Shri Jitender Kochar stated that DDA needlessly incurs substantial expenditure annually on conducting trekking tours for its employees. He drew attention to the fact that similar trekking had been undertaken 6 months ago. Since DDA is already under-staffed, work in many branches comes to a standstill during these treks and, therefore, these treks should be stopped in future.
 - 1) Hon'ble Lt. Governor stated that work should not suffer and the suggestion of the Hon'ble Member considered.
2. Shri Naseeb Singh stated that CCTV cameras and biometric attendance system have not yet been installed.
 - 1) Advisor (SA&GR), DDA stated that 206 CCTV cameras have been installed and the control room has also been established. Monitoring would commence as soon as training of the personnel to be deployed in the control room is completed.
3. Shri Subhash Chopra stated that even after 1 ½ months DDA has not pursued reimbursement of his insurance claim for the expenditure incurred by him on accommodation and medical treatment during the recent tour of DDA's delegation to USA and UK. Besides, a DDA officer who was a member of the delegation retired soon after the tour, though as per government regulations officers who are due for retirement should not be sent on foreign tours. He also opined that this is unnecessary wastage of money.

4. Shri Naseeb Singh stated that demands of the revenue cadre with regard to implementation of the recommendations of the 5th Pay Commission and the Tikoo Committee report have not yet been implemented.
 - i) Pr. Commissioner (LM, Personnel & Systems), DDA stated that recruitment regulations for the revenue cadre have been reviewed and file has been submitted. Recommendations of the Tikoo Committee have been implemented. The matter regarding implementation of the recommendations from back date is being considered.
 - ii) Hon'ble Lt. Governor stated that the matter should be examined and submitted in file.
5. Shri Naseeb Singh stated that the decision to permit upgradation of schools on 2000 sq. m. plots in unauthorized colonies to senior secondary level has not yet been implemented. Shri Naseeb Singh submitted a representation to the Hon'ble Lt. Governor in this regard.
 - i) Commissioner (LD), DDA stated that a circular in this regard has been issued and applications received have already been processed. Pending applications, if any, would be examined on priority.
6. Shri Naseeb Singh stated that DDA had issued tenders for construction of a loop at Karkari More on Vikas Marg and funds had also been released by PWD to DDA for its construction as a deposit work. However, subsequently since UTIPEC was of the opinion that construction of the loop was not technically feasible, the project has been cancelled due to which public of the area is facing hardship. Similarly, a foot over bridge at Akshardham temple and a loop at Mayur Vihar are also required.
 - i) Engineer Member, DDA stated that these issues would be examined and placed before the Technical Committee.
7. Shri Jitender Kochar stated that though he has raised the matter regarding the requirement to prevent encroachment, 400 sq. yds. of prime land near metro station at Malviya Nagar has been encroached upon recently.
8. Shri Naseeb Singh thanked the Hon'ble Lt. Governor and Vice Chairman, DDA for the works that have been started in his constituency.
9. Shri Subhash Chopra expressed his gratitude for the cooperation extended to him by DDA for the public function on 18.9.2013 for inauguration of the slum rehabilitation project at Kalkaji. However, since foundation stone for the project had already been laid earlier, the plaque at site could be modified to indicate that the programme was for inauguration of work at site.
10. Hon'ble Lt. Governor desired to be apprised of the status with regard to demarcation of plots at Shivalik.
 - i) Commissioner (LM), DDA stated that demarcation at site has been completed and a report would be submitted shortly.
11. Hon'ble Lt. Governor stated that he has been informed that unauthorized encroachment is taking place at Kishangarh, near JNU campus.
 - i) Commissioner (LM), DDA stated that action for preventing encroachment in the area is to be taken by SDMC.

- ii) It was decided that a meeting would be convened by Hon'ble Lt. Governor in this regard. Commissioner, SDMC & Secretary (New Delhi Municipal Council) would also be requested to be present during the meeting.

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

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

Signature
सचिव 27/12/2013
दिल्ली विकास प्राधिकरण
नई दिल्ली

Signature
27/12/2013
अध्यक्ष
दिल्ली विकास प्राधिकरण
नई दिल्ली

