
DDA Senior Officers meeting held at Raj Niwas

- 1. 23-11-2010**
- 2. 7-12-2010**
- 3. 11-1-2011**
- 4. 15-2-2011**
- 5. 15-3-2011**
- 6. 29-3-2011**
- 7. 19-4-2011**
- 8. 3-5-2011**
- 9. 1-6-2011**
- 10. 15-6-2011**
- 11. 29-6-2011**
- 12. 12-7-2011**
- 13. 9-8-2011**

Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on
23/11/2010 at 4.00 PM

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor asked them to give an update on progress of matters in their respective Departments, with particular reference to mission objectives.

PARTICIPANTS

1. Hon'ble LG
2. Vice-Chairman, DDA
3. Finance Member
4. Engineer Member
5. Principal Commissioner
6. Principal Commissioner (CWG)
7. Commissioner (Housing)
8. Commissioner (Planning)
9. Chief Legal Advisor
10. Chief Architect
11. Advisor (SA&GR)
12. Advisor/Consultant (NPIIC)
13. Commissioner-cum-Secretary
15. Principal Secretary to LG
16. Spl. Secretary and P.S. to LG
17. O.S.D. to LG

2. Shri Vijay Risbud, Advisor/Consultant(NPIIC), DDA informed:-

(i) The team from Barcelona, Spain has sent design and architectural controls for all the six public squares, which they had visited. The proposal is being examined and after discussion with senior officers, a draft policy would be prepared. *The Lt. Governor desired that Advisor/Consultant (NPIIC) should visit Barcelona to finalize the matter.*

(ii) Designs for redevelopment of Filmistan and Mori Gate areas are being finalized; and thereafter, it would be

examined whether any modification is required in the MPD. Earlier, meetings have been held with the concerned RWAs and MCD officers. Initially, the redevelopment would be started in evacuee properties. *The Hon'ble Lt. Governor desired that inputs may also be taken from Ms. Romi Roy in the matter.*

(iii) Meetings have been held with Shri Ajay Suri and a working group is being constituted to identify specific projects to be undertaken for futuristic transformation of Delhi, which would include economic and social aspects.

(iv) Detailed guidelines and modalities for implementation of Transferable Development Rights (TDRs) are being worked out and will be ready soon.

(Action: Advisor/Consultant(NPIIC))

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3. Shri Narottam Kaushal, Chief Legal Advisor informed that after the out-of-court settlement system had been initiated, there was a decrease in court cases. All Commissioners and Directors have been requested to identify such cases as can be settled out of court in their respective Departments and refer the same to the Committee.

(i) The Hon'ble Lt. Governor observed that many cases in Engineering Department were arbitration cases; *and if the amounts involved were not substantial, Hon'ble Lt. Governor desired that these cases could be considered for out-of-court settlement.*

(ii) CLA further stated that bulk of cases in Land Management Department pertained to land acquisition matters and these could not be considered for out-of-court settlement.

(iii) *The Hon'ble Lt. Governor, however, desired that in case of the disputes which hinged upon demarcation of khasra nos., Land Management Department should take assistance from the Delhi Geospatial Project.*

(Action: Chief Legal Advisor/Commissioner (Land Management))

6. AVM (Retd.) V.K. Dayalu, Advisor (SA&GR) intimated the following -

(i) The terms of reference of the Committee to review security and fire fighting arrangement at *Vikas Sadan* have been worked out and the next meeting of the Committee is scheduled on 29.11.2010 to further address the issue.

(ii) He had visited the Home Guard Training Centre where around 300 recently recruited security guards were undergoing training. After the visit, he felt that the type of training being imparted at the Centre was not adequate for security duties at Government offices and buildings. *DDA's own officers, especially from Land Management and Security wings would be required to train these individuals in addition to the faculty at the training centre.*

(iii) Plans are being finalized to provide refresher training to the security guards who have more than five year residual service left in DDA.

(iv) There has been considerable progress in Public Grievances, SFUs/VIRs and LG Listening Post cases with the direct involvement of various branches.

(Action: Commissioner (Land Management)/Commissioner-cum-Secretary)

7. Shri Ashok Khurana, Engineer Member mentioned that there was an urgent requirement for computerization of accounting and project management functions in Engineering Department and computers should be provided at least at Assistant Engineers level. AVM(Retd.) V.K. Dayalu, Advisor (SA&GR) stated that presently approximately 1,100 computers were available in DDA and approximately 300 of these needed to be upgraded. If, computers are to be provided to all Assistant Engineers, approximately 4,000 computers would be required for which a Committee could be formed to examine the requirement.

8. The Hon'ble Lt. Governor enquired about the replacement of M/s Birla Soft. He desired that views of major established companies in the field should be ascertained before tenders are floated for their replacement to ensure engagement of a good and reliable company.

(Action: PC (Systems))

9. The Hon'ble Lt. Governor enquired about construction of DDA's Record Room at Ghazipur. Shri J.B. Khadkiwala, Chief Architect, DDA intimated that drawings had been finalized and the matter would be put up before the Technical Committee shortly and thereafter sent to DUAC for approval. The work would, in all probability, start by April, 2011. The Hon'ble Lt. Governor desired that Commissioner (Planning) and Chief Architect should first discuss the matter with DUAC before sending the proposal.

(Action: Commissioner (Planning)/Chief Architect))

10. The Hon'ble Lt. Governor enquired about the technical audit of the Games Village. Shri Ashok Khurana, EM, DDA stated that four meetings of the Committee had been held so far and he would separately apprise the Hon'ble Lt. Governor about the matter.

(Action: Engineer Member)

11. Smt. Veena Ish, PC (CWG) intimated that as per the Project Development Agreement, apartments at the Commonwealth Games Village were required to be handed back to the Project Developer. However, the Project Developer has not yet been able to obtain the Completion Certificate and the eighth and ninth milestones indicated in the Agreement have not yet been achieved.

(ii) Vice-Chairman, DDA stated that there was likely to be prolonged litigation in the matter as several issues had to be resolved. There has been substantial excess construction and deviation in most flats. Since, these are monolithic structures, demolition may not be viable. The exact picture would emerge within a week after all towers have been inspected and handed over. Thereafter, the matter could be brought before the Authority.

12. Smt. Veena Ish, PC (CWG) intimated that a sub-committee of Shunglu Committee, under Shri Mukesh Arya and comprising of professional investigators, had been constituted and functioning from *Vikas Sadan*. Presently, they are conducting site visits of the Games Village, Siri Fort and Yamuna Sports Complexes.

(i) With regard to the issue of individual examination of officers by the sub-committee, Hon'ble Lt. Governor desired that a report be submitted to him after which he would write to the Cabinet Secretary.

(ii) The Hon'ble Lt. Governor further directed that the sub-committee should be asked to give a questionnaire of clarifications they wanted to seek and list of documents they require to examine. Vice-Chairman, DDA would decide which officer(s) would address the questions raised by the sub-committee.

(Action: PC(CWG))

13. Smt. Asma Manzar, Commissioner (Housing) stated the following -

(i) Brochures for the DDA Housing Scheme, 2010 have been printed and the scheme would be launched from 25th November, 2010. The scheme for disposal of Commonwealth Games Village apartments would be launched separately after due approvals are received.

(ii) In all conversion cases relating to Housing Department and approximately 20 per cent in Land Disposal Department, the status of conversion can now be ascertained on-line.

(iii) Ministry of Urban Development had recently approved floor wise conversion of land tenure to freehold. Brochures for floor-wise conversion would be printed shortly and sale of brochures would start from December, 2010.

(iv) Certain additions/amendments have been made in the DDA Housing Scheme, 2010. The amount to be deposited by applicants would require to be deposited from their individual bank accounts which would need to be mentioned

in the application form. Details of PAN card have been made compulsory. Copy of the demand letters, in all cases, would be sent to the Income Tax authorities. Cost of maintenance of these apartments for 30 years has been included in the disposal cost.

(v) Matters which have been referred to the Ministry of Urban Development and are pending for long are being compiled and a meeting is proposed to be scheduled in the Ministry to sort out these matters.

(Action: Commissioner (Housing))

13. Shri J.B. Khadkiwala, Chief Architect, DDA intimated the following -

(i) Adequate number of computers needed to be procured for Architecture Department.

(ii) The design for the Socio-cultural Centre at Dwarka had been finalized. It was proposed to obtain Green Building rating for the same.

(iii) The design for the Socio-cultural Centre at Pitampura was under preparation.

(iv) The design for the Staff Club at Vasant Kunj had also been finalized which would be put up for approval shortly.

(v) Designing of over 20,000 apartments at Dwarka was at the planning stage.

(vi) The Hon'ble Lt. Governor desired that Prof. A.G.K. Menon of INTACH should be involved in all cases where clearances were awaited for new housing projects.

(Action: Chief Architect)

14. Shri Nand Lal, Finance Member, DDA informed that ITDC was being consulted and management of DDA Guest House at Vasant Kunj would be finalized shortly.

15. The Hon'ble Lt. Governor desired that an Authority agenda on the proposed land pooling policy should be placed before the Authority in the next meeting.

(Action: Commissioner (Planning))

16. Shri V.K. Sadhu, Principal Commissioner mentioned that Hon'ble Lt. Governor had approved on file that a Committee under P.C.(LD), with CLA and Commissioner(Planning) as Members, would examine cases of allotment in *Jheel Khuranja* and make recommendations on an appropriate policy of allowing conversion in these cases. Principal Commissioner (LD) mentioned that the issue

was discussed in detail at the last Authority Meeting held on 26.10.2010 and it was noted that plot holders did not have leasehold rights and, hence, were not covered under conversion policy approved by the Central Government. It was decided by the Authority that since plot owners were in occupation of plots since 1950, a proposal should be sent to the Ministry of Urban Development for allowing conversion of these plots to free hold under mixed land use category with minimum conversion charges. On receipt of approval of MoUD, the Committee under PC (LD) can work out detailed modalities.

(Action: Principal Commissioner (LD))

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

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**Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on
07/12/2010 at 4.00 PM**

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor enquired about the status of audit of Commonwealth Games (CWG) projects. He also desired to be apprised of the progress

PARTICIPANTS

1. Hon'ble LG
2. Vice-Chairman, DDA
3. Principal Secretary to LG
4. Finance Member
5. Engineer Member
6. Principal Commissioner (LD)
7. Principal Commissioner (CWG)
7. Commissioner (Housing)
8. Commissioner (Planning)
9. Commissioner (LM)
10. Commissioner (PR)
11. Special Secretary-cum-PS to LG
12. Addl. Secretary to LG
13. O.S.D. to LG
14. Advisor (CWG Projects)
15. Advisor (SA & GR)
16. Advisor/Consultant (NPIIC)
17. Commissioner-cum-Secretary

made by Shunglu Committee and details of the questionnaire received from them as, despite his instructions for endorsing a copy of all communications to and from the Committee to LG Secretariat, no paper had been received from DDA in this regard.

2. Finance Member and Principal Commissioner (CWG) informed that a sub-committee of Shunglu Committee was functioning from Vikas Sadan and they had so far asked for various tender files. The sub-committee has also sought details of CVC references in the matter and replies given by DDA. Such of these papers as were available have been made available to the sub-committee and they are going through the same. However, till date the sub-Committee has not sent any questionnaire.

(i) Hon'ble Lt. Governor directed that Principal Commissioner (CWG), Advisor (CWG Projects) and Director (Sports) should deal with matters relating to Shunglu Committee.

(ii) Advisor (CWG Projects) stated that he was frequently meeting members of the sub-Committee and clarifying their doubts.

[Action: PC(CWG), Advisor(CWG Projects)]

3. Hon'ble Lt. Governor directed that DDA officers should carefully review the film on Commonwealth Games Village and carry out the necessary changes in the script and narration to duly reflect efforts of DDA before showing the finalized version to him.

[Action: Commissioner (PR)]

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4. Hon'ble Lt. Governor directed that project-wise dossier should be maintained of all Press reports on DDA's CWG projects.

[Action: Commissioner (PR)]

5. Hon'ble Lt. Governor sought the status of the proposal for disposal of Commonwealth Games Village flats.

(i) Commissioner (Housing) intimated that the recommendation of the Authority in this regard has been forwarded to the Ministry of Urban Development for seeking relaxation in the housing regulation. She also informed that completion certificate would also be required before the disposal of these flats.

(ii) Hon'ble Lt. Governor stated that Shri Saugata Roy, Hon'ble Minister of State (UD) had recently stated that DDA would decide the mode of disposal of these flats. A copy of the statement made by the Hon'ble MOS should be obtained and necessary rejoinder sent, as DDA has only made recommendation on the mode of the disposal of these flats due to demand from various Govt. departments and PSUs which seemed reasonable and the decision in the matter would need to be taken by the Ministry of Urban Development.

[Action: Commissioner (Housing)]

6. Hon'ble Lt. Governor desired that achievements made during the year against each of the Mission Objectives of DDA finalized at the beginning of 2010 should be reviewed. Thereafter, Mission Objectives for 2011 should be finalized.

[Action: Advisor (SA&GR)]

7. Advisor/Consultant (NPIIC) stated that as Christmas/New Year vacations in Europe would commence shortly, the visit to Barcelona would be planned in March/April, 2011. He further informed that the team from Barcelona had sent a detailed proposal for development of three public squares at Nehru Place, Hauz Khas and Sector-6, Dwarka. They propose to prepare design and drawings of the project which would be executed by DDA. The fee quoted at approx. Euro 1,75,000.00 is on higher side, considering that the squares at Hauz Khas and Sector-6, Dwarka are rather small and only the one at Nehru Place is relatively large. Negotiations on the quoted fee would, therefore, be required.

(i) The Hon'ble Lt. Governor desired that instead of the detailed consultancy proposed by Barcelona team, an alternative of availing overall guidance could be proposed to them. A team from DDA could visit Barcelona to study development of public squares and then prepare a proposal for development of public squares in Delhi based on these concepts and

local development control norms. The team from Barcelona could be asked for their feedback on the proposals; and changes in design, as required, can be carried out as per its feedback. In this manner, the scope and fee of consultancy could be brought down, preferably on man-day basis.

[Action: Advisor/Consultant (NPIIC)]

8. The Hon'ble Lt. Governor stated that during his recent visit to Gandhinagar, Gujarat, he had met the Chief Town Planner of Gujarat who had apprised him of town planning schemes being undertaken for urban centres in Gujarat. He desired that Commissioner (Planning) should invite him to ascertain details in this regard.

[Action: Commissioner (Planning)]

9. The Hon'ble Lt. Governor thereafter reviewed DDA's Mission Objectives for 2010.

10. Commissioner (Planning) stated that with regard to the Mission Objective relating to finalization of policies, only finalization of two policies, namely those relating to Farm Houses and public-private-partnership in land assembly were pending which were scheduled to be discussed at the next meeting of the Authority. Commissioner (Planning) further informed that recently the Ministry had asked him to formulate a policy for regularization of food godowns on agricultural land in Delhi, which could be taken up as a Mission objective for 2011.

[Action: Commissioner (Planning)]

11. Mission Objectives with regard to Commonwealth Games projects, Cadre Reviews, Amendment of Recruitment Regulations and Training have either been completed, or were at an advanced stage.

12. With regard to *in-situ* rehabilitation of slums, Engineer Member intimated that tenders would be called shortly for Kathputli Colony and the matter had been referred to DUAC with regard to relaxation of density norms for Kalkaji area.

(i) Advisor/Consultant (NPIIC) informed that he is in touch with Prof. K.T. Ravindran and his advice is expected in the coming week. He has requested Prof. Ravindran to consider DDA's proposal due to the necessity and site conditions.

[Action: Advisor/Consultant(NPIIC)]

13. Hon'ble Lt. Governor desired to know how DDA was proposing to utilize the newly constructed Commonwealth Games sports venues. Finance Member intimated that since

these were within existing DDA sports complexes, they would be put to regular use, as well as for tournaments, once these were handed over to the Sports Wing.

(i) The Hon'ble Lt. Governor desired that since these were world-class venues, they could not be just left at the hands of the local management to operate them. A well thought out legacy use policy for these hugely costly assets needed to be formulated.

(ii) Engineer Member intimated that systems such as heated swimming pools, RO plants, etc., would become inoperable if they were not put to regular use. The Hon'ble Lt. Governor directed that the Finance Member should prepare a detailed plan of utilizing all these facilities in the legacy mode after ascertaining views of the various Sports Federations.

(iii) Engineer Member, PC(LD), PC (CWG), Advisor (CWG) and Advisor (SA&GR) should also be associated while preparing the detailed legacy use policy. How the Sports Authority of India is proposing to operate their newly constructed venues should also be studied. Adviser (SA&GR) should also seek assistance from the Armed Forces Sports Control Board. As these are very valuable public assets, DDA, as its custodian, should prepare a detailed plan for running these facilities for multiple usages to generate sufficient resources for their self-sustainability. If required, suitable modifications of the commitments given to Hon'ble Courts should also be considered.

(iv) The Hon'ble Lt. Governor directed that this should be a Mission Objective for 2011.

[Action: Finance Member, Advisor (SA&GR)]

14. The Hon'ble Lt. Governor directed that a review of the procedure for utilization of DDA parks for weddings should also be a Mission Objective for 2011.

[Action: Advisor(SA&GR)]

15. With regard to construction of DDA record room at Ghazipur, Advisor (SA&GR) intimated that drawings have been prepared by the Chief Architect.

(i) Engineer Member stated that he had studied the architecture drawings and asked Chief Architect to revise them within two weeks after which it would be shown to Hon'ble Lt. Governor.

(i) As regards records management, Advisor (SA&GR) intimated that the Vigilance, Personnel and Lands Management departments had started weeding out old records in a big way. Accordingly, other departments should also start the process. Hon'ble Lt. Governor directed that branches should be identified for an a-b-c analysis at the beginning of 2011 and their performance should be evaluated at the end of next year.

[Action: EM, Advisor(SA&GR), All HODs]

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16. Advisor (SA&GR) intimated that with regard to software development for office management, detailed requirements were being assessed and thereafter RFP would be prepared.

[Action: Advisor (SA&GR)]

17. Engineer Member intimated that development of Bio-diversity Reserve on both banks of river Yamuna was being reviewed but it would take some more time before the proposal is finalized.

(i) Hon'ble Lt. Governor desired that the issue whether the development should be carried out sequentially or simultaneously should be examined.

(ii) CLM stated that the land status along the entire stretch varies. There is a lot of private land, specially north of Wazirabad and south of Kalindi Kunj. Besides, a lot of land is encroached by unauthorized colonies, temples, crematoriums, etc. However, large chunks of vacant DDA land are also available.

(iii) Hon'ble Lt. Governor observed that though conceptualization of the entire project had to be necessarily as a whole, implementation of the project should also be started simultaneously in all segments, wherever land was available. For this, comprehensive planning is required and detailed project reports need to be prepared by Engineering department with support from Land Management and Landscape departments. *The documentation and preparation of project reports for various sectors should be vigorously pursued as a Mission Objective for 2011, with a time frame of completion within the first six months of 2011.*

(iv) *Prevention of re-encroachment of land on the riverbed should also be a Mission Objective for 2011.*

(v) Hon'ble Lt. Governor directed that the project should be executed in a project mode through a Project Director; and therefore, organizational aspects should also be examined and quality control ensured during the implementation stage. INTACH should also be actively involved in the project.

[Action: Engineer Member, CLM]

18. Advisor/Consultant (NPIIC) intimated that Mission Objective of international cooperation in city planning was in progress.

19. As regards system improvement and simplification of procedures, PC (LD) intimated with regard to the issue which had been discussed at the meeting of the Authority held on

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26.10.2010, a D.O. letter from Hon'ble Lt. Governor has already been sent to the Ministry of Urban Development.

(i) Advisor (SA&GR) stated that all departments should start preparing manuals for public.

[Action: All HODs]

20. Hon'ble Lt. Governor directed that, like in all modern organizations, internal audit should be conducted for all operations, including financial aspects, of different departments to bring about efficiency improvement, besides fixing accountability for financial lapses. This should be a Mission Objective for 2011.

[Action: Advisor (SA&GR)]

21. With regard to up gradation of Lands Management records through geospatial inputs, CLM informed that DDA has shared its information with the Delhi Geospatial project.

(i) The Hon'ble Lt. Governor desired that output from Delhi Geospatial project should be obtained by DDA for its own requirement and this should be a Mission Objective for 2011.

[Action: CLM]

22. Engineer Member informed that he had visited the Coronation Park and tenders would be called shortly.

(i) The Hon'ble Lt. Governor directed that Shri O.P. Jain and Prof. A.G.K. Menon of INTACH should be consulted for restoration of the park to its original plan.

[Action: Engineer Member]

23. With regard to digital data base of slum dwellers, CLM intimated that manual survey of 28 clusters had been completed. However, since Delhi Urban Shelter Improvement Board was also carrying out bio-metric surveys, the same may not be necessary to be conducted by DDA as it would be a mere duplication.

(i) The Hon'ble Lt. Governor directed that data of manual surveys should be preserved as digital records.

[Action: CLM]

24. PC (CWG) stated that she had started site inspections with regard to construction of Master Plan/UER roads. Issues regarding payment of compensation, land acquisition, etc. would need to be decided. However, construction of these roads wherever land is available would be started.

(i) The Hon'ble Lt. Governor directed that the alignment of roads should cause the least disruption.

[Action: Pr. Commissioner (CWG)]

25. Commissioner (Planning) informed that the proposed policy on Land Pooling would be discussed at the next meeting of the Authority.

(i) The Hon'ble Lt. Governor directed that *this should be continued as a Mission Objective for 2011.*

[Action: Commissioner (Planning)]

26. The Hon'ble Lt. Governor directed that a policy on Warehousing should also be prepared.

[Action: Commissioner (Planning)]

27. PC (CWG) and Advisor/Consultant (NPIIC) had earlier made a presentation on re-use of *havelis* in Old Delhi. Advisor/Consultant (NPIIC) stated that once the policy on Carbon Credits is prepared, it would be required to be placed before the Technical Committee and approved by the Authority and the Ministry of Urban Development. Guidelines on Transferable Development Rights (TDRs), identification of TDRs generating and receiving zones and necessary modification of MPD would also need to be finalized. Hon'ble Lt. Governor desired that *this should be pursued as a Mission Objective for 2011.*

[Action: Advisor/Consultant(NPIIC)]

28. Hon'ble Lt. Governor enquired about the current status of the completion certificate issue of Commonwealth Games Village flats. Commissioner (Planning) informed that measurements had been completed and the complete picture would be available within a week.

