

PART-I

MINUTES OF THE ADVISORY  
COUNCIL'S MEETING W.E.F

FROM: - 08 - 07 - 1993 - To -

FROM: - 29 - 11 - 1996

FROM: - 26 - 03 - 1997

FROM: - 28 - 07 - 1997

DELHI DEVELOPMENT AUTHORITY  
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( SECRETARY'S OFFICE )

List of the agenda to be discussed in the meeting  
of the Advisory Council of the Delhi Development Authority  
fixed 08.07.93 at Vikas Sadan, New Delhi.

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DELHI DEVELOPMENT AUTHORITY

DRAFT MINUTES OF THE MEETING OF THE ADVISORY  
COUNCIL OF D.D.A. HELD ON 8.7.93 AT 11.00 A.M.  
AT VIKAS BAHAN.

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The following were present:

PRESIDENT

1. Sh. I.K. Dava,  
Lt. Governor, Delhi.

MEMBERS

2. Sh. R.K. Dhawan,  
M, Rajya Sabha,
3. Sh. Hari Kishore Singh,  
M, Lok Sabha,
4. Sh. J.I. Goel,
5. Sh. Chatter Singh,
6. Sh. S.P. Jakhanwal,  
Vice-Chairman, DDA,
7. Sh. F.K. Kumarin,  
D.G. (Defence Estate),
8. Sh. K.K. Trikha,  
G.M., MNPL  
REPRESENTED BY  
Sh. S.S. Goyal,  
G.M. (Flg.) MNPL,
9. Sh. Dev Raj,  
Municipal Health Officer,
10. Sh. D.S. Meshram,  
Chief Planner, TCO,  
REPRESENTED BY  
Sh. K.T. Gurumukhi,  
Addl. Chief Planner,

INVITEES

11. Sh. H.D. Sharma,  
Engineer Member, DDA,
12. Sh. K.N. Khandelwal,  
Finance Member, DDA,
13. Sh. R.G. Gupta,  
Commissioner (Flg.), DDA,
14. Sh. S. Roy,  
Commissioner (ID), DDA,
15. Sh. A.J.S. Sahney,  
Commissioner (H), DDA,
16. Sh. K.J. Alphonse,  
Commissioner (LM), DDA,
17. Sh. S.C. Gupta,  
Director (DCF), DDA,

SECRETARY

18. Ranbir Singh.

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<u>Item No.</u> 2.1-A.C./93	Sub: Confirmation of the minutes of the meeting of the Advisory Council held on 20.5.93 at Vikas Saden, New Delhi. F.1(13)93/MC/DDA.
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Confirmed.

<u>Item No.</u> 2.2-A.C./93	Sub: A scheme to decongest congested areas of Delhi by: i) Shifting of Trucking activities with Warehousing; ii) Shifting of wholesale trade and markets. F.1(6)90-Dir.(TYZ)/Pt.
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Director (Special Cell) explained the Project with the help of slides, transparencies and maps. After discussions the Council made the following suggestions:

- i) Effective legal measures would be necessary to stop the plying of trucks and functioning of trades from a particular date in the designated areas.
- ii) Discussions should be held with the Associations of traders, truck-operators, wholesale dealers, etc.
- iii) Financial analysis along with year-wise cash flow and funding of the project may be spelt out.
- iv) Requirements of size and no. of plots may be worked out. Provision for expansion should also be made.
- v) Detailed brochure giving details of components of scheme and size of various units/plots, description of each location, approximate price to be charged, mode of payment, etc. should be prepared.

<u>Item No.</u> 2.3-A.C./93	Sub: Planning of River Yamuna bed. (Report compiled by Flg. Deptt.)
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- i) To make it pollution free;
- ii) To improve and beautify the environments and banks.
- iii) To channelise the river.
- iv) To reclaim the land; and
- v) To develop the reclaimed land.