(i) The Hon'ble Lt. Governor directed that all issues should be listed along with proposals and then referred to the Govt. of India.

[Action: Commissioner (Planning)]

29. Principal Secretary to Lt. Governor mentioned that Forest Department, GNCTD had submitted the file to Hon'ble Lt. Governor to review his earlier orders of not approving their proposal to file an appeal against the orders of the Division Bench of the Hon'ble High Court of Delhi in the case of M/s Kenneth Builders. The issue was discussed in detail and it was noted that the Hon'ble High Court had decided that the final authority to decide boundaries of the ridge was DDA, being the custodian of the Master Plan. The Hon'ble

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High Court has also directed DPCC to consider the case of M/s Kenneth Builders for granting permission under the Air Act and Water Act. The Hon'ble Court further ordered that in case permission was not given by DPCC, DDA would return the auction money to M/s Kenneth Builders. DPCC did not consider the case on the ground, that the Forest Department, GNCTD was proposing to file an appeal against the orders of the Division Bench. DPCC, therefore, did not comply with the orders of the Hon'ble High Court which required them to consider the case under the Air Act and Water Act, and not reject it on the ground that appeal was being filed by the Forest Department against the judgment that DDA, being custodian of the Master Plan, was the only Authority to decide the boundaries of the ridge.

(i) It was also informed by PC (Lands) and Commissioner (LD) that M/s Kenneth Builders had filed a Contempt Petition before the Hon'ble High Court against DDA for not refunding the auction money with interest. DDA is filing an appeal against the above orders as advised by CLA and a Contempt Petition against DPCC for not implementing the orders/directions of Hon'ble High Court.

(ii) The Hon'ble Lt. Governor directed that decisions on issues relating to land use, etc., of the ridge area should rest with DDA and low density construction should be allowed on privately owned ridge land.

[Action: Commr.(LD), Commr. (Planning)]

30. The Archery Association of India has requested DDA to sponsor a tournament. It was decided that though the venue could be given by DDA free of cost, sponsorship of the tournament should not be provided by DDA.

31. Pr. Commissioner (LD) mentioned that the Hon'ble Lt. Governor, at the meeting taken by him on 28.4.2010, had approved that premium of plots allotted to PVC traders at Tikri Kalan would be charged on the basis of PDR applicable on the date of payment of premium deposited for Jawala Puri plot, updated by levying interest as per Authority Resolution. PC (LD) mentioned that the amount of updated PDR is more than the current PDR of Tikri Kalan plot. In view of this, Hon'ble Lt. Governor approved that lower of the two rates should be charged from plot owners.

[Action: Pr. Commissioner (LD)]

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

are not disrupted. The cost incurred on such commuter bus service should be built into the developers' cost.

(ii) Hon'ble Lt. Governor directed Engineer Member to meet with and explain the matter to Shri Kapil Sibal, Hon'ble Minister and also provide a written undertaking that the temporary relocation of *Jailorwala Bagh* slum residents would only be for a period of 15 months after which they would be shifted out of the area.

[Action: Engineer Member]

6. Engineer Member stated that tenders for restoration of Coronation Park would be awarded during January, 2011 and thereafter the progress of the work would be properly monitored.

[Action: Engineer Member]

7. Hon'ble Lt. Governor directed that a comprehensive development plan for the entire Yamuna Biodiversity Park should be prepared.

(i) There should be no construction within the Biodiversity Zone and proper walkways, pondage areas, water features, etc., should be planned.

(ii) A proper organizational structure should also be prepared for the project.

(iii) Detailed Project Reports for each zone should be prepared.

(iv) Prevention of further encroachment on the riverbed should be a priority. Commissioner (Land Management) intimated that complete land status of the area had been prepared and all removable structures have already been removed except for certain areas like Batla House and some religious structures.

(v) Hon'ble Lt. Governor directed that instead of a sequential development, implementation of the project should be started simultaneously in all segments, wherever land is available.

(vi) Hon'ble Lt. Governor directed that Detailed Project Reports alongwith costing, organizational structure, etc., should be prepared which would be reviewed by 30.06.2011.

[Action: Engineer Member, Commissioner (LM)]

given to the local residents, the adjacent archery training area could be entitled for regular archery training.

(ix) It was decided that the main venues at Yamuna and Siri Fort Sports Complexes would be utilized only for national and international sports events and the practice areas could be utilized for pay and play facility.

[Action: Finance Member]

9. Commissioner (Land Management) stated that he has been in touch with the Delhi Geospatial Project who have completed super-imposition of khasra plans on satellite maps, though these have not yet been validated and DDA would start obtaining inputs from the project for its own requirement.

[Action: Commissioner (LM)]

10. Hon'ble Lt. Governor desired that resettlement policy on the lines of DMRC should be considered instead of the earlier policy of land acquisition, as now lands would be acquired mostly for public infrastructure like Master Plan Roads, sewerage, etc. The system adopted by the Haryana Government whereby part of the compensation is paid in cash and the rest is placed in an annuity for 30 years needs to be examined whether a similar scheme can be implemented. DDA should explore the possibility of a similar scheme and thereafter send the proposal to the Ministry of Urban Development and the Delhi Government for implementation as the Delhi Government is the land acquisition authority.

[Action: Finance Member]

11. Hon'ble Lt. Governor directed that preparation of Standard Operating Procedures, Manuals, Scientific and Modern Record Management System and proper responses to VIP references should continue as Mission Objectives for 2011.

[Action: Advisor (SA&GR)]

12. Chief Architect, DDA made a Power Point Presentation on the building design of the proposed DDA Record Room at Ghazipur. The fully

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14. Advisor/Consultant (NPIIC) stated that guidelines of Transferable Development Rights (TDRs) have been prepared after consulting guidelines issued in the matter by the authorities in Mumbai, Karnataka and Tamil Nadu.

(i) Advisor/Consultant (NPIIC) would now discuss this with the Planning Department and prepare the final proposal which would then be put up for discussion.

(ii) Hon'ble Lt. Governor directed that the proposal should be financially viable and should be discussed in the Master Plan review in 2012.

[Action: Advisor/Consultant (NPIIC)]

15. Hon'ble Lt. Governor desired that as per international practice, FAR should be raised along major transport corridors like metro lines.

[Action: Commissioner (Planning)]

16. Hon'ble Lt. Governor sought information on what further action has been taken on the Authority's Resolution as per which DDA should be authorized to create posts up to the Joint Secretary level.

[Action: Commissioner (Personnel)]

(i) Hon'ble Lt. Governor directed that all matters referred to the Ministry of Urban Development which are still pending should be put up to the Vice-Chairman, DDA.

[Action: Commissioner-cum-Secretary]

17. Hon'ble Lt. Governor directed that a digital database should be created for all officials of DDA based on the three criteria of honesty, domain knowledge and hardwork.

[Action: Commissioner (Personnel)]

18. Principal Commissioner (LD) intimated that Recruitment Regulations for various posts are being amended. With regard to new posts that have been created like that of Commissioner (Systems), Recruitment Regulations are being framed and would be put up before the Authority.



Minutes of Meeting of Senior Officers of DDA held on 11.1.2011

[Action: Advisor/Consultant (NPIIC)]

24. Hon'ble Lt. Governor directed that, like in all modern organizations, DDA's internal audit should be conducted not only for financial aspects but for every single management activity. Audit should be conducted against efficiency parameters and then all the activities should be rated.

(i) Advisor (SA&GR) stated that three trial audits had been conducted in 2008-09 and certain recommendations had been made.

(ii) Hon'ble Lt. Governor directed that practices as followed by the Tata Group for the Tata Business Excellence Model through peer group audit where all management activities are assessed and annual excellence awards given should be adopted.

[Action: Advisor (SA&GR)]

25. With regard to allotment of land at Sector 24, Dwarka for the second Diplomatic Enclave, Hon'ble Lt. Governor directed that the matter should be discussed with the Ministry of External Affairs and the L&DO and the rate for allotment of land should be decided.

[Action: Finance Member, Commissioner (LD)]

26. Hon'ble Lt. Governor intimated that the CBI had requested for allotment of flats for its officers.

(i) Commissioner (Housing) intimated that this is not covered under the Housing Regulations and besides, all available flats have already been included in the current Housing Scheme.

(ii) Hon'ble Lt. Governor directed that the matter should be discussed with the Director (CBI) and approximately two acres land could be considered for allotment at Narela for construction of flats.

[Action: Commissioner (LD)]

27. Hon'ble Lt. Governor directed that the memorial of the first Lt. Governor of Delhi, Dr. A.N. Jha near Nigambodh Ghat on the Yamuna river bank should be spruced up before his birth centenary on 18.01.2011.

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DELHI DEVELOPMENT AUTHORITY
[OFFICE OF THE COMMISSIONER-CUM-SECRETARY]

Please find enclosed corrigendum to the minutes of the meeting of Senior Officers of DDA held at Raj Niwas on 11.01.2011, approved by the Hon'ble Lt. Governor, Delhi for appropriate action.

~~(D.Sarkar)~~
Commissioner-cum-Secretary

U.O. No.F.3(1)10/FN/MC/DDA 2-3

o/c

Dated:- 08.02.2011

Copy to:-

1. PS to Lt. Governor for kind information of the Hon'ble Lt. Governor
2. PS to Pr. Secretary to Lt. Governor for kind information of the latter
3. OSD to Vice-Chairman, DDA for kind information of the latter
4. Finance Member
5. Engineer Member
6. Principal Commissioner
7. Principal Commissioner (CWG)
8. Principal Commissioner (LM/Housing/Systems)
9. Commissioner (Housing)
10. Commissioner (LD)
11. Commissioner (Personnel)
12. Commissioner(LM)
13. Commissioner(Planning)
14. Commissioner(PR)
15. Chief Legal Advisor
16. Chief Accounts Officer
17. Chief Architect
18. Spl. Secretary and PS to Lt. Governor for kind information
19. Addl. Secretary to Lt. Governor for kind information
20. Shri A.K. Sarin, Advisor (CWG Projects)
21. AVM (Retd.) V.K. Dayalu, Advisor (SA&GR)
22. Shri Vijay Risbud, Advisor/Consultant (NPIIC)

Corrigendum to the minutes of the meeting of Senior Officers of DDA held at Raj Niwas on 11.01.2011 at 12 noon.

Para 28 of the minutes of the meeting of Senior Officers of DDA held at Raj Niwas on 11.01.2011 at 12.00 noon circulated vide U.O. No.F.3(1)10/FN/MC/DDA/13 dated 31.01.2011 has been amended as follows:-

"PC(CWG) informed that Shunglu Committee has asked for personnel roll data of all DDA employees even of those, who are not related to CWG. Shunglu Committee has also asked for personal interviews with officers. They have also given a list of records yet to be given to them. These records are available in various Divisions and Officers of DDA. It is being pursued.

Hon'ble Lt. Governor directed that Shunglu Committee may be asked to give questionnaires in writing and replies may also be sent in writing. All necessary co-operation may be extended to Shunglu Committee and records be given to them for scrutiny. Any important issue if required, may be brought before Authority and forwarded to Ministry of Urban Development for approval."

Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on

15/02/2011 at 4.00 PM

A list of participants is given in the marginal box.

1. Welcoming the participants. Hon'ble Lt. Governor enquired about the status of audit of Commonwealth Games (CWG) projects and enquiry being conducted by Shunglu Committee.

PARTICIPANTS

- 1. Hon'ble Lt. Governor
- 2. Principal Secretary to LG
- 3. Vice-Chairman, DDA
- 4. Engineer Member
- 5. Principal Commissioner (LD)
- 6. Principal Commissioner (CWG)
- 7. Principal Commissioner (LM,H&S)
- 8. Chief Legal Adviser
- 9. Commissioner (Housing)
- 10. Commissioner (Personnel)
- 11. Commissioner (LM)
- 12. Commissioner (PR)
- 13. Special Secretary-cum-PS to LG
- 14. Addl. Secretary to LG
- 15. Advisor (CWG Projects)
- 16. Advisor (SA & GR)
- 17. Project Manager (MPR)
- 18. Commissioner-cum-Secretary

(i) Principal Commissioner (CWG) informed that draft audit report had been received and the replies furnished by DDA thereto were being examined by Audit. She also informed that the first report of the Shunglu Committee was expected within a week.

(ii) Hon'ble Lt. Governor directed that replies to queries raised by the Shunglu Committee and to CAG paras should be approved at a higher level by VC. Responses should be factual and well considered.

[Action: PC(CWG), Advisor(CWG Projects)]

2. Hon'ble Lt. Governor thereafter reviewed the Mission Objectives for 2011.

(i) With regard to legacy use of Commonwealth Games venues. Vice Chairman, DDA intimated that Finance Member was preparing a policy paper on the same. Engineer Member stated that the venues should be taken over by the Sports Wing. It was decided that this would be considered after the policy paper had been prepared.

[Action: Finance Member]

(ii) With regard to Yamuna Biodiversity Reserve. Engineer Member stated that discussions were being held in the matter. Hon'ble Lt. Governor directed that a detailed project report for different segments including the land status, leases, encroachments, costing, time-frame and other issues should be prepared under the guidance of Engineer

Member by the end of June, 2011. Engg. or Member should involve expert bodies like EIL, NEERI, etc. as Consultants to vet the Project Development Plan.

[Action: Engg. Member]

(iii) With regard to policy on Private Participation in Land Assembly, Vice Chairman, DDA felt that DDA should open up new urbanisable areas with required road connectivity. This was agreed to by the Hon'ble Lt. Governor who also directed that DDA should consider paying emergency acquisition solatium to take over lands required for road connectivity.

[Action: Commissioner (Plg.), PC (CWG)]

(iv) Hon'ble Lt. Governor desired that a survey of existing food godowns should be conducted before a draft policy is prepared in this regard. Food godowns and storage facilities for flour and rice mills are part of agriculture operations and this aspect should be considered while preparing the draft policy. This should also be discussed during the Master Plan review.

[Action: Commissioner (Plg.), CLM]

(v) Vice Chairman, DDA intimated that he had convened a meeting with regard to allotment of DDA parks for weddings. Since, the present agencies are charging very high rates, a draft policy is being prepared and booking rates would be determined by DDA in future. No block bookings would be permissible and bookings would be done by Executive Engineers on first come first served basis. No semi-permanent structure would be allowed and these sites would be allotted to conduct such functions for a limited number of days in a month.

(a) Adviser (SA&GR) stated that the policies followed by MCD, NDMC and other govt. departments were being studied. Premises would be given out to licensees for a period of one year extendable for a maximum of three years, with the caveat that at any point of time these can be reverted to DDA.

[Action: Adviser (SA&GR)]

(vi) Hon'ble Lt. Governor directed that a well staffed Internal Audit Division of DDA should conduct multi-functional audit covering all the Departments of DDA. The Audit Unit should report what is happening on ground and what is not in each Department and then corrective measures should be taken. The Audit Unit should directly report to Vice Chairman, DDA.

[Action: Adviser, SA&GR]

(vii) With regard to upgradation of Land Management records through inputs from Delhi Geospatial Project, Commissioner (LM) stated that he is in touch with the Delhi Geospatial Project and that he would be able to secure dedicated online connectivity for Lands Management wing, like the Planning Department, within a week.

[Action: Commissioner (LM)]

(viii) Vice Chairman, DDA intimated that Adviser/Consultant (NPIIC) was preparing guidelines for TDRs and a draft report should be ready shortly.

[Action: Adviser/Consultant (NPIIC)]

(ix) With regard to in-situ development of slum clusters, Engineer Member stated that certain issues like escrow accounts and other additionalities were being examined. Since, the earlier tender document was contractor-oriented and not developer-oriented, these tenders have been stopped. A Chief Engineer has been appointed as project coordinator.

[Action: Engineer Member]

(x) Engineer Member stated that with regard to construction of 40,000 EWS flats, plans submitted by Shirke Group were being pursued with DUAC and had almost been finalised. Contracts have been executed and casting yard is being set up. As regards construction of the remaining flats by M/s Shapoorji Pallonji, CVC required some clarifications which have been received from M/s Shapoorji Pallonji and being sent to CVC.

[Action: Engineer Member]

(xi) Engineer Member stated that tenders for Coronation Park had to be cancelled and time-lines would need to be extended.

[Action: Engineer Member]

(xii) With regard to maintenance of DDA markets, Engineer Member stated that he had spoken to Prof. K.T. Ravindran with regard to Nehru Place. Vice Chairman, DDA desired that market associations should be consulted and the cost-sharing agreement of NDMC for Khan Market should be examined.

(a) Hon'ble Lt. Governor directed that 50:50 cost-sharing should be acceptable and MOUs should be signed for such projects.

(b) Engineer Member stated that a meeting had already been convened with regard to Priya Cinema Complex.

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(c) Concerned Executive Engineers should discuss with market associations what amenities are required before preparing the costing. However, for the safety measures, cost-sharing arrangement may not be insisted upon.

[Action: Engineer Member]

(xiii) Adviser (CWG) gave a detailed Power Point Presentation on the proposed UERs I, II & III. Road-wise status of the project was indicated during the presentation. Some portions of these roads have already been constructed. However, in the remaining portions, there are several issues which need to be sorted out, such as, fixing alignment of roads, acquisition of land, local hindrances on the alignment, unauthorized colonies, etc.

(a) Phase-I of the project including two carriage-ways, service roads and footpaths, excluding cost on bridges and electrification, is approximately ₹1400 crores and the cost of the entire project is approximately ₹4000 crores.

(b) Since, PAC had earlier raised objections with regard to utilization of DDA's funds for the purpose, the matter should be brought before the Authority.

(c) A Rehabilitation Plan should also be prepared in cases where land in unauthorized colonies would require to be acquired for the purpose. EWS flats can be provided at par with the policy of DMRC.

(d) In some places, construction of elevated roads also needs to be considered.

(e) Lt. Governor directed that organizations like CRRI should be associated for high quality third party assurance.

(f) Since a lot of work is to be done, prioritization of projects should be done.

[Action: PC (CWG), Adviser (CWG)]

(xiv) Adviser (SA&GR) stated that costing for the proposed Record Room at Gazipur is being done and the matter would be placed before the Screening Committee.

[Action: Adviser(SA&GR)]

3. Adviser (SA&GR) intimated that the recently recruited Security Guards were trained by Home Guards and some of them had been posted at Commonwealth Games Village. However, their performance was not up to the mark.

(i) Lt. Governor directed that these personnel should be given proper training through Delhi Rajya Sainik Board.

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[Action: Advisor SA&GR]

4. Advisor (SA&GR) stated that attendance of some Engineering Divisions had been checked and the concerned Executive Engineers were asked to intimate whether the work-charged employees were usefully employed in Divisions. In many cases, Executive Engineers intimated that manpower was in excess of the requirement and these work-charged employees may be relocated.

(i) Engineer Member to examine whether these employees should be continued in DDA, or a VRS policy should be considered.

[Action: Engineer Member]

5. Commissioner (Housing) stated that approximately 7.5 lakh applications had been received in response to DDA Housing Scheme-2010 and the draw would be held in April, 2011.

(i) Lt. Governor directed that Secretary, Information Technology, Govt. of India should be approached to advise whether any consulting agency of the Ministry of Information Technology can be engaged to review our programme to check for loopholes and possibility of corruption.

[Action: Commissioner (Housing)]

6. Engineer Member stated that the *nallah* at Lajpat Nagar was being covered and a request had been received to convert it for parking instead of a jogging track. He stated that since the level of the covering of the *nallah* was much above the road level, it was not suitable for parking.

7. The Planning Department had advised that banqueting was not permissible in motels. Lt. Governor directed that a broader view should be taken and if banquet halls were located along a minimum road width, banqueting facility should be permissible.

(i) Lt. Governor directed that all such advices on policy matters should be submitted through the Vice Chairman, DDA in future.

[Action: Commissioner (Planning)]

8. With regard to development of a Community Hall at Sukh Vihar, Engineer Member stated that the layout plan had been approved. He also stated that in the next 3 to 4 years another 30 to 40 Community Halls would be constructed.

[Action: Engineer Member]

9. Lt. Governor directed that all DDA Shopping Complexes should have neat and clean washrooms. As some genuine requests have also been received for construction of washrooms in DDA parks, the Lt. Governor directed that DDA should construct these in DDA parks also and these could be maintained by NGOs.

[Action: Engineer Member]

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

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**Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on
15/03/2011 at 3.30 P.M.**

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor desired that a complete chronology of events relating to the conversion of DDA apartments at Sector D-6, Vasant Kunj, for accommodating technical delegates for Commonwealth Games, 2010 should be prepared. As new hotels were not expected to be completed in time for the Games, DDA had been asked to convert rooms in these apartments to three star category. Accordingly, steps had been taken to streamline and complete the project before the Games. Cabinet Secretary had been kept apprised by LG.

PARTICIPANTS

1. Hon'ble Lt. Governor
LG Secretariat
2. Principal Secretary to LG
3. Special Secretary to LG
4. Addl. Secretary to LG
DDA
5. Vice-Chairman, DDA
6. Finance Member
7. Engineer Member
8. Principal Commissioner (LD)
9. Principal Commissioner (LM,H&S)
10. Commissioner (Housing)
11. Commissioner (Planning)
12. Commissioner (Personnel)
13. Commissioner (LM)
14. Chief Legal Advisor
15. Chief Architect
16. Advisor (CWG)
17. Advisor (SA&GR)
18. Advisor/Consultant (NPIIC)
19. Financial Advisor (Housing)
20. Director (CWG)
21. Director (Landscape)
22. Add. Chief Architect
23. Commissioner-cum-Secretary

*[Action: Finance Member, Principal Commissioner
(CWG)]*

2. Hon'ble Lt. Governor also directed that with regard to the rates paid by DDA to the Project Developer of the Commonwealth Games Village for additional apartments, authentic information about the rates paid at that point of time by private investors to purchase apartments at the Games Village from the Developer should be ascertained.

*[Action: Finance Member, Principal Commissioner
(CWG)]*

3. Hon'ble Lt. Governor, thereafter, desired to be apprised of key developments that had taken place after the last meeting of senior officers of DDA held on 01.03.2011.

- (i) Vice Chairman, DDA intimated that Engineer Member had held extensive consultations on technical details of the proposed UERs.

Minutes of Meeting of Senior Officers of DDA held on 15.03.2011

(a) Hon'ble Lt. Governor directed that the project should be implemented immediately and priority should be give to UER-II.

[Action: Engineer Member, Principal Commissioner (CWG)]

(ii) Vice Chairman, DDA intimated that with regard to construction of EWS housing by M/s Shirke Group, plans had been presented to DUAC. However, DUAC has raised certain points with regard to location of Local Shopping Centres.

(a) Hon'ble Lt. Governor directed that the matter should again be placed before DUAC and if the proposal was still not cleared, the matter should be put up to him for demi-officially writing to Prof. K.T. Ravindran.

[Action: Engineer Member, Chief Architect]

(iii) Vice Chairman, DDA intimated that he had convened a meeting with the contractor with regard to in-situ development of Kathputli Colony.

(a) Engineer Member intimated that the Hon'ble Supreme Court had dismissed the appeal of Ramjas Foundation with regard to land at Anand Parbat.

(b) Commissioner (Land Management) stated that land measuring approx. 872 bighas was transferred to DDA in 2001. Out of this, approx. 220 bighas was vacant land and the remaining was built-up at site in the shape of factories and jhuggis. After receipt of the order of the Hon'ble Supreme Court, boundary wall is being constructed by the Engineering Department to protect the vacant land.

(c) The local MLA is said to have some objections regarding relocation of jhuggis in the area. It was decided that it should be explained to the local MLA that these would be proper pre-fabricated structures and not jhuggis.

[Action: Engineer Member]

(iv) Engineer Member intimated that the matter regarding in-situ development of slums at Jailerwala Bagh and Kalkaji had been referred to the Planning Commission.

(v) Vice Chairman, DDA intimated that details for the proposed Yamuna Bio-diversity park were under preparation.

(a) Director (Landscape) stated that she had limited staff and would require additional landscape architects for the Project.

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Minutes of Meeting of Senior Officers of DDA held on 15.03.2011

(b) Commissioner (Personnel) stated that advertisement for filling up additional posts created pursuant to cadre review had already been issued and these posts would be filled up shortly.

(c) Director (Landscape) will send a proposal to Commissioner (Personnel) regarding additional landscape architects for the project over and above those created during the cadre review.

[Action: Commissioner (Personnel), Director (Landscape)]

(vi) Vice Chairman, DDA stated that two issues with regard to the Commonwealth Games Village, i.e., construction of excess FAR by the Project Developer and rectification of structural deficiencies of the project, including water logging, need to be resolved.

(a) Engineer Member intimated that though a Committee under Prof. Gupta of DTU had been constituted for the purpose, the work had not yet been completed. It was decided that the tower-wise checking of technical deficiencies should be completed and Engineer Member should bring deficiencies to the notice of the Developer and also give a time-frame for their rectification.

[Action: Engineer Member]

(vii) Hon'ble Lt. Governor asked Chief Legal Advisor to examine the contract document of the Commonwealth Games Village and submit his opinion with regard to ownership of the land at the Games Village, whether it belonged to DDA, or the Project Developer.

[Action: Chief Legal Advisor]

(viii) Hon'ble Lt. Governor asked Commissioner (Land Management) about the status of land repossessed by DDA at Basai Darapur.

(a) Commissioner (Land Management) intimated that DDA had repossessed the area with a lot of difficulty after removing *kabadis* and *jhuggis* in the area. These structures had also been earlier removed in 2003 by the LAC before handing over possession to DDA. The affected persons are claiming that they are eligible for rehabilitation.

Minutes of Meeting of Senior Officers of DDA held on 15.03.2011

(b) Hon'ble Lt. Governor felt that these persons could be considered for rehabilitation, if they submit incontrovertible proof through documents that they were actually residents of the area before DDA took over possession.

(c) Commissioner (Land Management) stated that these persons had been asked to submit documents in this regard. However, only four or five persons had submitted some documents on the basis of which their claim could not be decided. DDA had also written to the LAC for clarification which has not yet been received.

(d) Hon'ble Lt. Governor directed that the concerned SDM should be asked to certify from his records what structures existed in the area and submit a report.

(e) Proposal for development of a housing project in the area, with some EWS apartments, should also be prepared. If, some of the claimants, after verification of records are found eligible, they can be rehabilitated in these EWS apartments.

[Action: Commissioner (LM), Chief Architect]

(ix) Chief Architect stated that MPD-2021 parking norms for EWS flats required to be changed since, as per these norms, double level basement was required.

(a) It was decided that the matter should be processed early.

[Action: Commissioner (Planning)]

(x) Hon'ble Lt. Governor desired to be apprised of the progress on preparation of digital records of DDA parks.

(a) Director (Landscape) intimated that digitization would be completed by June, 2011.

(b) Hon'ble Lt. Governor directed that the website should be made interactive and local residents should be asked to give their feedback and suggestions on improvement of DDA parks. A similar exercise initiated by Delhi Police upon direction of the Hon'ble Lt. Governor resulted in a huge positive feedback.

[Action: Director (Landscape)]

(xi) Vice Chairman, DDA intimated that the draft policy for rehabilitation of individuals affected by UFER projects, on the lines of the rehabilitation package of DMRC, had been prepared and would be finalized shortly.

[Action: Commissioner (LMI)]

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Minutes of Meeting of Senior Officers of DDA held on 15.03.2011

(xii) Hon'ble Lt. Governor enquired about the progress in providing clean public conveniences in DDA parks.

(a) Chief Architect displayed two standard designs which had been developed- one for parks and the other one for commercial centres. The construction would be undertaken by DDA and operation and maintenance, by private parties/NGOs, wherever feasible.

(b) Vice Chairman, DDA desired that construction of these public conveniences should be started in five parks initially.

[Action: Engineer Member, Chief Architect]

(xiii) With regard to preparation of digital database of issues raised by Hon'ble MPs and MLAs in respect of their Parliamentary and Assembly constituencies, Advisor (SA&GR) intimated that this had been started about a week back and a complete feedback on the operation of the system would be submitted within a fortnight.

(a) Hon'ble Lt. Governor directed that apart from Parliamentary and Assembly constituencies, the database should also include Hon'ble MPs in DDA's Advisory Council and MCD Councilors who are members of the Authority. This should be completed before the next Authority meeting.

[Action: Commissioner(PR)/Advisor (SA&GR)]

(xiv) Hon'ble Lt. Governor directed that before proceedings are initiated against officials in vigilance matters, a hearing should be given to the official concerned to ascertain his views. Hon'ble Lt. Governor mentioned the case of a retired Chief Engineer, Shri Surinderjeet Singh, with regard to improvement of roads in Dwarka. After verification and evaluation of the grounds pleaded by the concerned official by a high powered group of officers constituted for the purpose, if there is no prima facie evidence of mala fide, the benefit of doubt should be given to the official and in such cases unnecessary disciplinary action need not be initiated.

(a) Vice Chairman, DDA intimated that the CVC and the Ministry of Urban Development have commended the reduction in the number of pending vigilance cases during the last one year.

[Action: Chief Vigilance Officer]

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(xv) Hon'ble Lt. Governor desired that Finance Member should consult Delhi Police to develop sports facilities in residential precincts for youth and juveniles.

[Action: Finance Member]

(xvi) Commissioner (Planning) intimated that the representation for regularization of the school of Gujrat Education Society had been examined. The application for regularization had been received after the stipulated time period. The institute is located on *gram sabha* land and within the Regional Park as per MPD 2021; and hence, did not fulfil the requirement for regularization.

(a) Hon'ble Lt. Governor directed that the date since when the school had been existing at the site should be ascertained.

(b) Hon'ble Lt. Governor observed that constructions existing prior to 1.8.1990, the date when MPD-2001 had come in to force prescribing land use in the Ridge area as 'green', would be protected from removal. Even after 1.8.1990, in respect of privately owned lands in the Ridge area, exclusive "green" land-use could be viable only for government lands; some construction should be permissible on privately owned lands in the Ridge area.

(c) Hon'ble Lt. Governor directed Chief Legal Advisor to draft a formal petition for review by a double bench of the Hon'ble Supreme Court.

[Action: Commissioner (Planning), Chief Legal Advisor]

(xvii) Commissioner (Planning) intimated that Development Commissioner had been requested to intimate details of number and size of existing food godowns in Delhi. After information is received in the matter, draft policy for regularization would be prepared.

[Action: Commissioner (Planning)]

(xviii) Commissioner (Planning) intimated that he had furnished details with regard to land use of the site where a DTC bus depot has been constructed in 'O' Zone.

(xix) With regard to requests for descaling of structures built on plots allotted under 20 point programme at Mangolpur Kalan, Commissioner (Land Management) intimated that the land had been acquired and possession handed over to DDA by LAC in 1980. Subsequently, it was found that GNCITD had earlier allotted a part of the land under 20 point programme in 1974, which over a period of time had been put to non-conforming

Minutes of Meeting of Senior Officers of DDA held on 15.03.2011

commercial use by illegal construction of shops. About 240 commercial establishments have been sealed under the supervision of the Monitoring Committee of the Hon'ble Supreme Court in 2007.

- (a) Hon'ble Lt. Governor desired that DDA should write to Delhi Government to verify ownership of these plots.

[Action: Commissioner (LM)]

(xx) Hon'ble Lt. Governor directed Commissioner (Planning) to examine the request of Archbishop of Delhi regarding construction of a Community Hall in school in consultation with Shri R.K. Sharma of MCD. The matter should be resolved and could be brought before the Technical Committee.

[Action: Commissioner (Planning)]

(xxi) Smt. Laxmi Gopan, Addl. Chief Architect, presented the plan and the walk through for the proposed DDA Cultural Centre at Dwarka.

(a) Hon'ble Lt. Governor desired to know the time-lines for completion of the project.

(b) Chief Architect stated that the detailed plans are being prepared and, thereafter, regulatory approvals would be required.

(c) Hon'ble Lt. Governor directed that time-lines for various phases of the project should be prepared on a projectisation basis and the project should be completed within three years.

(d) Hon'ble Lt. Governor also directed that Shriram Centre should be appointed for quality assurance.

[Action: Engineer Member, Chief Architect]

(xxii) Chief Architect presented the standard design prepared for 52 community halls proposed to be constructed by DDA

(a) Chief Architect stated that the plot size and ground coverage should be increased so that there would be no requirement for basement parking and construction of community halls in two instead of five levels would be facilitated.

(b) Chief Architect would refer the matter to Commissioner (Planning) for review of MPLD - 2021 norms

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Minutes of Meeting of Senior Officers of DDA held on 15.03.2011

(c) Hon'ble Lt. Governor directed that these facilities should be completed within one and a half years from the date of commencement.

[Action: Engineer Member, Commissioner (Planning), Chief Architect]

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

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Corrigendum to the minutes of the meeting of Senior Officers of DDA held at Raj Niwas on 15.03.2011 at 3.30 p.m.

Para 3(i)(a) of the minutes of the meeting of Senior Officers of DDA held at Raj Niwas on 15.03.2011 at 3.30 p.m. circulated vide U.O. No.F.3(1)10/FN/MC/DDA/37 dated 25.03.2011 has been amended as follows:-

"Hon'ble Lt. Governor directed that the project should be implemented immediately and priority should be given to UER-II, which was earlier proposed from NH-1 to NH-8, should be extended from NH-8 to Mathura Road."

**Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on
29/03/2011 at 3.30 P.M.**

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor desired to be apprised of key developments that had taken place after the last meeting of senior officers of DDA held on 15.03.2011.

PARTICIPANTS

1. Hon'ble Lt. Governor
LG Secretariat
 2. Principal Secretary to LG
 3. Special Secretary to LG
 4. Addl. Secretary to LG
DDA
 5. Vice-Chairman, DDA
 6. Finance Member
 7. Engineer Member
 8. Principal Commissioner (LD)
 9. Principal Commissioner (CWG)
 10. Principal Commissioner (LM,H&S)
 11. Commissioner (Housing)
 12. Commissioner (Planning)
 13. Commissioner (Personnel)
 14. Commissioner (PR)
 15. Chief Legal Advisor
 16. Chief Architect
 17. Advisor (CWG)
 18. Advisor (SA&GR)
 19. Advisor/Consultant (NPIC)
 20. Chief Engineer (Rohini Zone)
 21. Director (Landscape)
 22. Director (Sports)
 23. Addl. Chief Architect
 24. Dy. Director (Landscape)
 25. Commissioner-cum-Secretary
-

2. Vice Chairman, DDA intimated that the following follow-up action had been taken since the last meeting:-

(i) Draft policy on utilization of Commonwealth Games venues in the legacy mode has been prepared.

[Action: Finance Member, Director (Sports)]

(ii) After detailed discussions, a draft rehabilitation policy of persons affected due to the UER projects, on the lines of DMRC, has been prepared. However, Vice Chairman, DDA was of the view that land cost should be scaled down in the disposal cost of the flats to be allotted under this rehabilitation policy and the matter should be placed before the Authority.

[Action: Commissioner (LM), Commissioner (Housing), Financial Advisor (Housing)]

(iii) Commissioner (Planning) has been asked to prepare layout plans for Urban Extension Areas in a time-bound manner. In this connection, an affidavit has also been filed in the Hon'ble High Court that this would be completed within 28 months.

(a) In this connection, Hon'ble Lt. Governor directed that this should be done in close association with local representatives like MLAs, MPs and RWAs, as is being done for local area plans by MCD, for each of its 273 municipal wards, under Shri E.F.N. Rebiero.

(b) Hon'ble Lt. Governor directed that Commissioner (PR) should also issue public advertisements asking for comments from the residents of the area.

[Action: Commissioner (Planning), Commissioner (PR)]

(iv) As regards the proposed policy of land pooling, Commissioner (Planning) has asked for feedback from the developers and the draft policy would be finalized thereafter.

[Action: Commissioner (Planning)]

3. Hon'ble Lt. Governor asked Commissioner (Housing) about the status of the draw for DDA Housing Scheme, 2010.

(i) Commissioner (Housing) intimated that the list of all eligible applicants would be posted on DDA's website for verification. All processes would be completed for the draw by 08.04.2011. C-DAC has intimated that they want the draw to be conducted at their office in NOIDA, instead of Vikas Sadan, which may be agreed to. C-DAC also wants to conduct some mock draws before finalizing the date for the actual draw. Commissioner (Housing) also intimated that the draw would be conducted and deposits of unsuccessful applicants refunded before 24.04.2011.

[Action: Commissioner (Housing)]

4. M/s B.G Shirke Construction Company made a power point presentation on the construction of prefabricated houses at Rohini, Dwarka and Narela.

(i) Against the minimum required number of 18600 DUs required, they have been able to achieve 19560 DUs.

(ii) The initial layout plan was not approved by DUAC and the DUAC wanted that the facility blocks should be around the green and not on the periphery and also that the main roads should be at the periphery. The revised plan was also not approved by DUAC as they wanted the facility blocks within the premises. Another revised plan has now been prepared with the facility blocks within the housing

clusters and shops on the ground floor of the community facilities. Car parking has been provided along the peripheral roads and cul-de-sacs.

(iii) Mobilization at site has already been started and milestones finalized.

(iv) Chief Engineer (Rohini Zone) intimated that quotations are being collected from government agencies like CRRI, IIT, Delhi, etc., for third party assurance.

(a) Hon'ble Lt. Governor directed that leading private laboratories, e.g., Shriram's should also be asked for bids for third party assurance.

(v) Hon'ble Lt. Governor appreciated the efforts put in by M/s Shirke and hoped that DUAC clearance would be obtained soon.

(vi) Hon'ble Lt. Governor desired that as soon as the clearance from DUAC is received, site visits for media representatives should be organized and press releases issued.

[Action: Engineer Member, Chief Architect, Commissioner (PR)]

5. A power point presentation was made by Director (Landscape) with regard to bamboo application in river front development between NH-24 and DND flyway.

(i) The project has been conceptualized in association with National Bamboo Mission and National Jute Board. All structures would be constructed with bamboo.

(ii) Director (Landscape) intimated that Professor Babu has submitted an alternative concept, according to which the area should be restricted to the public.

(iii) Hon'ble Lt. Governor directed that the project conceptualized by Director (Landscape) should be implemented and timelines finalized at the earliest.

(iv) Hon'ble Lt. Governor also directed that adequate washrooms should be provided and the facility should be properly maintained, for which a maintenance contract could be given to National Bamboo Mission. Wherever feasible, flora typical of the area, should be planted.

[Action: Engineer Member, Director (Landscape)]

6. A power point presentation was made by Director (Sports) on the utilization of Commonwealth Games venues in the legacy mode.

- (i) The competition venues constructed at Siri Fort and Yamuna Sports Complexes would be utilized for international and national sports events.
- (ii) Various sports federations have been asked to intimate the schedule for organizing international/national tournaments.
- (iii) These facilities would also be used for coaching and sports federations have been asked to provide coaches.
- (iv) Some of the playing areas within these competition venues would also be utilized for other compatible sports.
- (v) The archery competition venue at Yamuna Sports Complex would be converted for cricket and practice pitches would also be constructed. The facility would also be utilized for archery competitions.
- (vi) The practice area for archery would be dedicated for archery training through the Archery Federation.
- (vii) The training venues are already being utilized by the respective complexes.
- (viii) The synthetic hockey surface at Yamuna Sports Complex would be utilized for international and national championships.
- (ix) Coaches have been asked from the lawn bowls federation for utilization of the lawn bowls facility at Yamuna Sports Complex.
- (x) The gymnastics hall at Yamuna Sports Complex is being utilized for badminton and a smaller hall has been earmarked for gymnastics.
- (xi) The sports facilities at the Games Village would be utilized on pay and play basis. The area is being demarcated with fencing. The available indoor halls within the facility would be utilized for table tennis, badminton, etc. Additional facilities of cricket ground, football ground, tennis, basketball, volleyball and squash courts would need to be constructed. Director (Sports) intimated that this would cost approximately Rs. 25 lakhs.
- (xii) The proposal for converting the vacant area, adjacent to the Games Village, into a golf driving range and a 9 hole golf course was not agreed to. Hon'ble Lt.

Governor directed that instead, grounds for football and other sports should be developed in this area.

(xiii) Hon'ble Lt. Governor directed that consultants should be engaged to work out the detailed financial implication for maintaining these facilities. As has been done by the organizers of the London 2012 Olympics, advertisements should be issued asking for public suggestions for utilizing these facilities in the legacy mode. A seminar should also be organized and opinion of experts sought. The proposal for utilization of these facilities in the legacy mode should be prepared with total clarity and detailed financial implication within three months.

[Action: Director (Sports)]

7. Advisor (SA&GR) intimated that the proposed DDA Record Room at Gazipur would be constructed utilizing 200 FAR.

(i) Chief Architect intimated that the matter is being put up before the Screening Committee and, thereafter, DUAC and fire clearances would be sought.

[Action: Chief Architect]

8. Principal Commissioner (LM, H&S) intimated that pending SFU and VIR cases are being reviewed and there is substantial decrease in pendency.

(i) Principal Commissioner (LM, H&S) also intimated that removal of fresh encroachments at Anand Parbat had been initiated. However, the Hon'ble High Court has issued stay orders and directed that certain issues should be examined. This is being attended to.

[Action: Principal Commissioner (LM, H&S)]

9. Vice Chairman, DDA intimated that time-frame for conversion from lease hold to free hold is being reduced from 90 to 45 days. The time presently required for bank reconciliation is also being reviewed.

[Action: Commissioner (Housing), Commissioner (LD),
Chief Accounts Officer, Director (LC), Financial Advisor (Housing)]

10. Hon'ble Lt. Governor asked Advisor (SA&GR) about the progress in the simplification of SOPs of various Departments.

(i) Advisor (SA&GR) intimated that trial inspections of three branches have been conducted and there is a need for setting up an independent inspection unit.

(ii) Hon'ble Lt. Governor directed that an internal multi-functional audit unit, reporting directly to Vice Chairman, DDA, should be set up for which a senior officer alongwith adequate staff should be appointed. This should be on the lines of the Directorate of Inspections in the Indian Air Force in which officers of the highest caliber are posted.

[Action: Commissioner (Personnel), Advisor (SA&GR)]

11. Commissioner (Planning) intimated that the request of Archbishop of Delhi regarding construction of a community hall in school has been discussed with the Archbishop and the matter would be finalized shortly.

[Action: Commissioner (Planning)]

12. Commissioner (Planning) also intimated that the DDA's views on banqueting in motels have been conveyed to Committee appointed by the Hon'ble Supreme Court for consideration.

13. With regard to residential development at Vishwavidyalaya metro station, the Hon'ble High Court has issued directions that DDA should reconsider the permissible height of the buildings. The matter would be examined and placed before the Authority in the next meeting.

[Action: Commissioner (Planning)]

14. Chief Architect stated that an agenda item should be brought before the Authority with regard to parking norms. Commissioner (Planning) stated that the matter should first be brought before the Technical Committee.

[Action: Chief Architect]

15. Commissioner (Planning) intimated that the Ministry of Urban Development has turned down the proposal for change of land use required for allotment of land to AIIMS for extension of their Trauma Centre.

(i) It was decided that the Ministry of Health would be asked to pursue the matter, as the proposal had been initiated due to the request received from the

Ministry of Health. Thereafter, the matter would be again taken up with the Ministry of Urban Development.