Director (Special Cell) made a brief presentation of the project. V.C., DDA, informed the meeting that a Special Cell for planning the River Yamuna Bed has already been set-up and in the first phase the stretch between the Indraprastha and Nizamuddin bridges was to be taken up for execution. The Council after discussion made the following suggestions:

- i) For better coordination with various Ministries of Central Govt. and Deptts. of Govt. of NCTD, CW&PRS, Pune, DWS&SDU etc. creation of a Special/Sub-Authority with planning and financial powers should be considered.
- ii) Financial aspects of the project should be studied in detail and the project should be made self-sustaining, dependency on the Government for the funds should be minimum.
- iii) A beginning should be made in the current year for beautification of river front, construction of bathing ghats, etc.

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Item No.  
2.4-A.C./93

Sub: Involvement of Private Developers in the land development and construction process in Delhi.  
F.PS/Commr.(LD)/93.

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Commr. (LD) explained the report of Task Force on 'Involvement of Private Developers in Land Assembly, Development & Disposal'. After discussion the Council made the following suggestions:

- i) Apart from Rajdhani Estate Promoters and Builders Association, other apex bodies such as Builders' Federation of India should also be consulted and criteria for eligibility of private builders should be laid down.
- ii) It should be ensured that excessive profiteering was not done by the builders who were assigned the projects.
- iii) Approval of the Ministry of Urban Development be first taken in principle to involve private developers in land assembly, development and disposal.
- iv) A brochure be prepared for information of prospective developers. The draft of the brochure may be circulated to the members of the Advisory Council.

Item No.      Sub:    Action Taken Note on the points  
2.5-A.C./93      raised in the Advisory Council's  
meeting held on 20.5.93.  
F.1(4)93/AC/MC-II.

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The information was noted.

Item No.      Sub:    Comments on the observations  
2.6-A.C./93      made in the Advisory Council  
meeting held on 20.5.93 on  
Action Taken Note in the  
meeting of Council held on  
16.10.92.  
F.1(4)93/AC/MC/II.

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The information was noted.

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ITEM NO. SUB : Confirmation of the minutes of the meeting  
2.1/AC/93 of the Advisory Council, DDA held on 20.5.1993  
at Vikas Sadan, New Delhi.  
A-8.7.93 (F.1(3)/93/AC/MC/DDA).

P R E C I S

Confirmation of the minutes of the meeting of the Advisory Council, DDA held on 16.10.92 at Vikas Sadan, New Delhi. A copy of the draft minutes are annexed at (Appendix 'A' Page No. 2-11 ).

R E C O M M E N D A T I O N

Confirmed.

DELHI DEVELOPMENT AUTHORITY

DRAFT MINUTES OF THE MEETING OF THE  
ADVISORY COUNCIL OF D.D.A. HELD ON  
20.5.1993 AT 11.00 A.M. AT VIKAS SADAN.

The following were present:-

PRESIDENT

1. Shri P.K. Dave,  
Lt. Governor, Delhi.

MEMBERS

2. Shri R.K. Dhawan,  
MP, Rajya Sabha.
3. Shri Hari Kishore Singh,  
MP, Lok Sabha.
4. Shri Sajjan Kumar,  
MP, Lok Sabha.
5. Shri J.P. Goel,
6. Shri Sunil Dev,
7. Shri Chattar Singh,
8. Shri S.P. Jakhanwal,  
Vice-Chairman, DDA.
9. Sh. P.K. Kumarin,  
D.G. (Defence Estate),
10. Sh. Y.P. Gambhir,  
Chairman, C.E.A.,
11. Shri. K.K. Trikha,  
GM, M.T.N.L.,  
REPRESENTED BY  
Shri S.S. Goyal,  
GM (Plg.), M.T.N.L.
12. Shri D.P. Gupta,  
D.G. (Min. of Transport)  
REPRESENTED BY  
Shri V.K. Arora,  
C.E., M.O.S.T.
13. Shri Dev Raj,  
Municipal Health Officer.