[Action: Commissioner (Planning)]

16. With regard to preparation of digital database of issues raised by Hon'ble MPs and MLAs in respect of their Parliamentary and Assembly constituencies, Commissioner (PR) intimated that she has downloaded the status and presently a total number of 439 such cases are pending. She stated that most of the cases are not grievances but demands for providing various facilities in their constituencies. Replies have also been sent in some of these cases.

(i) Hon'ble Lt. Governor directed that views of local residents should be ascertained while deciding on facilities to be provided in these areas.

[Action: Commissioner (PR)]

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

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**Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on
19/04/2011 at 3.30 P.M.**

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor congratulated Vice Chairman, DDA for the successful draw conducted on 18.4.2011 for the 'DDA Housing Scheme 2010'.

PARTICIPANTS

1. **Hon'ble Lt. Governor**
LG Secretariat
 2. **Special Secretary to LG**
DDA
 3. **Vice-Chairman, DDA**
 4. **Finance Member**
 5. **Engineer Member**
 6. **Principal Commissioner (LD)**
 6. **Commissioner (Housing)**
 7. **Commissioner (Planning)**
 8. **Commissioner (LM)**
 9. **Commissioner (PR)**
 10. **Chief Architect**
 11. **Advisor/Consultant (NPIIC)**
 12. **Director (CWG)**
 13. **Director (Landscape)**
 14. **Dy. Director (Landscape)**
 15. **Commissioner-cum-Secretary**
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(i) Commissioner (Housing) intimated that she would convene a meeting with the concerned Engineers to finalise a time-frame with regard to handing over of these flats to the successful applicants.

(ii) Engineer Member informed that flats at D-6, Vasant Kunj would take approximately 6 months time for completion.

(iii) Hon'ble Lt. Governor mentioned that on an earlier occasion Shri Ashok Kumar, the then Vice Chairman, DDA had stated in the meeting of the Committee of Secretaries in June, 2010 that 4000 rooms would be provided by DDA at Vasant Kunj for the Commonwealth Games. There was a mismatch between this projection and what was actually achieved as ground reality had not been projected

properly and, therefore, completion dates should be realistically assessed.

(iv) Commissioner(Housing) intimated that demand letters would be sent by June, 2011 and possession would be handed over by December, 2011. It would be ensured that the successful applicants make payments for the allotted flats from the same bank account as that mentioned in their application forms. Post-allotment

harassment would be minimized and all activities would be carried out in a time-bound manner till possession is handed over to the allottees.

[Action: Engineer Member, Commissioner (Housing)]

2. Commissioner(Housing) also intimated that the time for conversion from leasehold to freehold in Housing Department has been reduced to 45 days and the status is available online. The number of pending cases has been reduced and the number of pending cases as of date is 1400.

(i) Vice Chairman, DDA intimated that Bureau of Indian Standards would be engaged for ISO certification for Housing Department.

[Action: Commissioner (Housing)]

3. Vice Chairman, DDA intimated that compactors are being used for binding the files and files would be properly indexed and computerized with unique IDs which should reduce the number of missing files.

[Action: Engineer Member, PC (Systems)]

4. Vice Chairman, DDA intimated that DDA's comments on the findings of Shunglu Committee are being prepared and one report has already been sent to the Ministry of Urban Development.

(i) Director (CWG) intimated that comments on the various reports of the Shunglu Committee are being prepared and this would be completed by next week.

[Action: Director (CWG)]

5. With regard to completion certificate for the Commonwealth Games Village, Hon'ble Lt. Governor desired that it could be considered in two stages, by first considering what has been constructed as per the sanctioned plan and, thereafter, the extra construction can be considered in the second stage, so that the entire process is not held up.

(i) Commissioner (Planning) intimated that the developer would also require to submit the revised plan which would be submitted to DUAC.

(ii) The matter is presently being examined by the Building Department and speaking orders would be issued.

(iii) Commissioner (Planning) also intimated that show cause notice has been issued to the developer for the 18 extra flats constructed in the basement.

[Action: Commissioner (Planning)]

6. As per the directions of the Hon'ble High Court of Delhi, the matter with regard to height of the proposed construction of a housing complex at Vishwavidyalaya metro station would be discussed in the next meeting of the Authority scheduled on 29.4.2011.

(i) It was felt that higher density development should be permitted along transport corridors for which norms would need to be changed.

[Action: Commissioner (Planning)]

7. Director (Landscape) intimated that the execution plans for Yamuna Biodiversity Park have been finalised and clearance from Central Water Commission is being obtained. Details are being prepared which would be put up to the Screening Committee. Detailed Project Reports would be prepared by June, 2011.

[Action: Director (Landscape)]

8. Chief Architect intimated that DDA's Record Room project is being placed before the Screening Committee and thereafter, clearance from DUAC and Fire Department would be sought.

(i) Detailing of the Socio-cultural Centre at Dwarka is being done. Consultants would be engaged for various specialised tasks.

[Action: Chief Architect]

9. Hon'ble Lt. Governor desired to be apprised of the status of the second Diplomatic Enclave at Dwarka.

(i) Vice Chairman, DDA intimated that the rates have been finalised and sent to the Ministry of Urban Development who would communicate it to the Ministry of External Affairs.

(ii) Commissioner (LM) intimated that the land is available free of encumbrances, except for one chabutra. It was decided that this would be removed.

Action: Commissioner (LM)]

10. Hon'ble Lt. Governor informed that the authorities of the Durga temple at Curzon Road may be willing to relocate, if they are given an alternative site.

(i) It was decided to explore the possibility of a temple site at Dwarka for allotment.

[Action: Commissioner (Planning)]

11. Hon'ble Lt. Governor desired to be apprised of the status of DDA Guest House at Vasant Kunj.

(i) Finance Member intimated that the matter had been discussed with ITDC but no response has been received till date. He suggested that on an experimental basis, DDA may run it departmentally for 6 months.

(ii) Hon'ble Lt. Governor desired that adequate publicity should be given to call for expression of interest, through an open and transparent process, for managing the property on a revenue-sharing basis, since, it is a valuable asset and DDA has recently spent around ₹ 3 to 4 crores on its renovation. Hon'ble Lt. Governor had also suggested that it is possible that budget hotel groups may come forward in response to DDA's request. Further, the time frame for this work to be completed, should be two months from now.

[Action: Finance Member]

12. Director (Landscape) made a power point presentation on the proposed digitization of 2500 DDA parks.

(i) Vice Chairman, DDA desired that to start with basic information, i.e., size of the park, whether boundary wall exists, availability of lighting facility, etc. should be collected. Names and contact numbers of maintenance staff should be displayed at all these parks.

- (ii) Director (Landscape) intimated the necessity of a web designer.
- (iii) Hon'ble Lt. Governor directed that a good web designer should be engaged through NIC and the work should be completed within 3 months.

[Action: Director (Landscape)]

13. Commissioner (Land Management) intimated that with regard to removal of encroachments at Anand Parbat, a detailed affidavit has been filed in the Hon'ble High Court intimating that these trespassers are not covered under any rehabilitation plan.

- (i) Clearance of unauthorized construction on the Yamuna River Bed is being regularly conducted. The matter is also being monitored by the Justice Usha Mehra Committee.

[Action: Commissioner (LM)]

14. Engineer Member stated that a lot of DDA land is available at Rohini and Narela which can be utilized for various schemes.

- p(i) Police assistance has been sought for relocation of slum dwellers for insitu development of Kathputli Colony. Some locations have also been identified in Dwarka.

[Action: Engineer Member]

15. Chief Architect intimated that the revised layout plan prepared by M/s B.G Shirke Construction Company would be discussed in the meeting of DUAC on 27.4.2011 and before the meeting, he would brief Prof. K.T. Ravindran how DDA has incorporated suggestions of DUAC.

[Action: Chief Architect]

16. Hon'ble Lt. Governor informed that he has received a letter from Kumari Selja, Hon'ble Minister of Culture, regarding National Vending Policy and proper places are required to be designated as vending areas, wherever feasible. Vending zones should be planned as per the Master Plan and a reply should be sent to the Hon'ble Minister. Hon'ble Lt. Governor had also mentioned that DDA may consider issuing

guidelines on this issue of earmarking designated areas as vending areas for the local area planning process, which is currently being undertaken by the MCD.

- (i) Hon'ble Lt. Governor also directed that in future 35% dwelling units should be constructed in the EWS category as per the Master Plan.

[Action: Commissioner (Planning)/Chief Architect]

17. Hon'ble Lt. Governor desired that a draft policy on private land located inside the ridge should also be prepared.

[Action: Commissioner (Planning)]

18. Finance Member intimated that swimming pools were to be operationalised w.e.f. 1st April. However, the tenderers had formed cartels and also fought among themselves and filed FIRs. As a result, there was no other option but to run the filtration plants through tenders and the deck areas through private contractors.

- (i) Vice Chairman, DDA desired that assistance could also be taken from Directorate of Education, GNCTD and NDMC which also run swimming pools.

(ii) Hon'ble Lt. Governor directed that utmost care should be taken in these matters and only competent and trained life guards should be engaged to avoid accidents. The Directorate General of Resettlement should be approached to provide trained ex-servicemen from the Indian Navy and Coast Guard.

[Action: Finance Member]

19. Hon'ble Lt. Governor desired that the proposal for land pooling should be pursued with Dr. Bhide and standard costing policy could be followed.

(i) Vice Chairman, DDA intimated that the Consultants have informed that they would revert to DDA with a detailed plan.

(ii) Hon'ble Lt. Governor desired Advisor/Consultant (NPIIC) to monitor the case and that there should be no bottlenecks on the part of DDA and any inputs required from DDA should be furnished.

[Action: Commr. (Planning)/Advisor/Consultant (NPIIC)]

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20. Hon'ble Lt. Governor directed that Chief Legal Adviser should be consulted with regard to banqueting in motels and the matter should be taken up at the appropriate Court, as DDA is competent to decide the matter. Hon'ble Lt. Governor had suggested that the report of the Monitoring Committee on the issue of allowing banqueting facilities in Motels, needs to be studied carefully and DDA should consider taking up the matter for challenging it before the Competent Court, in consultation with Chief Legal Advisor, DDA.

[Action: CLA/Commissioner (Planning)]

21. Commissioner (Planning) intimated that the matter regarding construction of a community hall in a school had been resolved after discussion with MCD and the matter would be put up before the Screening Committee.

[Action: Commissioner (Planning)]

22. With regard to Hauz Khas lake, Engineer Member intimated that all the 9 aerators were leaking. Presently, 4 of these have been repaired and are functional and 2 more would be operational shortly. Water samples have been collected and sent for testing and the test reports would be analysed by Engineer Member.

[Action: Engineer Member]

23. Commissioner (LM) intimated the status of desealing of shops at Razapur market. Some shops had been desealed as per the decision of the Lt Governor. However, Bhure Lal Committee has directed that these should be resealed. DDA's Standing Counsel has stated that there are no grounds for DDA to file the matter before the Hon'ble Supreme Court.

(i) Hon'ble Lt. Governor directed that the matter should be discussed with Chief Legal Adviser since, as per the present land use, such use is permissible. Vice Chairman, DDA would convene a meeting in the matter and DDA should engage a senior advocate to prepare its counter affidavit.

[Action: CLA, Commissioner (LM)]

24. Principal Commissioner (LD) intimated the status of properties recently disposed of through tender/auction.

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

Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on
03/05/2011 at 11.30 A.M.

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor desired that the following three agenda items should be placed before the Authority in the meeting scheduled on 12.05.2011:-

PARTICIPANTS

1. **Hon'ble Lt. Governor**
LG Secretariat
2. **Principal Secretary to LG**
3. **Special Secretary to LG**
4. **Addl. Secretary to LG**
5. **OSD (SM) to LG**
DDA
6. **Vice-Chairman**
7. **Finance Member**
8. **Engineer Member**
9. **Principal Commissioner (LD)**
10. **Principal Commissioner (CWG)**
11. **Commissioner (Housing)**
12. **Commissioner (Planning)**
13. **Commissioner (Personnel)**
14. **Commissioner (LM)**
15. **Commissioner (PR)**
16. **Chief Legal Advisor**
17. **Chief Architect**
18. **Advisor (SA&GR)**
19. **Advisor/Consultant (NPIIC)**
20. **Chief Engineer (Electrical)**
21. **Director (Building)**
22. **Commissioner-cum-Secretary**

(i) Confirmation of the minutes of the Authority meeting held on 21.01.2011.

(ii) Composite development at Vishwavidyalaya metro station - Development Control norms, and

(iii) Findings of the Shunglu Committee and comments of DDA.

[Action: PC (CWG), Commissioner (Planning),
Commissioner-cum-Secretary]

2. Hon'ble Lt. Governor desired that an Authority agenda should also be prepared permitting higher density development along transport corridors. Hon'ble Lt. Governor felt that FAR should be raised from 100 to 200 for property development by DMRC, as this was in line with the decision of the Government for providing additional revenue streams for DMRC.

[Action: Commissioner (Planning)]

3. Hon'ble Lt. Governor desired to be apprised of the status of Mission Objectives for 2011.

- (i) Vice Chairman, DDA stated that all Heads of Departments have been asked to prepare quarterly action plan.

[Action: All HODs]

4. Engineer Member intimated that tendering process for Urban Extension Roads (UERs) has been taken up where land is available. Engineer Member stated the need for urgent acquisition of land for laying of DJB pipeline at Dwarka and Rohini.

(i) Vice Chairman, DDA stated that rehabilitation policy for persons affected by UER projects has been prepared.

(ii) Commissioner (LM) stated that the land status for UER projects fall in the following categories:

(a) Land acquired and possession with DDA where Engineering Department can start construction,

(b) land acquired but possession not yet handed over to DDA, which in many places is occupied by unauthorized colonies. Possession can be taken over after rehabilitation policy is approved, and

(c) where alignment of UER has not yet been decided, acquisition process would be initiated after the alignment is decided by the Planning and Engineering Departments.

(iii) Hon'ble Lt. Governor directed that Commissioner (LM) should give priority for acquisition of land for UERs.

(iv) Vice Chairman, DDA asked Commissioner (LM) to submit a report in the matter focusing on areas where bottlenecks exist in taking over possession of land.

[Action: Commissioner (LM)]

5. Engineer Member stated that EWS houses to be constructed by M/s Shirke could be completed within one year from the date of commencement of work.

(i) Hon'ble Lt. Governor informed that Prof. K.T. Ravindran has assured all cooperation in the matter by DUAC. Chief Architect stated that he would be meeting Prof. K.T. Ravindran on 04.05.2011 to discuss the matter.

[Action: Chief Architect]

6. Engineer Member stated that an Authority agenda had been prepared for providing lighting in DDA parks. Another agenda would be prepared for providing toilets in parks as well as in commercial centres

[Action: Engineer Member]

7. Engineer Member stated that plans for development of Yamuna riverfront are being prepared.

[Action: Engineer Member]

8. Engineer Member stated that the air-conditioning plant which is available in Commonwealth Games Village is being planned to be shifted to Vikas Sadan to centrally air-condition the building.

[Action: Engineer Member]

9. Finance Member intimated that a list of 27 sites had been received from Delhi Police for providing mini sports facilities for neighbourhood children and juveniles. The list of the sites had been sent to Planning and Landscape Departments to indicate whether these are available with DDA. It was stated that 11 of these sites are available.

(i) Hon'ble Lt. Governor desired that work should be started on the available 11 sites. The ownership of the sites should vest with DDA while Delhi Police can be entrusted with their day-to-day management.

(ii) Finance Member stated that the matter would be settled in the next two weeks.

[Action: Finance Member]

10. Hon'ble Lt. Governor desired to be apprised of the status of mini football grounds developed by DDA. Finance Member stated that the dimensions of these grounds are approximately 30 x 15 metres. However, installation of artificial turf should be considered due to their extensive utilization. The approximate expenditure on this would be ₹ 15 to 30 lakhs per ground.

11. Finance Member stated that policy had already been finalised on the legacy use of the stadia constructed by DDA for the Commonwealth Games. Hon'ble Lt.

Governor felt that since the ministry of youth Affairs and Sports has already implemented their policy for legacy use of SAI stadia, DDA may adopt some aspects of their policy which is suitable for DDA. Finance Member was asked to consult the Ministry of Youth Affairs and Sports in the matter.

[Action: Finance Member]

12. Principal Commissioner (LD) stated that procedures need to be streamlined for freehold conversion. Some policy guidelines are in the domain of DDA and others with the Ministry of Urban Development. As far as DDA is concerned, several procedures have already been simplified and are being implemented.

(i) Principal Commissioner (LD) stated that since from 2006 onwards, after amendment of Nazul rules, disposal of lands is on freehold basis, plots earlier disposed of should also be allowed to be converted to freehold without insisting on prior construction.

(ii) Principal Commissioner (LD) stated that presently conversion is permissible in GPA/agreement to sale cases. Otherwise, first mutation is to be done after paying UEI and only then conversion is allowed. Earlier, a proposal had been sent to the Ministry of Urban Development that a flat surcharge of $33\frac{1}{3}$ per cent should be payable instead of UEI. The proposal had been turned down by the Ministry of Urban Development but is again being referred to the Ministry of Urban Development for consideration.

(iii) Principal Commissioner (LD) stated that if these policy issues could be resolved, some at the level of the Ministry of Urban Development and some others at the Cabinet level, there would be a marked decrease in public grievances. He stated that both systemic improvement and altitudinal change are required.

[Action: Principal Commissioner (LD), Commissioner (LD)]

13. Principal Commissioner (LD) stated that during the last year, substantial disposal of lands inventory had been carried out. During the current year, disposal of the left-over properties alongwith those identified by the Architecture Department would be carried out to maximise revenue collection.

[Action: Principal Commissioner (LD), Commissioner (LD)]

14. Hon'ble Lt. Governor desired that old DDA commercial centres should be maintained on a 50:50 cost-sharing basis between DDA and the market associations.

(i) Vice Chairman, DDA stated that NDMC has already carried out such redevelopment in partnership with the traders' association at Khan Market and Pandara Road Market.

(ii) Finance Member stated that grants for the purpose can be made available by DDA which is permissible.

(iii) Hon'ble Lt. Governor desired that NDMC should be approached for details of the schemes implemented by them and thereafter, a memorandum should be drafted and vetted by Chief Legal Advisor. This should also be a Mission Objective for 2011.

[Action: Engineer Member]

15. Chief Legal Advisor stated that the mechanism of alternative dispute resolution has been initiated. 90 per cent of cases referred to this Committee pertain to Housing matters.

(i) Chief Legal Advisor intimated that earlier panel lawyers used to be paid per hearing but now they are being paid lump-sum per case. This has decreased the number of litigation matters in the last two years from over 17,000 to about 15,000.

(ii) Commissioner (LM) stated that out of the approximately 15,000 cases, about 8,500 cases are land management matters. Out of these, around 3,500 cases pertain to land disputes and the rest are acquisition/compensation cases which are contested by the Land & Building Department, GNCTD and DDA is a party.

(iii) Hon'ble Lt. Governor felt that inputs from Delhi Geo-spatial Project should help resolve cases pertaining to land disputes.

(iv) Vice Chairman, DDA stated that he had convened a meeting with Delhi Geo-spatial Project and a mode has now been provided at Vikas Sadan and masavis would need to be super-imposed on the Delhi Geo-spatial Project maps

and validated by the revenue officers, who are authorized to do the same under the Revenue laws.

(v) Hon'ble Lt. Governor informed that Hon'ble Minister of Urban Development had desired a presentation on this from Delhi Geo-spatial Project.

(vi) Vice Chairman, DDA stated that Delhi Geo-spatial Project has intimated that digital maps submitted by DDA are stand alone maps and these can only be super-imposed after the tri-junctions are fixed.

(vii) Commissioner (Land Management) stated that masavis need to be validated and tri-junction points fixed.

(viii) Hon'ble Lt. Governor desired that Consultants should be engaged through NIC/IT Ministry of Government of India on a cost-plus basis which should help in resolving the 3,500 land dispute cases.

[Action: Principal Commissioner (Systems), Commissioner (LM)]

16. Hon'ble Lt. Governor observed that utilization of IT tools in DDA is extremely weak and desired that the Systems branch should be placed directly under the Vice Chairman, DDA.

(i) Finance Member stated that Systems projects had started out very well with 15 modules but there has been little progress thereafter, due to lack of initiative on the part of the Systems branch.

(ii) Hon'ble Lt. Governor felt that though Recruitment Regulations have been proposed to be amended for direct recruitment, it seems there is no change for promotion category. As a result, individuals without adequate qualifications would continue to get promoted.

(iii) Hon'ble Lt. Governor felt that domain knowledge should be of utmost importance in System Management.

(iv) Principal Commissioner (LD) stated that the Recruitment Regulations would be suitably amended and placed before the Authority.

[Action: Principal Commissioner (LD), Commissioner (Personnel)]

17. Principal Commissioner (CWG) stated that detailed replies on the observations of the Shunglu Committee are being sent and resolution of matters pertaining to the Games Village are needed.

18. Director (Building) intimated that demolition orders for 17 unauthorised flats at the Games Village have been issued and Emaar and DDA have been asked to resubmit plans for DUAC approval.

(i) Vice Chairman, DDA stated that Engineer Member would furnish report in the next two days with regard to the construction and structural defects.

(ii) Hon'ble Lt. Governor desired that the technical deficiencies should be clearly intimated in writing to the developer for their rectification.

(iii) Hon'ble Lt. Governor observed that in this case DDA is both the regulator as well as a co-promoter of the Games Village and it should carry out both its roles independently. However, the process should be expedited.

[Action: Engineer Member, Director (Building)]

19. Hon'ble Lt. Governor desired to be apprised of the progress of disposal of flats at the Commonwealth Games Village.

(i) Commissioner (Housing) stated that the matter had been referred to the Ministry of Urban Development for relaxation in the Housing Regulations. The proposal was to ascertain the current market price by disposing 100 flats of different categories and to calculate the average disposal price, so that the remaining flats could be offered to Government organizations, PSUs and autonomous bodies at these rates. Accordingly, relaxation in the Housing Regulations, specifically for the Games Village flats, had been proposed. However, the Ministry of Urban Development has advised that instead of relaxation in the Housing Regulations, amendments should be incorporated.

(ii) In the present agenda item 8 specific amendments have been proposed to the Delhi Development Authority (Management and Disposal of Housing Estates), Regulations, 1968. Hence, a new resolution of the Authority will be in order. In any case the agenda item has been approved by the Hon'ble Lt. Governor.

[Action: Commissioner (Housing)]

20. CVC advice with regard to construction of EWS flats by M/s Shapoorji Pallonji has been received and it has been decided to re-tender the work.

[Action: Engineer Member]

21. Chief Architect intimated that layouts of EWS flats for Rohini and Dwarka have been approved and the structural design would be discussed with DUAC on 04.05.2011. Layouts for other sites are also expected to be cleared by DUAC shortly.

[Action: Chief Architect]

22. Chief Architect stated that some plots at City Centre, Dwarka have already been sold and details of the remaining 30 to 35 plots would be sent to Land Disposal Department shortly. Details for Paschim Vihar and Rohini City Centres are also being prepared which would be placed before the Screening Committee for approval.

[Action: Chief Architect]

23. Chief Architect also stated that design for two sports complexes at Dwarka on modular pattern has been prepared. Besides, design for 52 community halls are ready and 10 of these have been cleared by the Fire Department.

[Action: Chief Architect]

24. Principal Commissioner (LD) stated that plots at District Centres are carved out and details sent to Land Disposal Department for their disposal. However, since, there is no road connectivity to these plots, a lot of complaints are received after these plots are disposed of. Hence, the connecting roads should first be developed before their disposal.

(i) Chief Architect stated that this is not feasible because three basement levels are permitted on these plots for parking and services and due to the excavation during construction, roads if already developed would be damaged.

(ii) Vice Chairman, DDA desired that roads should be provided before auction of these plots as is being done at NOIDA and Greater NOIDA.

[Action: Chief Architect]

25. Chief Architect stated that time-lines for construction on commercial plots, once they are disposed of, should be stipulated. He cited instances of M/s Reliance Retail which had purchased plots but not yet carried out construction.

(i) Principal Commissioner (LD) stated that only a penalty clause could be added as these plots are disposed of on freehold basis. However, he felt that this may bring down the bid amounts as actual construction is ruled by market forces.

26. Hon'ble Lt. Governor desired to be apprised of the status of pricing of plots in the proposed Diplomatic Enclave at Dwarka. Commissioner (Land Disposal) intimated that the matter is being dealt with by the Ministry of Urban Development and would be pursued.

[Action: Commissioner (LD)]

(i) Commissioner (Planning) stated that clarifications sought by the Embassy of Saudi Arabia have already been provided.

27. Advisor/Consultant (NPIIC) stated that a redevelopment plan is being prepared for Rajinder Nagar and Safdarjung Development Area DDA staff quarters.

(i) Large number of small vacant plots throughout Delhi are available with DDA. If approximately 80 acres of these residential plots are utilized, DDA could construct about 30 to 40 thousand EWS units.

(ii) Building bylaws need to be simplified on a volumetric envelope control basis.

(iii) Presently, 54 documents are required for obtaining completion certificates. Vice Chairman, DDA felt that this should be reduced to around 10. A policy paper should be prepared and then also discussed with MCD and NDMC. Commissioner (Planning) stated that MCD has already submitted a proposal to the Ministry of Urban Development for simplification of these procedures which may be verified before preparing the policy.

[Action: Advisor/Consultant (NPIIC)]

28. Vice Chairman, DDA intimated that Dr. Bhide has submitted a response and suggested steps alongwith broad financial requirement for advice on the proposed land pooling policy. This would be examined by Commissioner (Planning).

[Action: Commissioner (Planning)]

29. Hon'ble Lt. Governor informed that Hon'ble Minister of Urban Development has desired that layout plans for influence corridors should be prepared.

(i) Commissioner (Planning) intimated that matter regarding layout plans for urban extension areas had been discussed with the Hon'ble Minister of Urban Development and 18 months would be required to prepare these plans.

(ii) Hon'ble Lt. Governor desired that layout plans for important major facility corridors like MG Road should be prepared. Compensatory entitlements, both in residential and commercial areas, should be made available to individuals whose land fall in green usage.

(iii) Commissioner (Planning) stated that this was part of the proposed land pooling policy.

(iv) Hon'ble Lt. Governor desired that a policy paper should be prepared and vetted by Chief Legal Advisor.

[Action: Commissioner (Planning)]

30. Advisor (SA&GR) intimated that a proposal for setting up a Department of Inspections has been prepared. A special group of personnel would be required for this. The terms of reference have been submitted for approval of Vice Chairman, DDA.

(i) Secretary, DDA has been nominated as Chief Record Officer and Branch Record Officers would need to be nominated by all HODs.

(ii) Presently, grievances and complaints are being handled by the SA&GR unit, which should perhaps be transferred to a permanent Department of DDA for better resolution of matters. Vice Chairman, DDA felt that till such time this is handed over to another Department, the matter should continue to be dealt by SA&GR unit. Apart from this, all grievances should be classified under various categories for generic solutions.

[Action: Advisor (SA&GR)]

31. Chief Architect intimated that the Record Room project at Gazipur has been cleared by the Screening Committee and presently is with the Chief Engineer

(Electrical) to work out the fire control details and thereafter would be referred to DUAC.

[Action: Chief Engineer (Electrical)]

32. Commissioner (LM) intimated that all removable encroachments on the Yamuna Riverbed have been cleared.

(i) The Batla House area has been demarcated and Engineering Department has called for tenders for fencing DDA land.

[Action: Engineer Member]

33. Commissioner (Personnel) intimated that EDCEL had been engaged for recruitment of LDCs. However, since, in another recruitment of EDCEL, papers had reportedly been leaked, the process of recruitment of LDCs in DDA has presently been stalled. In the meanwhile, there is extreme shortage of staff in various categories.

(i) It was decided that additional ex-service personnel should be engaged through the Rajya Sainik Board.

(ii) Engineer Member stated that there was a huge shortage of JEs and that online recruitment test could be conducted through CDAC/NIIT. Commissioner (Personnel) to examine the matter.

[Action: Commissioner (Personnel)]

34. Commissioner (PR) stated that DDA has received good publicity for the successful conduct of the DDA Housing Scheme 2010.

(i) Clarifications have been published with regard to Sarita Vihar underpass.

(ii) Clarifications with regard to non-functioning of DDA swimming pools are being issued.

(iii) Commissioner (PR) intimated that some more press reports are in the pipeline.

[Action: Commissioner (PR)]

35. Spl. Secretary to LG intimated that a petition has been received with regard to proposed acquisition of land adjacent to Institute of Liver and Biliary Sciences

(ILBS). The petitioner has stated, that since there is already sufficient land available with the Institute, the farmhouse should not be acquired, or at least the small portion of the residence thereon can be left out.

(i) Vice Chairman, DDA intimated that a meeting had been convened with ILBS and the Institute felt that the said farmhouse cannot be spared from acquisition.

(ii) Hon'ble Lt. Governor desired that a layout of ILBS and the farmhouse should be prepared and a responsible officer should visit the site for an on the spot assessment.

[Action: Commissioner (Planning)]

36. Hon'ble Lt. Governor felt that some construction should be permissible on privately owned ridge land and exclusive use as green could only be possible for Government owned ridge land.

(i) Advisor/Consultant (NPIIC) to prepare a policy in the matter with regard to utilization of eco-sensitive land and suggest some permissible construction, subject to various guidelines.

(ii) Commissioner (Planning) stated that GNCTD should also be asked to demarcate the boundary of the ridge.

(iii) Hon'ble Lt. Governor felt that even if the ridge is fully demarcated, a policy in the matter is required.

(iv) Hon'ble Minister of Urban Development had also felt that DDA should engage Additional Solicitor General of India and approach the Hon'ble Supreme Court for modification of its orders.

*[Action: Commissioner (Planning),
Chief Legal Advisor, Advisor/Consultant (NPIIC)]*

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

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Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on
01/06/2011 at 11.30 A.M.

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor desired, in the first instance, to review the decisions taken at the meeting held on 03.05.2011.

PARTICIPANTS

1. **Hon'ble Lt. Governor**
LG Secretariat
 2. **Principal Secretary to LG**
 3. **Special Secretary to LG**
 4. **Addl. Secretary to LG**
DDA
 5. **Vice-Chairman**
 6. **Finance Member**
 7. **Engineer Member**
 8. **Principal Commissioner (LD)**
 9. **Principal Commissioner (LM,H&S)**
 10. **Commissioner (Housing)**
 11. **Commissioner (Planning)**
 12. **Commissioner (Personnel)**
 13. **Commissioner (PR)**
 14. **Chief Legal Advisor**
 15. **Chief Architect**
 16. **Dr. S.P. Bansal, Addl Com (Plang)**
 17. **Shri P.V. Mahashabdey, Addl Com (Plang)**
 18. **Director (Building)**
 19. **Advisor (CWG)**
 20. **Advisor/Consultant (NPIIC)**
 21. **Commissioner-cum-Secretary**
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2. Engineer Member stated that 2 tenders for Urban Extension Roads (UERs) had been issued. Two to three more tenders would be issued during this month.

(i) The matter regarding FCI godown falling on the alignment of the UERI is being sorted out. A meeting was taken by VC with ED, FCI Northern Zone.

(ii) Hon'ble Lt. Governor directed that Land Management Department should work out details with regard to acquisition of land where land coming under the alignment of UERs has not yet been acquired.

(iii) With regard to a temple which is falling on the alignment, it was intimated that the matter has been referred to the Religious Committee. Hon'ble Lt. Governor observed that such matters need to be referred to the Religious Committee as the last resort. In the

first instance, efforts should be made to resolve the matter through negotiations. In fact, DDA can also undertake to reconstruct the shrine at a mutually acceptable alternative location. Principal Secretary to LG added that Land Acquisition Act, 1894

provided for such negotiations and LACs may be asked to make awards under section 11 (2) of the Act based on negotiations done by DDA to avoid protracted litigation.

(iv) Vice Chairman, DDA stated that around 800 acres of land required for UERs had already been acquired/awarded by the LAC but possession of only about 50 acres had been handed over till date to DDA. Principal Secretary to LG observed that a joint cadastral survey of the awarded land falling within the alignment of UERs may have to be carried out by the Engg. and Lands wings with L & B department, GNCTD to move the concerned Courts for taking early possession of awarded lands for the public purpose of construction of UERs.

(v) Hon'ble Lt. Governor reiterated that time-line for tenders should be finalized on a projectisation basis. Incentives for early completion can also be given.

(vi) Hon'ble Lt. Governor directed that the matter should be closely coordinated by the Engineering and Land Management Departments. Principal Commissioner (LM, H&S) to give top priority to this project.

[Action: Engineer Member, Principal Commissioner (LM, H&S)]

3. With regard to rehabilitation policy of persons affected by UER projects, Vice Chairman, DDA stated that the matter regarding policy for computation of land cost had already been discussed which would be finalized and brought before the Authority at the next meeting.

[Action: Finance Member]

4. Chief Architect intimated that DUAC had approved all layouts for EWS houses. (i) M/s Shirke has promised to deliver a sample block comprising 20 units (ground+4 floors) by mid-July in Dwarka. This would be the first pre-fabricated EWS houses in Delhi.

(ii) LG observed that the specifications which have already been finalized in the awarded contract should be followed, though these can be improved upon on merits in the next similar project.

[Action: Engineer Member, Chief Architect]

5. Hon'ble Lt. Governor informed that Kumari Selja, Hon'ble Minister for Poverty Alleviation, had expressed her happiness on the project. A presentation should be made to the Hon'ble Minister by M/s. Shirke & DDA on the project.

[Action: Chief Architect]

6. Engineer Member stated that land from DND should be taken over for the Yamuna Riverfront Project.

(i) Vice Chairman, DDA desired that detailing for the land already with DDA between ITO and ISBT (650 acres) should be finalized.

(ii) Hon'ble Lt. Governor directed CLA to go through the agreement between DND and L&B department, GNCTD to find out possibility of taking back the land. He further directed that where land was already available with DDA, development of Biodiversity Park leisure activities should be started.

[Action: CLA, Engineer Member]

7. Finance Member intimated that Shri Ranjeet Narayan, Special Commissioner, Delhi Police had been asked for specific requirement for mini sports facilities to be developed at DDA sites identified by Delhi Police.

(i) Hon'ble Lt. Governor asked Finance Member, DDA to email the video clip to Shri Shantanu Sen, OSD to LG for forwarding it to Shri Ranjeet Narayan, Special Commissioner, Delhi Police. OSD to LG would also ask Shri Ranjeet Narayan to get in touch with Finance Member, DDA.

(ii) Shri Ranjeet Narayan, Special Commissioner, Delhi Police could also be taken to one of the mini football grounds recently developed by DDA.

(iii) Finance Member stated that once details were received from Delhi Police, facilities would be provided within three months.

(iv) The ownership of the sites should vest with DDA while Delhi Police would be entrusted for the day-to-day management.

[Action: Finance Member]

8. With regard to development of the proposed football stadium at Dwarka, Chief Architect stated that he required details of stadium capacity and siting of the stadium on the earmarked land.

(i) It was decided that the stadium can be designed with 5000 spectator capacity and the siting of the stadium should be decided by Chief Architect.

[Action: Chief Architect]

9. Finance Member stated that DDA stadia constructed for the Commonwealth Games were presently being used for national and international tournaments. It is also proposed to start coaching schemes by reputed national coaches on revenue-sharing basis.

(i) Vice Chairman, DDA stated that the training venues for the Commonwealth Games could be used on pay and play basis.

(ii) Vice Chairman, DDA desired that the financial implications for running these facilities should also be prepared.

[Action: Finance Member]

10. Hon'ble Lt. Governor directed that DDA engineers should contact market associations and wherever they were willing to carry out redevelopment work on cost-sharing basis, list of agreed items should be prepared and memoranda signed between DDA and market associations.

(i) As discussed in the Authority meeting held on 26.05.2011, DDA could provide budgetary support for smaller markets like LSCs.

[Action: Engineer Member, Finance Member]

11. With regard to resolving court cases pertaining to land disputes, Principal Commissioner (LM, H&S) stated that Delhi Geo-spatial Project is providing a node at Vikas Sadan. The matter is being pursued with Secretary (IT), GNCTD and a formal request has already been sent. Specifications for routers, etc., are also being sent. Secretary (IT) had asked for setting up a GIS lab in DDA, space for which has been identified.

- (i) Vice Chairman, DDA stated that DDA maps needed to be up-scaled to be in sync with Geo-spatial maps.
- (ii) Commissioner (Planning) stated that inputs from Geo-spatial Project were being used initially for Zones P-I and P-II. However, authentication would be required.
- (iii) Hon'ble Lt. Governor suggested reputable firms like TCS, Wipro, Tech Mahindra, etc., could be engaged.
- (iv) Commissioner (Personnel) stated that recently two posts of Dy. Director (Revenue) have been created and dedicated teams could be utilized for authentication of super-imposition.
- (v) Vice Chairman, DDA asked Principal Commissioner (LM, H&S) to convene another meeting with Project Director, Geo-Spatial Project to sort out the issue.

[Action: Principal Commissioner (LM, H&S)]

12. Principal Commissioner intimated that the Recruitment Regulations for Commissioner (Systems) had been finalized and the post can now be filled up. For the remaining posts of officers in the Systems Department, technical qualifications have been prescribed and the matter would be placed before the next Authority meeting.

[Action: Commissioner (Personnel)]

13. Director (Building) stated that M/s Emaar MGF have intimated that they have completed the demolition of the unauthorized flats constructed at the Games Village and the *malba* would be removed shortly.

- (i) Revised drawings are being submitted by the Project Developer which are being reconciled tower-wise. Time-lines for reconciliation can be decided after all the drawings are submitted by the Project Developer. Verification of the basement status would also be required.

(ii) Hon'ble Lt. Governor directed that other works regarding rectification of structural defects, strengthening of basement slabs, etc., should proceed simultaneously.

(iii) Hon'ble Lt. Governor further stated that as DDA now had 2/3rd stake in these flats, the building department should expedite the issue of completion certificate on merits as per applicable parameters so that the flats can be disposed of at an early date.

[Action: Engineer Member, Director (Building)]

14. Principal Commissioner stated that bid amounts would increase substantially if roads to plots at District Centres were constructed before disposal of these plots.

(i) It was decided that these roads should be constructed on priority.

[Action: Chief Architect]

15. Hon'ble Lt. Governor stated that as discussed in the Authority meeting held on 26.05.2011, administrative approval and finance sanction of each of the projects should be decided on file and need not be routed through the Committees. The focus should be on expeditious implementation.

(i) Vice Chairman, DDA suggested Engineer Member should be given financial powers for projects costing upto ₹ 5 crore.

(ii) Engineer Member to prepare a proposal in this regard.

(iii) Principal Secretary to LG observed that "works" was only one of the components of a project. The projects need to be appropriately formulated showing various components like Land & Building, Plant & Machinery, Manpower, Works, Stores, etc. Duration of the project is to be indicated and cost-benefit analysis also needs to be carried out. Project Reports need to be placed before the competent authority prescribed by the Authority or as per analogous provisions of Delegation of Financial Powers Rules. Projects with substantial investment, e.g. Rohini Residential Scheme, Development of Bio-diversity Parks, etc. should necessarily be brought as *composite projects* before the Authority, rather than to implement the same as a series of disjointed "works".

[Action: Engineer Member]

16. Commissioner (Planning) stated that the Embassy of Saudi Arabia had asked for information regarding the FAR that could be utilized for residential purpose on the Embassy plot. 25 per cent FAR can be utilized for residential purpose which has already been conveyed to the Embassy of Saudi Arabia.

17. Vice Chairman, DDA stated that a meeting with Shri Rajesh Lilotia, MLA would need to be convened with regard to transit accommodation for Kathputli Colony in-situ slum rehabilitation. Facilities for local people can also be developed as a part of composite plan in the Anand Parbat Area.

[Action: Engineer Member]

18. Engineer Member stated that proposal of Kalkaji in-situ rehabilitation has been sent to Finance, Planning and Lands Disposal Departments for their clearance. The community centre land would require to be swapped with the land earmarked for commercial centre.

- (i) The commercial centre land is also proposed to be disposed of by the developer.
- (ii) The matter would be referred to the Ministry of Finance for approval.
- (iii) Principal Secretary to LG advised that as per Planning Commission Guidelines on private-public-partnership process, a Transaction Advisor should be engaged by calling bids from pre-qualified agencies.

[Action: Engineer Member]

19. Advisor (NPIIC) stated that he has done a study on simplification of building bye-laws on a volumetric envelope control basis which would require some changes in development control norms.

- (i) MCD and NDMC Building Deptts. have already prepared proposals and he would obtain a copy of these.

(ii) Commissioner (Planning) stated that Secretary (UD) is convening a meeting shortly in the matter.

[Action: Commissioner (Planning), Advisor (NPIIC)]

20. Commissioner (Planning) intimated that NCAER has submitted proposal for providing advice on proposed land pooling policy. The agreement would be finalised shortly.

(i) Vice Chairman, DDA stated that the matter would be placed before the Authority in its next meeting for information.

[Action: Commissioner (Planning)]

21. Hon'ble Lt. Governor directed that draft policy for influence corridors should be prepared.

(i) It was decided that Commissioner (Planning) would prepare a draft proposal for influence corridors along National/State Highways with metro corridors. One stretch would be chosen to prepare the draft proposal.

[Action: Commissioner (Planning)]

22. Chief Architect intimated that details for proposed DDA Record Room at Gazipur is being referred to DUAC.

[Action: Chief Architect]

23. Commissioner (Personnel) stated that approximately 20,000 applications had been received for posts of Junior Engineers in DDA. M/s EDCEL, a PSU of HRD Ministry, has been engaged for the purpose. M/s EDCEL would complete the process within the next three months.

(i) Engineer Member has spoken to Chairperson, UPSC for providing list of waitlisted candidates of UPSC examination for filling up posts of Assistant Executive Engineers. DDA would formally write to UPSC after obtaining approval from DOPT.

[Action: Engineer Member, Commissioner (Personnel)]

24. Advisor (NPIIC) intimated that he has examined the matter with regard to various types of ridge land.

(i) Hon'ble Lt. Governor felt that some construction should be permitted in privately owned ridge land.

(ii) It was decided that the matter should be examined and, if appropriate, the Hon'ble Supreme Court should be approached through Solicitor General of India for review of the judgement of Hon'ble Justice Kuldeep Singh. Chief Legal Advisor to examine the matter.

[Action: Commissioner (Planning), Advisor (NPIIC), Chief Legal Advisor]

25. With regard to demand made by non-official members during the Authority meeting held on 26.05.2011 to regularize all unauthorized construction in Delhi, Dr. S.P. Bansal, Additional Commissioner (Planning) stated that unauthorized construction in 11 categories had been sought to be regularized. The status of these cases has been provided in MPD-2021 and are now governed under various notifications issued by the concerned agencies.

(i) Hon'ble Lt. Governor desired that the matter should be examined and put up in file clearly indicating cases in which an amnesty scheme could be proposed subject to certification of structural safety. All agencies involved in the process should also be clearly indicated. Thereafter, the matter can be placed before the Authority.

[Action: Commissioner (Planning)]

26. Hon'ble Lt. Governor stated that an exercise should be undertaken on the feasibility of providing roads along the 22 natural drains from the ridge to the Yamuna for non-mechanised vehicles.

[Action: Commissioner (Planning)]

27. The demand made by DDA Vibhajan Samiti for providing gold coins to all working and retired employees and special housing scheme for DDA employees to commemorate the golden jubilee celebrations was discussed.

(i) It was decided not to provide gold coins.

(ii) Commissioner (Housing) intimated that the matter regarding special housing scheme for the DDA employees who do not own any property in Delhi had been referred to the Ministry of Urban Development after a resolution was passed by the Authority. However, the matter is pending in the Ministry for the last 2 years.