INVITEES

14. Shri H.D. Sharma,  
Engineer Member, DDA.
15. Shri K.N. Khandelwal,  
Finance Member, DDA.



16. Shri A.P. Sinha,  
Principal Commissioner, DDA.
17. Shri J.C. Gambhir,  
Commissioner (Plg.), DDA.
18. Shri S. Roy,  
Commissioner (L.D.), DDA.
19. Shri A.J.S. Sahney,  
Commissioner (Housing), DDA.
20. Shri R.G. Bhatnagar,  
Director (TYA), DDA.

SECRETARY

21. Shri Ranbir Singh.

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Welcoming the Members to the first meeting of the Council in the current year the Lt. Governor/ President of the Council stated that some improvements were perceptible; but availability of water, electricity and housing continued to be pressing problems. To meet the growing demands larger resources are to be pooled. These can be supplemented through privatisation. There should also be an optimal use of land as it has become a scarce commodity.

1. Item No.  
1.1.A.C./93 Subject: Confirmation of the minutes of meeting of the Advisory Council held on 16.10.92 at Vikas Sadan, New Delhi.  
(F.No. 1(2)/93/MC/DDA.)

Confirmed.

2. Item No.  
1.2.A.C./93 Subject: Action Taken Report on the items taken up by the Advisory Council in its meeting held on 16.10.92.  
(F.No. 1(3)/93/MC/DDA.)

The Council noted the information. However, it was felt that certain issues needed to be further elaborated, and additional information was also sought on some of the points, details of which are in Annexure 'A'. This should be supplied to the members at the earliest.

3. Item No.  
1.3.A.C./93

Subject: Physical & Financial  
Achievements of the DDA in  
the year 1992-93.

The Council noted the comparative figures of Physical and Financial Achievements in 1992-93 as compared to 1991-92. Notable achievements were, 59% increase in fresh starts of houses, offer of land to 257 Cooperative Group Housing Societies; 100% increase in the completion of small shopping centres; finalisation of 4 zonal plans (out of 8), transfer of 282 colonies to M.C.D., 125% increase in offer of alternative plots to those whose land has been acquired; 5-fold increase in quantum of land acquired; 20% increase in receipts from auction of shops; zero-based establishment budget, 20% reduction in maintenance expenditure.

The Council, however, made the following observations:-

1. The number of CGHS, waiting for allotment of land is about 1140. Steps should be taken to offer land to them.
2. The Council noted that 2566 applications for conversion of lease-hold tenure to free-hold were decided upto 31-12-92 out of 2968. C(LD) informed the meeting that <sup>the</sup> remaining cases were pending for want of documents and applicants have been asked to complete the same.

3. While discussing the efforts made on economy in maintenance expenditure, Council wanted to ensure that the quality of work should not be adversely affected by economy measures. VC/DDA explained major items on which economy had been effected and assured that economy would not be at the cost of efficiency and quality of works.

4. Item No. Subject: A scheme to decongest congested  
1.4.A.C./93 areas of Delhi by:  
(i) Shifting of Trucking  
Activities with Warehousing  
(ii) Shifting of Wholesale  
Trade and Markets.  
(F.No.1(6)/90/Dir(TYA)/Pt.)

Deferred.

5. Item No. Subject: Planning of river Yamuna bed.  
1.5.A.C./93

Deferred.

6. Item No. Subject: Annual Action Plan of D.D.A.  
1.6.A.C./93 for the year 1993-94.  
(F.No. 2(9)03/P&C).

Deferred.

7. Item No. Subject: Status position of important  
1.7.A.C./93 project and major difficulties  
being faced in Development Work.  
(F.No. E.M.3(14)/92).

Deferred.

8. Item No. Subject: Involvement of Private  
1.8.A.C./93 Developers.

(F.No. PS/Commr.(LD)/93.)

Miscellaneous

Deferred.

- (i) The Members made some general observations and suggestion which are given in Annexure 'B'. Information on these points should be provided to the Members at the earliest.
- (ii) Adequate notice should be given for meetings of the Council to enable the Members to send their proposals for inclusion in the Agenda.
- (iii) Agenda should be circulated at least one week before the meeting.
- (iv) Next meeting of the Advisory Council shall be held in the last week of June, 1993 in which brief presentations will be made on the Agenda items at Sl.No. 4, 5 and 8 above to be followed by a discussion. A brief report regarding Item at Sl. No. 8 of the Agenda should be circulated in advance.