28. Advisor (NPIIC) intimated that though Prof. K.T. Ravindran had himself offered that his Institute would be interested in designing public plazas and 2 site visits were also organized but thereafter, Prof. K.T. Ravindran has not taken the matter forward.

(i) Hon'ble Lt. Governor directed that the team from Barcelona should be called and asked for drawings for re-development of these public plazas.

[Action: Advisor (NPIIC)]

29. Hon'ble Lt. Governor stated that DDA guest house at Vasant Kunj should not be run departmentally and tenders should be called from budget hotel companies to operate the facility on a revenue-sharing basis.

(i) It was decided that tenders should be called for the purpose.

[Action: Finance Member, Principal Commissioner (LD)]

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

**Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on
15/06/2011 at 11.30 A.M.**

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor desired in the first instance

PARTICIPANTS

1. Hon'ble Lt. Governor
LG Secretariat
2. Principal Secretary to LG
3. Special Secretary to LG
4. Addl. Secretary to LG
DDA
5. Vice-Chairman
6. Engineer Member
7. Principal Commissioner
8. Principal Commissioner (LM,H&S)
9. Chief Legal Advisor
10. Commissioner (Housing)
11. Commissioner (Planning)
12. Commissioner (Personnel)
13. Commissioner (LM)
14. Commissioner (PR)
15. Chief Accounts Officer
16. Chief Architect
17. Financial Advisor (Housing)
18. Addl. Commissioner (Planning)
19. Director (Building)
20. Advisor (SA&GR)
21. Advisor/Consultant (NPIIC)
22. Commissioner-cum-Secretary

review the decisions taken at the previous meeting.

2. Engineer Member stated that feedback from Finance, Planning and Lands Disposal Departments had been sought for preparing a PPP document for in-situ development at Kalkaji.

(i) It has been proposed to swap a commercial plot to make the project financially viable.

(ii) Discussions have been held with Secretary (UD) and Secretary (HUPA).

(iii) Earlier, the matter had been referred to Planning Commission. The Planning Commission had returned the proposal with the advice to refer it to the Ministry of Finance. Submission to Ministry of Finance would be made approximately a month's time.

(iv) Financial Advisor (Housing) stated that the matter is being examined and inputs would be provided within a week.

(v) Vice Chairman, DDA intimated that the project proposal is in sync with the scheme of MHUPA in the context of making Delhi slum-

Initially, MHUPA had some reservations on low income high-rise buildings. However, the viability of the project has been explained to them. DDA can maintain lifts and other common services for which a corpus of funds could be created.

(vi) Hon'ble Lt. Governor directed that the matter should be expedited and comments from concerned Departments should be sent to Engineer Member within a week.

Minutes of Meeting of Senior Officers of DDA held on 15.06.2011

[Action: EM, FM, Com (Planning), Com

3. Engineer Member stated that digital survey of parks was being done by Lands Department and initially existing DDA parks were being video graphed.
- (i) Vice Chairman, DDA stated that clearance had already been given for offloading work to a professional agency through the Engineer Member.
- (ii) Hon'ble Lt. Governor directed that in the next meeting of Senior Officers of DD presentation should be made by Director (Landscape) on the progress in the matter.

[Action: EM, Ppl Com (Systems), Dir (Landscape)

4. Chief Architect stated that DUAC has asked for a model to be submitted for proposed DDA Record Room at Ghazipur. The proposal would also be submitted to the Department next week for clearance.
- (i) Hon'ble Lt. Governor directed that this should be expedited.
- (ii) Commissioner (Housing) stated that all permanent housing records are properly indexed and preserved and work on over one lakh files is to commence finalization of tender. If these records are to be placed back in the old record rooms, they would again degenerate and as the proposed DDA Record Room at Gazipur would take time for construction, a warehouse may be taken on rent to store these records till the Record Room is constructed.
- (iii) Vice Chairman, DDA stated that the matter should be examined.
- (iv) Advisor (SA&GR) stated that in the existing annexe building at Vikas M accommodation is available to store these records.
- (v) Engineer Member stated that this accommodation has already been proposed to be used as parking on the ground floor and as a canteen on the first floor.

[Action: Chief Archi

5. Vice Chairman, DDA stated that tenders are being issued to budget hotel groups operating the DDA Guest House at Vasant Kunj on revenue-sharing basis.

[Action: Finance Mem

6. Commissioner (LM) stated that rehabilitation policy of project affected persons

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differential pricing mechanism may be required. The policy should also be nuanced in a manner so that it could be acceptable to project affected persons.

(ii) Hon'ble Lt. Governor stated that land costing for slum area rehabilitation should include only historical cost of acquisition, external development charges and interest on DDA's acquisition cost.

(iii) It was decided that models for land costing would be worked out for three different acquisition costs.

(iv) Vice Chairman, DDA stated that viability gap funding should also be examined.

[Action: Financial Advisor (Housing)]

7. Engineer Member stated that details would be obtained from NDMC for redevelopment of DDA Commercial Centres on 50:50 cost-sharing basis between DDA and the market associations.

[Action: Engineer Member]

8. Director (LC) stated that land costing for the proposed Diplomatic Enclave at Dwarka had already been communicated to MOUD in April, 2011.

(i) Hon'ble Lt. Governor directed that a copy of the letter should be sent to Lt. Governor's Secretariat so that it could be sent to Mr. Vivek Katju, Secretary (West) and Shri Sunil Lal, Chief Protocol Officer, MEA.

[Action: Director (LC)]

9. With regard to the issue of the Embassy of Saudi Arabia for construction of residential premises in embassy plots, Commissioner (Planning) stated that MOUD has decided in the meeting held on 07.06.2011 to process modification in the Master Plan to drop the 25% FAR restriction for residential use.

(i) Hon'ble Lt. Governor directed that a copy of the minutes should be obtained from MOUD and, thereafter, he would ask Chairman, NDMC to sanction the building plan in anticipation of the change in the Master Plan provisions.

[Action: Com (Planning)]

10. With regard to request of Hans Cinema, Commissioner (Planning) stated that approximately 7/8 such cinemas had come up after 1962 on rural agricultural land. These had been allotted to them on licence fee basis and last licence is to expire in 2013.

(i) It was decided that these cases should be examined and considered for regularization.



[Action: Com (Planning)]

11. Commissioner (Land Management) stated that several demolition programmes had been fixed for clearing the small chabutara on approximately 25 sq. yds. plot on the proposed site for the Diplomatic Enclave at Dwarka. However, these demolition programmes could not be conducted due to objection from elected representatives.

- (i) Shri Mahabal Mishra and Shri Ramesh Kumar, MPs had also raised the issue.
- (ii) Hon'ble Lt. Governor directed that the elected representatives should be taken into confidence and the entire structure should be shifted to some other area.

[Action: Com (Land Management), Com (Planning)]

12. Hon'ble Lt. Governor asked Principal Commissioner (Land Management) about the progress in obtaining inputs from Delhi Geo-spatial Project for resolving land disputes.

- (i) Principal Commissioner (Land Management) stated that the matter was being pursued with the Department of IT, GNCTD and a meeting had been convened by Vice Chairman, DDA with Secretary (IT), GNCTD. Secretary (IT), GNCTD had agreed to provide a direct connection to Vikas Sadan. However, they have now asked DDA to obtain connectivity through MTNL.
- (ii) Vice Chairman, DDA stated DDA maps need to be upscaled to be in sync with the Delhi Geo-spatial maps. Since, Delhi Geo-spatial Project is not agreeable to do it, Consultants may be engaged.
- (iii) Hon'ble Lt. Governor directed that the matter should be resolved expeditiously.

[Action: Ppl Com (Systems)]

13. Hon'ble Lt. Governor stated that he has been informed that inputs have been provided to Land & Building Department, GNCTD for handing over possession of awarded land for UER projects and that tenders for some stretches have already been issued.

- (i) Vice Chairman, DDA stated that built-up low cost flats would be earmarked for project affected persons and these flats would be available in the next 1½ years.
- (ii) Engineer Member stated that retendering for the project earlier awarded to M/s Shapoorji Pallonji would be done after specifications are received within the next one or two days from Chief Architect.
- (iii) Vice Chairman, DDA stated that resurvey of land falling on the alignment of the UER project, as suggested, may not be necessary in these densely populated areas and instead the land along the alignment may be identified from maps. Principal Secretary to Lt.



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Governor stated that identification of *khasra* numbers falling in the alignment of the UERS would be necessary, whether for seeking vacation of stay etc. on the land already notified but involved in litigation or for initiating the acquisition process for unacquired lands. Joint survey was the first step followed in DDA for any acquisition proposal. Commissioner (Land Management) stated that identification of *khasra* numbers has been almost completed and Land & Building Department would be requested to hand over possession to DDA in cases where land has already been awarded and to initiate acquisition proceedings for the unacquired portions.

[Action: EM, Com (LM), Chief Architect]

14. Chief Architect stated that the plan for the proposed football stadium at Dwarka was being prepared with modular seating, with each module accommodating 2500 seats. Initially, the stadium with a seating capacity of 5,000 would be constructed and, if required in future, additional modular seating can be constructed.

[Action: Chief Architect]

15. Hon'ble Lt. Governor informed that Chief Election Commissioner has requested for allotment of approximately 5 acres of land in Sector 11, Dwarka for Institute for Election Training, Management and Democracy.

(i) Commissioner (Planning) stated that the required land could be allotted at Sector 13, Dwarka.

[Action: Commissioner (Planning)]

16. With regard to legacy use of the sports venues constructed for the Commonwealth Games, 2010, Vice-Chairman, DDA stated that though the use pattern has been decided, the financial viability for running these facilities is yet to be worked out by the Sports Department.

[Action: Finance Member]

17. Engineer Member stated that the work on repair of 9 aerators at Hauz Khas lake has been completed.

18. Hon'ble Lt. Governor stated that Shri D.C. Mathur, retired IAS, has raised certain issues with regard to slum adjoining D-8, Vasant Vihar.

(i) Engineer Member stated that the matter is being examined and it would be resolved shortly.

[Action: Engineer Member]



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19. Chief Legal Advisor stated that inputs required by him regarding banqueting facilities in motels have not yet been received.

(i) Motel owners have represented that earlier motels along State/National Highways were permitted. However, there is no provision for motels in MPD-2021. Since, these motels have large open areas, they should be allowed to hold banquets, if they are situated along 18 metre ROW, since similar activities are permitted in farm houses on 18 metre ROW.

(ii) Vice Chairman stated that the matter regarding shops at Razapur Market should also be filed in the Hon'ble Supreme Court, since as per MPD-2021, the land use is residential, though the Monitoring Committee is considering the land use as per MPD-2001 in this particular instance.

(iii) Chief Legal Advisor would file DDA's response in the Hon'ble Supreme Court in both these matters.

[Action: Chief Legal Advisor, Commissioner (Planning)]

20. Hon'ble Lt. Governor desired to be apprised of the progress in the scrutiny of revised drawings submitted by the developer of the Commonwealth Games Village.

(i) Director (Building) stated that few more drawings have been submitted by the developer which would be verified and scrutiny would be completed within a week of receipt of all documents. Director (Building) also stated that structural stability is also required to be examined and clearance obtained from DUAC.

(ii) Hon'ble Lt. Governor stated that Building Department should examine the regulatory aspects and indicate the FAR consumed tower-wise, since the mandate of the DUAC is to regulate the architectural landscape of the city and only an increase in the footprint of these structures would not disturb the skyline. The DDA should consider tower-wise scrutiny for at least 100 apartments out of DDA's share so that Housing Department could initiate the disposal process. DDA could then issue provisional completion certificate pending final DUAC approval. If necessary, Hon'ble Lt. Governor would approve handing over possession of these 100 apartments, even if at that time DUAC approval is pending.

[Action: Commissioner (Planning), Director (Building)]

21. Commissioner (Planning) stated that draft proposal on the general amnesty scheme proposed by the Authority members has been submitted. Most of these aspects have either been already addressed in MPD-2021, or have been covered through various notifications

issued by concerned agencies. However, it may not be possible to regularize all unauthorized constructions as suggested by the Authority members.

(i) An agenda in the matter should be placed before the Authority in its next meeting.

[Action: Commissioner (Planning)]

22. Commissioner (Planning) stated that draft policy on influence corridors is under preparation.

[Action: Commissioner (Planning)]

23. Hon'ble Lt. Governor desired the status on filing of petition before the Hon'ble Supreme Court regarding use of privately owned ridge land.

(i) Chief Legal Advisor stated that the judgement of the Hon'ble High Court only stated that lands which were in Reserve Forest could not be used for any other purpose. Hon'ble Lt. Governor desired that the Forest Department should be asked to clarify whether while issuing notification, lands were classified as Government and private lands, and if it did so, under what provision private lands were also covered, since under the Forest Act only Government land can be notified for such purpose.

(ii) Chief Legal Advisor stated that denotification of these private lands is required to be done by the Forest Department. Besides, as per the Forest Act for privately owned forest land, Government can frame rules for use of such lands.

(iii) Chief Legal Advisor would examine the matter for filing a petition before the Hon'ble Supreme Court, if required.

[Action: Chief Legal Advisor]

24. Commissioner (Planning) stated that Layout Plan of ILBS and the farm house of Ms. Meera Sahni had been submitted.

25. Hon'ble Lt. Governor desired that for the meeting of DDA's Advisory Council on 07.07.2011, members of the Advisory Council should be asked for agenda items. Action Taken Notes on the minutes of the last meeting of the Advisory Council should also be prepared.

(i) Commissioner-cum-Secretary stated that members of the Advisory Council of DDA have been requested to suggest agenda items they would like to be discussed during the meeting and all Heads of Departments have been asked to submit Action Taken Reports on the minutes of the last meeting of the Advisory Council held on 29.06.2010.

[Action: Commissioner-cum-Secretary]

26. Advisor (SA&GR) stated that the matter regarding setting up a Directorate of Inspections has been discussed with Vice Chairman, DDA and a proposal has been submitted.
- (i) Advisor (SA&GR) also stated that CCTVs available with DDA at Commonwealth Games venues would also be utilized by the monitoring teams.
- (ii) Advisor (SA&GR) stated that out of 215 pending VIRs/SFUs, 162 pertain to Land Management Department, out of which 100 are encroachment related matters.
27. Commissioner (Land Management) stated that if any complaint is received regarding unauthorized construction/encroachment and the same is not protected under any provision, action is taken within 3 months.
- (i) Over 224 acres of land has been cleared from encroachment in the last 3 years for which 726 demolition programmes had been carried out and 8247 unauthorised structures removed.
- (ii) Commissioner (Land Management) stated that Shri Subhash Sachdeva had intimated encroachment on 3 DDA plots. DDA has reclaimed these plots and the lands have been protected. However, there were stay orders in the matter and the affected parties have now filed contempt petitions against DDA.
28. Vice Chairman, DDA stated that interim replies are being given to all letters received from Hon'ble MPs and MLAs.
29. Principal Commissioner (Land Management) stated that weekly meetings were being convened to review pending VIRs/SFUs and all cases would be processed and submitted shortly.
- (i) Principal Secretary to Lt. Governor stated that online entries for VIRs/SFUs were not being made by the concerned Departments.
- (ii) Advisor (SA&GR) stated that presently there was only one node in DDA. Vice Chairman, DDA has cleared installation of additional 9 nodes.
- (iii) Tri-band connectivity would be provided, though the NIC has been slightly slow in providing DDA the necessary lines. Thereafter, all branches should proactively handle matters online.
- (iv) Hon'ble Lt. Governor stated that regular updation should be done by the Systems Department. Since, IT systems in DDA is very weak, the work should be outsourced to top of the line agencies like TCS, Infosys, Wipro, Tech Mahindra, CMC, etc.

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- (v) Engineer Member stated that Municipal Corporation of Pune has started online scrutiny of drawings. Commissioner (Planning) stated that MCD is also starting online submission. Once, the MCD system is established, DDA could also adopt this procedure.
- (vi) Vice Chairman, DDA stated that DDA should start experimenting it simultaneously instead of waiting for the MCD system to be established.

[Action: Principal Commissioner (Systems), Commissioner (Planning)]

30. Principal Secretary to Lt. Governor stated that the Mission Objectives identified for DDA for the year 2011-12 should be related to projects, schemes and component activities and measurable yearly and quarterly physical outputs and financial expenditure determined for these. Similar, quarterly milestones should also be laid down for other Budgeted activities.

- (i) Hon'ble Lt. Governor stated that all approved projects should have proper budget allocation and provision should be kept for any unforeseen circumstances.
- (ii) Chief Accounts Officer stated that provision is already made for all such activities and even if for a particular activity budget allocation is not sufficient, additional allocation is made with the approval of Vice Chairman, DDA. In most cases, only 40 to 50 per cent of the budget allocation is utilized. Meetings to review quarterly performance budget are convened by a Committee comprising Authority members and project-wise performance budget is compiled and placed before the Authority.
- (iii) Hon'ble Lt. Governor directed that time-lines should be followed for all projects and all projects should be regularly monitored.
- (iv) Vice Chairman, DDA asked Engineer Member to review all ongoing projects.

[Action: Engineer Member, Chief Accounts Officer]

31. Principal Secretary to Lt. Governor stated that a consolidated list of all vigilance related matters had been sent to Vice Chairman, DDA but no feedback has been received.

- (i) Vice Chairman, DDA stated that out of the 11 cases referred by Lt. Governor's Secretariat, 6 cases have been disposed of.
- (ii) Initiation of vigilance cases on anonymous/synonymous complaints was discussed. Principal Commissioner clarified that only those anonymous/synonymous cases which are specific and verifiable in nature need to be examined.
- (iii) Hon'ble Lt. Governor directed that anonymous complaints should generally be filed unless there are proper reasons to examine these.



[Action: Chief Vigilance Officer]

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



Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on 29/06/2011 at 11.30 A.M.

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor desired to be apprised of developments in key areas since the last meeting held on 15.6.2011.

PARTICIPANTS

- 1. Hon'ble Lt. Governor
LG Secretariat
- 2. Principal Secretary to LG
- 3. Special Secretary to LG
- 4. OSD (RM) to LG
DDA
- 5. Vice-Chairman
- 6. Finance Member
- 7. Engineer Member
- 8. Commissioner (Housing/ID)
- 9. Commissioner (Planning)
- 10. Commissioner (Personnel)
- 11. Commissioner (LM)
- 12. Commissioner (PR)
- 13. Chief Architect
- 14. Financial Advisor (Housing)
- 15. Director (Building)
- 16. Director (Sports)
- 17. Director (Landscape)
- 18. Advisor (SA&GR)
- 19. Advisor/Consultant (NPIIC)
- 20. Commissioner-cum-Secretary

2. Engineer Member stated that the file regarding re-tendering construction of EWS flats for which M/s Shapoorji Pallonji had earlier submitted bids, had been submitted to Hon'ble Lt. Governor for approval of 0.5 ECS parking norms.

(i) Principal Secretary to LG mentioned that the competent authority to relax Master Plan norms of parking had not been clarified in the proposal of DDA. Hon'ble Lt. Governor, however, approved the proposal at the meeting itself, subject to an agenda item for delegation of powers for relaxing parking and density norms, as already done for in-situ housing, being brought before the Authority.

(ii) Engineer Member stated that approximately three months time would be

required after re-tendering for award of work.

[Action: Engineer Member]

3. Engineer Member stated that M/s Shirke would deliver the sample block of EWS flats by July, 2011.

- (i) VC, DDA stated that after an inspection on site he had ascertained that M/s Shirke would deliver 30 dwelling units per day, i.e., approximately 10,000 dwelling units per year. He has asked M/s Shirke to increase their capacity to 60 dwelling units per day.
- (ii) With regard to quality control of the project, Hon'ble LG observed that bids should not be restricted to a few government agencies but should also be invited from reputed private institutions, like Shri Ram Institute for Industrial Research.
- (iii) It was decided that Sri Ram Laboratories should be considered for quality control.

[Action: Engineer Member]

4. Commissioner (Planning) stated that demand of all non-official Authority members for a comprehensive amnesty scheme for all type of unauthorized constructions had been examined and submitted on file.

(i) Hon'ble Lt. Governor directed that a status note on all types of unauthorized constructions mentioned by non-official members of the Authority, indicating relaxations provided and notifications already issued relating to each type of case, should be circulated to all the members of the Authority requesting them to provide their suggestions within 15 days.

(ii) Hon'ble Lt. Governor stated that the amnesty scheme cannot cover cases where either Govt. land or other individual's private rights have been encroached upon. Similarly, fire and structural safety norms along with height restrictions of structures cannot be compromised.

[Action: Commissioner (Plg.)]

5. Finance Member stated that a final list of 16 sites had been finalized in consultation with Shri Ranjit Narayan of Delhi Police and DDA would develop sports facilities at these sites. The remaining 11 sites are not on DDA land.

[Action: Finance Member]

6. Engineer Member stated that there were certain problems relating to construction of UER at Rohini. VC, DDA had also inspected the site.

(i) VC, DDA stated that with regard to the *mandir* existing on the UER alignment, Commissioner (Land Management) had been asked to make a submission before the Hon'ble Supreme Court on the next date of hearing in the matter on 4.7.2011 for early vacation of the stay.

(ii) VC, DDA also stated that the problem of storm water drainage at site had been sorted out.

[Action: Engineer Member, Commissioner (Land Management)]

7. Engineer Member stated that the proposal for in-situ development at Kalkaji has been referred to Ministry of Finance for approval of the PPP model.

(i) Planning Department is also required to clear the proposal with regard to swapping of land.

(ii) It was decided that boundaries for swapping of land would be marked on the layout within 7 days.

[Action: Engineer Member, Chief Architect]

8. VC, DDA intimated that Shri Rajesh Lilotia, MLA had not agreed to relocation of *jhuggi jhopris* of Kathputli colony at the proposed site and has been submitting repeated petitions on the subject. He stated that Shri Lilotia was asking for development of a sports complex in this area.

(i) Hon'ble Lt. Governor directed that the request of Shri Lilotia for development of a sports complex could be agreed to after the temporary housing in this area is relocated.

[Action: Engineer Member]

9. Commissioner (LD) stated that with regard to allotment of 5 acres of land for International Institute of Election Management & Democracy at Sector 13, Dwarka, clear availability of land had not been given. The allotment will be made within a week after availability report is received from Land Management Department.

(i) Since, land use of this site is 'institutional' and no change of land use is required, Hon'ble Lt. Governor would approve allotment of land for the Institute and the matter could, thereafter, be placed before the Authority for information.

[Action: Commissioner (LD), Commissioner (LM)]

10. Hon'ble Lt. Governor informed that Vice Chancellor of SAARC University had requested for early acquisition of approximately 10.35 acres of the left out land within the site allotted to the University at Maidan Garhi.

(i) Hon'ble Lt. Governor also informed that Secretary (L&B), GNCTD had informed that the notifications u/s 4 & 17 of the Land Acquisition Act issued by them in May 2010 for the purpose had lapsed as the notification u/s 6 of the Act could not be issued within a period of one year, as DDA had not deposited the cost of acquisition with the LAC. Land & Building Department has been asked to re-issue notifications under sections 4,6 and 17 of the LA Act for expeditious acquisition of these patches of land which are hindering commencement of works for construction of the University.

(ii) Commissioner (Land Management) stated that approximately ₹ 5.72 crore has already been paid by DDA to Land & Building Department in September, 2010 for the purpose.

(iii) It was decided that Commissioner (Land Management) would sort out the matter with Secretary (L&B), GNCTD and the matter regarding issue of revised notifications and handing over possession to the University would be expedited.

(iv) VC, DDA stated that he has already directed that re-survey of the entire land in the area be conducted. Land in this area has also been allotted to the central police forces for a referral hospital and CBI has also requested for land in this area for staff housing.

[Action: Commissioner (LM)]

11. Director (LC) stated that a copy of the letter sent to MOUD regarding price proposal for land to be allotted to embassies at the proposed Diplomatic Enclave at

Dwarka had been sent to MEA. The proposal is for market rate of land which is approximately ₹ 3 lakh per sq.mt.

12. Engineer Member stated that a presentation on the proposed socio-cultural centre at Dwarka would be made during the next fortnightly meeting. The estimated cost of the project is approximately ₹ 300 crore.

[Action: Engineer Member]

13. Hon'ble Lt. Governor stated that Shri Kailash Vasudeva, Sr. Advocate, was of the opinion that the park opposite Poorvi Marg could be properly irrigated through water harvesting as it has vast water recharge potential due to the natural drainage in this area.

(i) Engineer Member to personally examine the proposal of Shri Kailash Vasudeva, after giving him a hearing.

[Action: Engineer Member]

14. Hon'ble Lt. Governor stated that M/S Clearford Industries Inc., a Canadian company, had submitted a proposal for in situ treatment of waste water.

(i) OSD (RM) to LG stated that EIL and DJB had engaged the company for waste water treatment for a population of 50,000 at Bijwasan on a pilot basis. The company, has indicated that a project for a population of 500 and above is feasible, though a population of 50,000 is optimal.

(ii) VC, DDA asked Engineer Member to also consider commissioning of this company by DDA.

[Action: Engineer Member]

15. Commissioner (Planning) stated that feedback had been asked from various agencies with regard to review of MFD-2021.

(i) Hon'ble Lt. Governor stated that as suggested by Hon'ble UDM, experts from School of Planning & Architecture, National Institute of Urban Affairs, National Building Congress, INTACH Delhi Chapter, Institute of Town Planners, etc., should be formally associated as an advisory group for the purpose.

(ii) Hon'ble Lt. Governor directed that a separate link should be provided on DDA's website asking for suggestions on review of the Master Plan. Advertisements should also be issued for information of the public. All proposals should be finalized by March, 2012 so that legislation could be concluded by 2013.

[Action: PC (Systems), Commissioner (Plg.)]

16. Commissioner (Planning) stated that issue of densification of use of land along major transport corridors was being discussed by the Transit Oriented Development (TOD), group of UTTIPEC.

[Action: Commissioner (Planning)]

17. With regard to re-development of industrial areas, Hon'ble Lt. Governor observed that lack of the housing component in the earlier planned industrial areas had resulted in slums. EWS housing for labour should, therefore, be planned while re-developing industrial areas.

(i) Commissioner (Planning) stated that 15% FAR can be used for EWS housing in these areas. VC, DDA felt that this should be 20%, at par with the National Housing Policy.

[Action: Commissioner (Planning)]

18. Director (Building) stated that M/s Emaar MGF had submitted revised drawings for the Commonwealth Games Village. Site verification would be completed by this week. Footprints of all the towers have changed substantially and the layout plans would need to be approved by Commissioner (Planning).

(i) Hon'ble Lt. Governor desired that provisional completion certificate should be issued for at least 100 flats from DDA's share.

(ii) Commissioner (Housing) stated that after receiving clearance from Building department, she would issue public notice for disposal of these 100 flats within a week.

- (iii) Hon'ble Lt. Governor stated that Director (Building) is the competent authority for implementation of unified building byelaws and speaking orders in this regard should be issued.
- (iv) VC, DDA stated that since, DDA is also a partner in the project, DDA would also need to consider approval of the completion plan of its share of flats. Once DDA's stand is finalized, the task of Director (Building) would become easier.
- (v) Hon'ble Lt. Governor stated that if there are some contractual problems, the matter should be taken up separately with the developer.

[Action: Commr (Plg.), Commr (H), Director (Bldg)]

19. Director (Landscape) stated that in coordination with National Bamboo Mission, proposal for river front had been prepared. Estimates are awaited and thereafter MOU would be signed.

- (i) She also stated that she was facing acute staff shortage.
- (ii) Commissioner (Personnel) stated that consultants had already been engaged by the Landscape department. Apart from this, advertisements have also been published for filling vacant sanctioned posts in Landscape department. In response to the first advertisement, no candidate was found eligible. 7 candidates have been found eligible after the advertisement was re-published and interviews would be scheduled shortly.

[Action: Commissioner (Pers.), Director (LS)]

20. Advisor (NPIIC) stated that a conference on a new paradigm on affordable housing in which various countries would be showcased was scheduled at Kuala Lumpur in end July, 2011.

- (i) Hon'ble Lt. Governor directed that Engineer Member, Advisor (NPIIC), Chief Architect and Financial Adviser (Housing) should attend the conference.

[Action: Advisor (NPIIC)]

21. Commissioner (Planning) stated that proposal for tour of a team to Vancouver and Shanghai to study dedicated walkways, cycling tracks, etc., had also been submitted.

22. Director (Sports) made a presentation on legacy use of facilities developed for Commonwealth Games, 2010.

(i) Clips from the film prepared by PR department through NDTV on Commonwealth Games Village was shown. It was decided that a copy of this film should be sent to members of the Advisory Council of DDA.

(ii) The competition venues developed by DDA at Siri Fort and Yamuna Sports Complexes are being used for national and international tournaments. These facilities are proposed to be used for coaching through renowned coaches as well as on pay and play basis. 50% of the courts would be utilized for coaching and the remaining 50% for pay and play. The charges for utilizing the facilities are still being worked out.

(iii) It was decided that no stand alone pay and play facility would be provided at competition venues and this facility would only be provided when the facility is also being used for coaching.

(iv) The basement area could also be used for other sports activities.

(v) The competition venue at Yamuna Sports Complex, except for the show court, would be utilized for other sports activities apart from table tennis.

(vi) Archery academy has already been started at Yamuna Sports Complex from 16.6.2011 by the Archery Federation.

(vii) The synthetic hockey ground at Yamuna Sports Complex would be used for tournaments. Utilization of lawn bowl arena through the Federation has not materialized.

(viii) Office space requested by the Archery Federation at Yamuna Sports Complex may not be provided as this may lead to similar requests from other sports federations.

(ix) The sports facilities at the Commonwealth Games Village would be developed into a new sports complex within the next 2-3 months and the facilities would be provided on pay and play basis.

(x) It was decided that in future the concept of membership should not be introduced in new sports complexes of DDA and facilities should be provided only on pay and play basis. However, differential rates for senior citizens, govt. servants, etc., for pay and play could be introduced. Apart from utilization on daily basis, weekly and monthly passes can also be issued.

(xi) Finance Member stated that if the competition venues were utilized by DDA at Siri Fort and Yamuna sports complexes on a regular basis, even after charges for their utilization for conducting tournaments, coaching and pay and play are recovered, DDA would incur a loss of approximately ₹ 4.75 crore per annum.

(xii) It was decided that these facilities should be run on a self-sustainable basis.

(xiii) The Archery Federation has requested for some residential accommodation at Yamuna Sports Complex. Engineer Member stated that an area within the complex had already been identified for the purpose. Director (Sports) stated that DDA was only a facility provider unlike SAI which conducted training camps. Hon'ble Lt. Governor desired that the proposal to construct some residential accommodation for utilization during coaching camps/tournaments should be considered.

[Action: FM, EM, Director (Sports)]

23. Hon'ble Lt. Governor stated that a request had been received from *Ashiq Allah Nazaria Peer Trust* for keeping adjacent land as green by them.

(i) Commissioner (LM) stated that the land does not belong to DDA. However, DDA land in this area could be protected by construction of fencing.

(ii) Engineer Member stated that demarcation is being carried out and thereafter, fencing would be constructed.

[Action: Engineer Member, CLM]

24. Commissioner (Land Management) stated that the temples at Mehrauli were part of the District Park.

(i) Hon'ble Lt. Governor directed that file should be put up to VC, DDA after examining the matter. The main temple along with other associated structures in the nearby area could be given for day to day management on as is where is basis, with the condition that no new construction would be taken up.

[Action: Commissioner (LM)]

25. Hon'ble Lt. Governor stressed that IT department of DDA needs urgent strengthening. Renowned companies like Wipro, TCS, NIC, Tech Mahindra, CMC, D-DAC, etc. should be involved and the IT system should be upgraded within two months by engaging competent consultants.

(i) Commissioner (Personnel) intimated that the post of Commissioner (Systems) would be filled up shortly.

(ii) It was decided that VC, DDA would chair a group of officers comprising Finance Member, Engineer Member and AVM (Retd.) V.K. Dayalu to strengthen the IT department of DDA. Gr. Captain (Retd.) Suresh Sharda would be a co-opted member.

(iii) VC, DDA stated that the three priority areas would be project monitoring, reconciliation of land records and reconciliation of payments made to DDA.

[Action: Advisor (SA&GR)]

26. It was decided that three power point presentations on low cost housing, river front development and legacy use of Commonwealth Games venues would be made during the meeting of the Advisory Council of DDA scheduled for 15.7.2011.

(i) Hon'ble Lt. Governor directed that all existing and proposed DDA sports facilities should be superimposed on a map of Delhi indicating parliamentary and assembly constituencies.

[Action: EM, Director (LS), Director (Sports)]

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

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Minutes of the meeting of Senior Officers of DDA held at Raj Niwas
on 12/07/2011 at 11.30 A.M.

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor informed that

just prior to the meeting, officers from MHA had met him with a request for allotment of 15 acres of land near Andheria Mor, presently occupied by the CRPF, to National Intelligence Grid (NATGRID), an attached office of Ministry of Home Affairs. The CRPF has indicated its willingness to vacate the land for MHA but requested for allotment of alternative land either across the road, or towards the south-east corner. The matter should be examined on priority.

[Action: Commissioner (Planning)]

2. Hon'ble Lt. Governor desired to be apprised of developments in key areas since the last meeting held on 29.6.2011, beginning with the progress in finalization of tender documents for construction of EWS flats.

2.2 Chief Architect stated that the approval of Hon'ble Lt. Governor of the revised parking norms had been communicated to Chief Engineer (NZ) who was finalizing the NIT.

2.3 VC, DDA stated that since approval of WAB was not required for the NIT, it should be issued at the earliest.

[Action: Engineer Member]

3. With regard to insitu development at Kalkaji, Chief Architect stated that he would provide his inputs with regard to the proposed land swapping and thereafter, send the file to Commissioner (Planning) for inputs from Planning department.

3.2 Chief Engineer (SZ) stated that the project report and the bid documents had been sent to Ministry of Finance (MoF). MoF has intimated that since the project cost exceeds ₹ 200 crore, it would require approval of PPP Advisory Committee.

3.3 Chief Architect stated that a total number of 8086 households would need to be accommodated on 10.59 ha. land in ground + 11 storeyes. The vacant land earmarked for community centre, approx. 2.63 ha., would be utilized for construction of temporary shelters and shifting would be done sequentially.

3.4 Hon'ble Lt. Governor stated that the matter had been inordinately delayed and Shri Subhash Chopra, Authority member, had also observed that PPP mode would further delay the project. DDA could examine feasibility of insitu development through PPP mode at other sites but in this case it could consider in situ development by utilizing its own funds.

3.5 VC, DDA suggested that since DDA had already referred the matter to MoF, it may not be withdrawn at this stage.

3.6 Principal Secretary to LG stated that DDA was governed as per provisions of Delhi Development Act, 1957. The competent authority to approve ppp projects funded out of DDA's own funds, as per provisions of the Act, is Delhi Development Authority or its delegatee. While formulating ppp projects due regard, however, should be given to the guidelines on the subject circulated by the Planning Commission for guidance of State governments, autonomous and statutory bodies.

3.7 Hon'ble Lt. Governor stated that if there were any doubts, clarification might be sought from MOUD. DDA could consider construction of temporary shelters on the vacant land for the first

modle and simultaneously consider the mode to be adopted for subsequent stages.

[Action: EM, Commr.(Plg.), Chief Architect]

5. Hon'ble Lt. Governor desired to be apprised of the progress on in situ development at Kathputli colony.

5.2 Chief Architect stated that Building department had raised certain objections.

5.3 Director (Building) stated that the area had been transferred to MCD and some other clarifications were also required. VC clarified that special dispensation of LG had been obtained for DDA to approve building plans for Kathputli colony in a non-development area.

5.4 VC, DDA stated that he would meet Shri Rajesh Lalotia, MLA and also conduct a site visit on 13.7.2011 and try to resolve the problem of relocation of transit accommodation.

5.5 VC, DDA also suggested that transit accommodation at Anand Parbat can be designed as a permanent EWS housing which could be utilized by DDA for rehabilitation requirements of other projects as DDA would be undertaking similar other projects in future.

[Action: Engineer Member, Chief Architect, Director (Bldg.)]

6. VC, DDA intimated that Siraspur project for construction of over 4000 flats had commenced.

7. Hon'ble Lt. Governor stated that since good quality pre-fabricated construction was required and since, there is no restriction on FDI, DDA could consider floating global tenders for future projects.

[Action: Engineer Member]

8. Director (Building) stated that some more drawings had been received from M/s Emaar MGF for the Commonwealth Games Village on 11.7.2011. Some discrepancies have been noticed. The matter would be examined and file submitted to Commissioner (Planning) within this week.

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8. Hon'ble Lt. Governor desired that Director (Building), being the regulator, should decide what was permissible.

8.3 Commissioner (Housing) stated that she would be able to issue notice for auction within a week of receipt of clearance and the entire disposal process for the 100 flats through auction would be completed within 40 days of the issue of notice for auction.

[Action: Commissioner(H), Director (Bldg.)]

9. Principal Commissioner (LD) intimated that he had convened a couple of meetings with regard to disposal of commercial inventory. Approximately 100 commercial plots are presently available. Chief Architect has been requested to identify another 45 plots at Dwarka which is yet to be done.

(i) Chief Architect stated that details of these 45 plots had been sent. This may be confirmed by Chief Architect.

[Action: Chief Architect]

10. Hon'ble Lt. Governor informed that Chief of Protocol of MEA had stated that the current rates proposed by DDA for plots at the proposed Diplomatic Enclave at Dwarka were extremely high.

10.2 VC, DDA stated that the rates cannot be lesser than those for Indian nationals. Besides, the proposed rates are substantially less than the rate of three times the market rates, fixed earlier by the Government.

10.3 Principal Secretary to LG agreed that rates offered by DDA seemed correct from equity and reciprocity points of view.

10.4 Principal Commissioner (LD) stated that MOUD had to take a call in the matter if they wish to give concessional rates on the basis of reciprocity.

11. Hon'ble Lt. Governor desired that the site earmarked for the proposed International Institute of Election Management & Democracy at Sector 13, Dwarka may be shown to officers from the Election Commission before formalities were finalized.

[Action: Commr.(LD), Commr.(Plg.)]

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12. Principal Commissioner (LD) stated that RRs for Systems department have been finalised and would be placed before the Authority at the next meeting for approval.

[Commissioner (Personnel)]

13. Principal Commissioner (LD) stated that all policy issues pending with MOUD were being followed up.

[Action: Commissioner(LD)]

14. VC, DDA stated that he had spoken to Addl. Secretary (IT) who expressed his willingness to spare an officer to join DDA on deputation as Commissioner (Systems).

[Action: Commissioner(Personnel)]

15. FM stated that DDA had recently taken two officers on deputation as Dy. Chief Accounts Officers. Since, the initial deputation period was for only one year, their parent departments have now asked for repatriation of their officers. He felt that the deputation period should be three years.

15.2 PC (LD) stated that rules would be changed as per DOPT guidelines and deputation period for officers at the level of Under Secretary would be made three years, at Deputy Secretary level, four years and at Directors and above level, five years.

15.3 It was decided that this should be recorded in the minutes of the meeting and DDA should start implementing these guidelines with immediate effect.

[Commissioner (Personnel)]

16. Hon'ble Lt. Governor stated that since the Govt. had decided in principle to delete the maximum permissible area of 25% which could be used for residential purposes in plots owned by diplomatic missions, the building plans submitted by Embassy of Saudi Arabia could be approved by NDMC pending formal amendment of building bye laws, which should be taken up simultaneously.

16.2 Commissioner (Planning) stated that since the procedure laid down for the purpose envisaged obtaining objections/suggestions from

public, Govt. should consider issuing a notification dispensing with such a procedure.

16.3 Hon'ble Lt. Governor desired that a proposal may be sent to MOUD.

[Commissioner (Planning)]

17. PC (CWG) intimated that CAG had raised some additional queries on matters already covered in their earlier reports on the Commonwealth Games.

17.2 VC, DDA desired that replies should be sent early.

[PC (CWG), Director (Bldg.)]

18. Hon'ble Lt. Governor stated that since it had already been decided that DDA would incur expenditure on maintenance of old shopping complexes developed by DDA where the cost to be incurred is upto ₹ 10 lakhs, the work should now be taken up.

18.2 VC, DDA stated that he had been informed that NDMC managed to get a contribution of only ₹ 2.5 lakh, out of the total expenditure of approximately ₹ 2.5 crore, from traders of Khan Market for up gradation work.

18.3 Chief Engineer (SZ) stated that respective Executive Engineers had been asked to contact traders associations to obtain their suggestions with regard to maintenance of these complexes on 50:50 cost sharing basis.

18.4 Hon'ble Lt. Governor stated that work should be started at those complexes where traders associations agree to the cost-sharing method. This may lead to a demonstration effect and other market associations may also agree to renovation on cost-sharing basis.

[Action: Engineer Member]

19. Chief Architect stated that Chief Engineer (EZ) was required to prepare estimates for the proposed record room at Ghazipur. The matter has also been referred to Chief Engineer (Elect.) for basement ventilation system and fire safety. First, fire safety

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clearance would be obtained and then the matter would be referred to DUAC for clearance.

[Action: CE(EZ), CE(Elect.), Chief Architect]

20. Director (Landscape) intimated that project estimates for River Front project would be approved shortly and some progress on the first phase would be visible by October, 2011.

20.2 Hon'ble Lt. Governor stated that Hon'ble UDM had desired that timelines for the project should be framed.

20.3 Hon'ble Lt. Governor desired that a unit should be established in the office of VC, DDA for monitoring progress of important projects.

20.4 Hon'ble Lt. Governor also stated that as per the earlier timelines, work on all seven segments were to be completed within 5 years.

20.5 Director (Landscape) stated that work on four segments on the western bank, where land was available with DDA, would be completed within this time frame.

20.6 Director (Landscape) also stated that installation of solar lighting was being examined.

20.7 VC, DDA suggested that this should be supplemented with conventional lighting.

[Director (Landscape)]

21. Director (Sports) displayed a map of Delhi with DDA's sports infrastructure superimposed on it. Similarly, the sports infrastructure has also been superimposed on a map of all Assembly constituencies.

21.2 Hon'ble Lt. Governor desired that different types of sports infrastructure, like mini football fields, sports fields to be developed in consultation with Delhi Police, etc. should be properly colour coded.

[Action: Director (Sports)]

22. Director (Sports) stated that an international tournament was being conducted by the Indian Lawn Bowling Association at the Lawn Bowls venue at Yamuna Sports Complex. The synthetic hockey field at the complex is being offered to the Hockey Federation and schools on minimal rates.

23. Commissioner (Land Management) stated that during the last fortnight, 9 demolition programmes had been carried out and approximately 14 acres land has been retrieved by DDA at Lado Sarai, Sat Bari, Kishangarh, etc., and these reclaimed lands were being fenced by the Engineering department.

23.2 Fencing work has also been started by the Engineering department at Batla House area.

23.3 Hon'ble Lt. Governor stated that Engineering department should seek intervention from LG Secretariat if any law and order problem is faced during fencing work.

24.4 Commissioner (Land Management) stated that the Hon'ble High Court had recently allowed fencing of 150 bighas vacant DDA land at Anand Parbat.

[Action: Engineer Member]

24. Commissioner (Personnel) intimated that bio-data of approximately 12,000 DDA employees had already been processed and data of approximately 5,000 more employees would be entered shortly.

25. Commissioner (Personnel) stated that as per a recent judgement of the Hon'ble Supreme Court, seniority list of engineers who had initially been appointed as diploma holders but subsequently acquired degrees, was being revised and review DPCs conducted. VC, DDA has decided not to demote any officer below the rank of Asstt. Engineer.

[Action: Commissioner (Personnel)]

26. Commissioner (Personnel) stated that as per the directions of VC, DDA, service records of two departments, i.e., Personnel and Legal, were being updated on an experimental basis. Pensionary

benefits are being provided to retiring employees on the date of superannuation.

27. Commissioner (Personnel) also intimated that the organization which has been entrusted the task of recruitment of JEs has intimated that the process would be completed in the next 3 months. Assistant Directors have recently been appointed in the Landscape department against vacant posts.

28. Advisor (PR) stated that details of low cost housing were being provided to the media and Press coverage was expected to be released shortly.

28.2 Clarifications have been issued that the pit in which a child recently died had actually been excavated by DJB.

28.3 Necessary clarifications about *chullah* tax payees would be provided to the media.

29. Commissioner (LM) stated that scheme for regularization of *chullah* tax payees already existed which was being implemented by Lands Disposal department.

29.2 Principal Commissioner (LD) stated that as per guidelines of Govt. of India, *chullah* tax payees, or their legal heirs, were required to submit certain documents to legalise their rights. 48 individuals from a village, who had submitted these papers, have been given legal rights. Most individuals do not have the required documents, they are essentially encroachers.

29.3 Commissioner (LM) stated that the case of Shri R.S. Yadav raised during Authority meetings, had been examined by CLA. As per CLA's final report, Shri R.S. Yadav has encroached Govt. land. Moreover, Todapur and Dasghara villages are located on the central ridge and, therefore, cannot be regularized.

30. Hon'ble Lt. Governor enquired about the progress on completion of flats at D-6, Vasant Kunj.

30.2 Chief Engineer (SZ) stated that these would be completed by December, 2011. The issue of height restriction as per the

requirement of AAI has been sorted out by providing alternative overhead water tanks and breaking of mummies in some blocks. DJB has agreed to provide water supply. The matter with regard to fire clearance would also be resolved within a week after a few adjustments are made in the ducting for air exchanges.

30.3 The deployment of labour by agencies is insufficient. The estimated amount has been exhausted but Finance has approved additional funding.

[Chief Engineer (SZ)]

31. Hon'ble Lt. Governor stated that as per news reports, many apartments disposed by DDA in the Housing Scheme-2010 were in a condition of disrepair. Hon'ble Lt. Governor directed that all these apartments should be spruced up before possession was handed over.

[Action: Engineer Member, PC (CWG)]

32. With regard to DDA guest house at Vasant Kunj, Finance Member stated that action to handover the property to a budget hotel chain for operation should be taken by Lands Disposal department.

[Action: Commissioner (LD)]

33. FM stated that biometric medical reimbursement cards had been prepared for over 12,000 DDA employees and these would be distributed soon.

34. Commissioner (Planning) stated that all agenda items approved by the Authority have been referred to MOUD.

34.2 Consultants on the proposed Land Pooling policy have intimated their inability to provide inputs on two aspects. An agreement would be signed shortly.

[Action: Commissioner (Planning)]

35. Hon'ble Lt. Governor informed that he had accorded approval for acquisition of the left out 10.35 acres within the land allotted to SAARC University under emergency provision. CLM should get in

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touch with L&B Deptt./LAC and take over possession of the acquired land at the earliest.

35.2 VC, DDA directed that re-survey of the entire area should be conducted at the earliest.

[Commissioner (LM)]

36. Hon'ble Lt. Governor directed that DDA should go ahead with construction on 2.63 ha. vacant land at Kalkaji for the first module of insitu rehabilitation.

36.2 EWS flats to be utilized as transit accommodation for insitu rehabilitation schemes should also be constructed at Anand Parbat.

[Action: Engineer Member]

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

Minutes of the meeting of Senior Officers of DDA held at Raj Niwas on 09/08/2011 at 11.30 A.M.

A list of participants is given in the marginal box.

1. Welcoming the participants, Hon'ble Lt. Governor complimented the officers for the detailed presentation made at the Authority meeting held on 28.07.2011 on the action taken

PARTICIPANTS

1. HON'BLE LT. GOVERNOR
- LG SECRETARIAT
2. PRINCIPAL SECRETARY TO LG
3. SPECIAL SECRETARY TO LG
- DDA
4. VICE-CHAIRMAN
5. FINANCE MEMBER
6. ENGINEER MEMBER
6. PRINCIPAL COMMISSIONER (LD)
7. PRINCIPAL COMMISSIONER (CWG)
8. PR. COMMISSIONER (LM,S&H)
9. COMMISSIONER (HOUSING)/LD
10. COMMISSIONER (PLANNING)
11. COMMISSIONER (PERSONNEL)
12. COMMISSIONER (LM)
13. CHIEF ARCHITECT
13. DIRECTOR (LANDSCAPE)
14. ADVISOR (SA&GR)
15. ADVISOR (NPIIC)
16. ADVISOR (PR)
17. COMMISSIONER-CUM-SECRETARY

on various issues raised by non-official members at Authority meetings held since 1.1.2009, which was greatly appreciated by the members, and desired that a similar presentation on action taken on matters raised by non-official members through correspondence, would be prepared, as decided at the meeting.

1.2 Commissioner-cum-Secretary stated that presently the status of the issues raised by MPs and MLAs only was available in V.C Office. Thus, details of cases raised by Shri Rajesh Gahlot and Shri Sudesh Kumar Bhasin, Hon'ble Municipal Councillors and members of the Authority, are not available in VC's Office.

1.3 It was decided that the status of issues raised through correspondence by non-official members who are members of the Corporation should also be maintained. Vice Chairman, DDA stated that a meeting would be held shortly with Shri Rajesh

Gahlot during which he would ask him to provide details of the matters raised by him.

[Action: Commissioner-cum-Secretary]

2. Hon'ble Lt. Governor desired to be apprised of developments in key areas since the last meeting held on 12.7.2011.

3. Vice Chairman, DDA stated that a report would be prepared on paras pertaining to DDA contained in CAG's report on the Commonwealth Games. He also stated that a time schedule for taking corrective action on the findings of Dr. Rana Committee was also being prepared.

3.2 Principal Commissioner (CWG) read out the para of the CAG's report on the extra FAR used by the developer at the Games Village. Hon'ble Lt. Governor stated that DDA should

examine the matter as per the laid down procedure. If the extra FAR constructed is allowed, then DDA would also benefit while disposing of its share of flats.

[Action: Engineer Member, Pr. Commissioner (CWG), Commissioner (Plg.)]

4. Engineer Member stated that tender for construction of LIG flats was being prepared and drawings were being finalized. Since, there may not be many eligible tenderers for 24,000 pre-fabricated LIG houses, contracts are proposed to be divided into two parts of 12,000 each. Hon'ble Lt. Governor stated that Hon'ble UDM has desired that DDA should construct one lakh pre-fabricated flats.

[Action: Engineer Member]

5. Engineer Member stated that a draft note had been circulated for feedback from Planning and Finance departments for maintenance of shopping complexes built by DDA. After feedback is received, the matter would be placed before the Authority.

5.2 Hon'ble Lt. Governor stated that it had already been decided that DDA would undertake maintenance of the complexes where expenditure to be incurred was upto ₹ 10 lakh, and for the rest of the markets, maintenance works would be undertaken on 50:50 cost sharing basis. A draft agreement in this regard may be circulated among market associations through the concerned Executive Engineers. After obtaining their consent, an agenda can be prepared for the Authority.

5.3 Engineer Member stated that approval of the Authority would facilitate obtaining financial approval.

5.4 Finance Member stated that normally financial concurrence was provided for projects. However, in the case of Dwarka project, some clarifications was sought since the preliminary estimates itself had not been prepared for several years.

5.5 Engineer Member stated that DDA shopping complex at Rajendra Place was in a very bad condition. He also stated that a decision needed to be taken regarding the agency which would maintain common areas in these premises, since buildings had been given on lease in parts.

5.6 Hon'ble Lt. Governor cited the example of Raheja Towers in Mumbai where lifts, staircases, common areas, gardens, etc., were maintained by the lessor.

5.7 It was decided that common areas of DDA shopping complexes should continue to be maintained by DDA. For new complexes, DDA may charge separately for maintenance for 30 years period, as has been recently introduced in the case of newly built flats.

5.8 Hon'ble Lt. Governor stated that maintenance of some markets should be taken up expeditiously, so that the same led to a demonstration effect. Respective Executive Engineers should be asked to ascertain willingness of various market associations.

[Action: Engineer Member]

6. Chief Architect and Commissioner (Planning) stated that inputs from their departments had been furnished with respect to in-situ slum rehabilitation at Kalkaji.

6.2 Hon'ble Lt. Governor stated that DDA should execute the project from its own funds. In-situ rehabilitation through PPP mode could be considered for other localities.

[Action: Engineer Member]

7. Engineer Member stated that two plots had been identified at Anand Parbat for construction of transit accommodation.

7.2 Hon'ble Lt. Governor stated that this project should be given top most priority and be regularly reviewed.

7.3 Principal Secretary to Lt. Governor stated that DDA should consider pre-qualification of contractors for such projects.

7.4 Hon'ble Lt. Governor stated that DDA should examine whether public sector companies having expertise in pre-fab constructions could be empanelled for the purpose. DDA should also float global tenders for inviting bigger players for large resettlement scheme.

[Action: Engineer Member]

8. Commissioner (Land Management) stated that two plots had been identified for slum rehabilitation in Anand Parbat and preliminary survey of persons eligible for rehabilitation at Kathputli Colony had been conducted by DDA which needed to be verified by Delhi Urban Shelter Improvement Board (DUSIB).

8.2 Hon'ble Lt. Governor stated that since DDA would decide entitlement for rehabilitation, DDA should complete the survey as per the criteria of DUSIB and digital data-base should be prepared.

[Action: Commissioner (LM)]

9. Hon'ble Lt. Governor observed that the IT backbone of DDA needed urgent strengthening.

9.2 Vice Chairman, DDA intimated that he had convened a meeting of the Core Committee and identified areas to be strengthened. Some IT companies have also been shortlisted. Computerized monitoring would be introduced at least for 30 projects and Engineer Member has been asked to procure the software being used by CPWD for the purpose.

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9.3 Hon'ble Lt. Governor suggested that reputed companies such as TCS, HCL, Tech Mahindra, etc., should be considered for preparing a software for project monitoring.

[Action: Engineer Member, PC (LM,H&S)]

10. Commissioner (Planning) stated that the agreement with NCAER would be signed shortly.

10.2 A copy of the agreement should be sent to LG's Secretariat.

[Action: Commissioner (Planning)]

11. Engineer Member stated that tenders were being prepared for construction of Master Plan roads and pre-qualification of tenderers was being done.

11.2 Commissioner (Land Management) stated that the matter relating to stay on acquisition of land for UER did not come up for hearing in the Hon'ble Supreme Court on the date when it was last listed. The next date of hearing is yet to be finalised.

11.3 Vice Chairman, DDA stated that he had convened a meeting with representatives of Delhi Jal Board, and they were considering modifications in layout of water/sewer lines depending on availability of land.

11.4 Engineer Member stated that he was in touch with M/s RITES for signing an MoU for construction of flyovers.

11.5 Engineer Member stated that there is a discrepancy of around 150 mt. in the alignment of UER at Rohini and Narela.

[Action: Engineer Member]

12. Engineer Member stated that specifications for lights in DDA parks had been decided and initially 150 parks would be illuminated. Estimates would be prepared by September, 2011, tenders by December, 2011 and execution would take another 3 months after tenders are issued.

12.2 These polycarbonate and fiber glass light fittings are unbreakable. Special pipes would be used for signature parks.

12.3 Hon'ble Lt. Governor directed that installation of lights in some parks should be completed by December, 2011.

[Action: Engineer Member]

13. Engineer Member stated that work on construction of toilets in DDA parks would also be initiated shortly.

[Action: Engineer Member]

14. Principal Commissioner (LD) stated that he had convened a meeting last week with regard to the land occupied by CRPF at Andheria Mor. The following three issues are being addressed in this connection:

- (a) CRPF wants allotment of the 23 acres of land presently occupied by them on licence fee basis. Out of this, some land is required for road widening and for a District Park, requirement for which is being measured at site. It has already been ascertained that 2.53 acres would be required for road widening and measurement of the land required for District Park would be completed shortly. Allotment letter would be issued by 12.8.2011.
- (b) Out of the remaining land, 10 acres is to be allotted to NATGRID. Since, the present land use is 'residential', change of land use to 'institutional' would be required.' After the allotment is made, NATGRID would intimate the portion of land for which change of land use is required and thereafter, khasra nos. would be identified.
- (c) Since, 10 acres of the land presently occupied by CRPF would be allotted to NATGRID, CRPF has requested for allotment of alternative residential land in lieu thereof for which, land in the adjoining District Park could be identified.

[Action: Commissioner (LD), Commissioner (Plg.)]

15. Principal Commissioner (LD) stated that amendments to the Recruitment Rules for Systems Department had been finalized and would be placed before the Authority in its next meeting.

[Action: Commissioner (Personnel)]

16. Finance Member stated that deputation period for Accounts Officers on deputation to DDA should be increased from the initial period of one year to three years.

16.2 Principal Commissioner (LD) stated that this had already been decided at the last fortnightly meeting held on 12.7.2011 and already mentioned in minutes of the meeting.

17. Commissioner (Planning) stated that approval had been received from MOUD for processing change in Master Plan provisions to delete the maximum permissible area of 25% which can be utilized for residential purposes in plots owned by diplomatic missions.

[Action: Commissioner (Planning)]

18. Advisor (SA&GR) stated that clearances from DUAC and Fire Department were yet to be received for the proposed DDA Record Room at Ghazipur. In the meanwhile, National Archives has already been asked to start training DDA personnel for record management.

3.2 Chief Architect intimated that Chief Engineer (EZ) and Chief Engineer (Elect.) had been asked for preparation of estimates and structural drawings for the Record Room. Drawings to be submitted to DUAC are being prepared.

18.3 Vice Chariman, DDA directed that these should be finalized in the next 10 days.

18.4 Hon'ble Lt. Governor directed that activity on ground should start immediately and by the next fortnightly meeting, drawings should be prepared and submitted to DUAC.

[Action: Chief Architect, CE(EZ), CE(Elect.)]

19. Engineer Member stated that timelines for Yamuna bio-diversity park, low cost housing and UER projects had been prepared.

19.2 Hon'ble Lt. Governor stated that a project monitoring unit should be established under the Vice Chairman, DDA to monitor all important projects, including development of sports infrastructure.

[Action: Engineer Member]

20. Commissioner (Land Management) intimated that fencing work at Anand Parbat had been completed, except on one stretch, on which also the concerned Chief Engineer had initiated the work.

20.2 He also intimated that fencing work had recently been started at Batla House area from the DND side.

20.3 Vice Chairman, DDA stated that after the fencing work was completed, work of EWS housing should be started at site.

[Action: Engineer Member]

21. Finance Member stated that an integrated map of all sports infrastructure in Delhi under various agencies had been prepared constituency-wise. 18 more play fields would be operationalised by 31.12.2011.

21.2 Finance Member asked Commissioner (Planning) to identify more sites for sports infrastructure, if available.

21.3 Hon'ble Lt. Governor directed that all big parks of DDA should have a portion earmarked for sports activities which should be fenced off with steel wire mesh and pipes.

21.4 Director (Landscape) stated that out of 84 sites earmarked for the purpose, play fields have already been developed on 30 sites. For the remaining 54 sites, drawings would need to be upgraded.

21.5 Vice Chairman, DDA directed that drawings for 10 parks should be completed per month.

[Action: Director (LS)]

22. Commissioner (Planning) stated that no response had been received from the Election Commission with regard to DDA's offer to allot site for International Institute for Election Management & Democracy at Sector-13, Dwarka. Election Commission prefers allotment of land in Sector-11 instead of Sector-13.

22.2 Vice Chairman, DDA stated that allotment should preferably be made in Sector-13, as the land in Sector-11 had already been earmarked for DDA's Socio Cultural Centre.

[Action: Commissioner (Planning)]

23. Commissioner (LD) stated that some queries had been received from MOUD with regard to DDA's pending references in the Ministry.

23.2 Commissioner (Planning) intimated that some pending matters were being processed by the Ministry.

24. Commissioner (Housing) stated that letters had been sent to all concerned Chief Engineers for conducting repairs, wherever necessary, in DDA flats disposed of in the DDA Housing Scheme-2010.

24.2 After possession letters have been issued, Engineering Department would complete all pending work before handing over possession to allottees.

[Action: Engineer Member]

25. Finance Member stated that inventory was being prepared for DDA guest house at Vasant Kunj and the premises would be handed over to Commissioner (Land Disposal) within a week.

25.2 Principal Commissioner (LD) stated that the premises would be given on licence fee basis for 10/20/30 years to budget hotel groups like Tata Ginger, Lemon Tree, etc.

[Action: Finance Member, Pr. Commissioner (LD)]

26. Commissioner (Land Management) stated that DDA would take over possession of the approximately 10.35 acres un-acquired land within the premises allotted to SAARC University at Maidan Garhi as soon as the statutory notice period under Section 17(1) of L.A. Act is over.

[Action: Commissioner (LM)]

27. Hon'ble Lt. Governor desired to be apprised of the time by which construction of flats for in situ rehabilitation at Kalkaji would commence.

27.2 Chief Architect stated that DUAC would require a minimum of 8 weeks for approval of the drawings. Layout of the entire area of 10.5 acres is being prepared which would be completed in approximately 3 months. Unit plans are almost complete and thereafter, clusters would be made to prepare the layout. DUAC clearance is expected by March, 2012.

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27.3 Vice Chairman, DDA stated that if required, the work may be outsourced for preparation of drawings to expedite the process.

27.4 Hon'ble Lt. Governor directed that earth breaking for commencement of work at site should be done by December, 2011.

[Action: Engineer Member, Chief Architect]

28. Commissioner (Housing) intimated that documentation for auction of 100 apartments at the Commonwealth Games Village had been completed and the brochures have been prepared. She would put up the file shortly for seeking approval of the Vice Chairman, DDA/Hon'ble Lt. Governor. The apartments to be auctioned have already been identified and vetting of documents by Legal and Finance Departments has been done. The costing of apartments has already been completed and only freehold conversion charges and cost of furniture is to be added. As soon as the completion certificate is received, advertisement in newspapers would be released.

[Action: Commissioner (Housing)]

29. Director (Landscape) stated that time-lines for Yamuna Bio-diversity Park had been finalised.

29.2 Hon'ble Lt. Governor directed that the first phase of the work should commence this year itself.

29.3 Vice Chairman, DDA stated that visual impact should be noticeable by December, 2011.

[Action: Engineer Member, Director (Landscape)]

30. Advisor/Consultant (NPIIC) stated that a meeting had recently been convened by Engineer Member regarding utilization of vacant plots for housing projects. He stated that some vacant plots had been identified and Commissioner (Planning) asked to verify the land status. Initially, the project can be conceptualized for 5 to 6 plots which have been identified. He also intimated that vacant land measuring 13.5 acres on Satbari road, presently being used for land filling, was ideal for development of high end housing. Inside Neb Sarai, 10 acres of land which is getting encroached can be utilized for construction of EWS housing.

30.2 Advisor (NPIIC) also intimated that land measuring over 7.5 acres at Rajender Nagar DDA staff quarters can be re-developed and over 600 DUs could be developed in 12/15 storeyes. Similarly, DDA staff quarters at Safdarjung Development Area could also be re-developed.

[Action: Engineer Member, Commr.(Plg.), Chief Architect]

31. It was decided that the Urban Design Institute should be given a deadline of August, 2011 for development of public plazas and if they fail to respond, some alternative mode should be worked out.

31.2 Advisor (NPIIC) intimated that the Barcelona team had invited DDA officers to visit Barcelona in September, 2011.

[Action: Advisor (NPIIC)]

32. Hon'ble Lt. Governor directed that replies to the paras of the audit report of CAG on the Commonwealth Games projects undertaken by DDA should be properly vetted.

32.2 The developer of the Games Village should be directed to rectify the defects pointed out in the technical audit report submitted by the Rana Committee.

[Action: Engineer Member, Pr. Commissioner (CWG)]

33. Hon'ble Lt. Governor observed that if the proposal for promotion of Executive Engineers to Superintending Engineers was justified on the basis that there would be sufficient workload for the promoted officers, then he could consider it. It would serve as capacity building for the organization to deliver goods. This should be justified by the quantum of work to be undertaken by the Engineering department.

[Action: Engineer Member]

34. Commissioner (Land Management) stated that 1.5 acre land at Vasant Kunj had been acquired by DDA and possession was taken over in the year 1985. The land was thereafter transferred to the Engineering department for housing development. The land acquisition was challenged in the Hon'ble Court which disposed of the petition in 2010 and the acquisition process had reached finality. Demolition programme was fixed and unauthorized structures removed in April, 2011. However, the land was re-encroached and Land Management department is trying to reclaim the land by fixing demolition programme. A demolition programme had also been fixed on 9.8.2011 to reclaim this land which is required for extension of the DDA Sports Complex.

34.2 Hon'ble Lt. Governor stated that DDA should reclaim the land and thereafter install a board indicating it as DDA land and that trespasser would be prosecuted.

[Action: Commissioner (LM)]

35. Vice Chairman, DDA stated that Delhi Govt. had passed a law in connection with disposal of hazardous waste and asked DDA to identify land for the purpose. No land is available in Delhi for the purpose. The matter would need to be examined further.

[Action: Commissioner (Planning)]

30. Advisor (PR) stated that recently news reports had appeared in several dailies regarding DDA's decision to permit installation of lifts in DDA flats.

36.2 Several clarifications have earlier been issued on the bailout package for the Commonwealth Games Village.

36.3 Advisor (PR) also stated that in consultation with Commissioner (Housing), a curtain-raiser press conference had been planned at the time of issue of press advertisement for auction of apartments at the Commonwealth Games Village. During the press conference, clarification would be provided to the media as well as potential buyers about the life span of the buildings at the Games Village. Hon'ble Lt. Governor directed that proper technical assessment should be made to dispel the perception of short life span of these flats.

[Action: Advisor (PR)]

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