OBSERVATIONS ON ACTION TAKEN NOTE OF THE MEETING OF  
ADVISORY COUNCIL HELD ON 16.10.92.

The following specific queries were made against the items mentioned below:-

(S.Nos. are of Action Taken Note already circulated).

I Supplementary information on points raised by Sh. Sajjan Kumar.

(iii) Shifting of noxious and hazardous industries:-

Details of the scheme of shifting hazardous industries should be provided stating as to when these industries are required to be closed, and if these are to be shifted then to what place. Legal aspects of shifting of these industries should also be examined.

(iv) Channelisation of River Yamuna:-

Expenditure already incurred on the scheme of channalisation of the river by DDA should be made available.

(v) Tree Plantation:-

The date & details of circular issued for protection of plants should be given. It should also be intimated whether Director (Horticulture) is sending progress reports in this regard regularly and whether the same are being superchecked by the higher authorities.

(vii) Redevelopment of urban villages:-

Details of the schemes for Amberhai and Bagdola should be made available, explaining the conditions at site especially in regard to green buffer which is proposed to be provided around the villages.

(viii) Plots under 20 Point Programme:-

As the land is acquired by Delhi Administration at the initiative of DDA, DDA should provide details of the area which are not to be acquired specially in the context of plots allotted under 20 Point Programme. The number of cases where land has to be denotified or errors rectified in the last 3 years in this regard should be given.

(xii) Role of PDA in extension of Lal Dora.

DDA's role, if any regarding extension of Lal Dora should be explained.

(xiii) Low Cost Shopping Centres:-

The number of colonies in which Low Cost Shopping Centres are being planned should be intimated and the total number of shops to be made available may be indicated.

(xiv) Registration under NPRS and Ambedkar Awas Yojna.

Number of registrants under Ambedkar Awas Yojna should be given separately.

(xvii) Allotment of Alternative plots:-

- (2) Number of total pending cases at present regarding allotment of alternative plot should be given. (The figures were furnished by Commr. (LD) in the meeting.)

II. SUPPLEMENTARY INFORMATION ON POINTS RAISED BY SHRI J.P. GOEL.

(III) Decongestion of the walled city.

Full details regarding shifting of godowns from the walled city be made available. (This subject would be discussed at the next Council meeting.)

(iv) Execution of projects in Slum & JJ areas:-

Construction of shops in the slum area and redevelopment colonies should be expedited to make cheaper shops available. Difficulties in respect of availability of sites including those arising from encroachment should be sorted out.

(xi) Speeding up the disposal of Nazul Lands:

Progress of disposal of Nazul lands under the 'Reduced R.F. Criteria' should be watched and reported.

III Supplementary information on points raised by Shri Suhil Dev.

(ii) Use of Sports Fields:

Guidelines for the use of Sports fields recently identified by D.D.A. should be finalised at the earliest. Whenever goal posts, etc. are to be provided, the same should be done expeditiously.

INFORMATION BOUGHT AND ISSUES RAISED  
BY MEMBERS OF ADVISORY COUNCIL.

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Shri R.K. Dhawan:

- 1.1 System of redressal of public grievances needs to be streamlined to improve the level of public satisfaction.
- 1.2 Local MPs may be associated with D.D.A. and made ex-officio members as they can contribute a lot.
- 1.3 Due to the faulty policy Delhi has been made a squatting ground and urgent steps should be taken to check this nuisance.
- 1.4 Huge unauthorised construction in the shape of commercial markets is taking place. D.D.A. should come up with their own commercial projects.
- 1.5 There should be proper tie up with MCD/DESU/PWD while planning the projects by D.D.A. so that their implementation becomes smooth.
- 1.6 Zonal plans for walled city are not available. These should be made accessible to the public.
- 1.7 Letters from MPs should be replied at appropriate level.
- 1.8 Huge unauthorised commercial complexes have come up on Vikas Marg, Jawalaheri and Vikaspuri.
- 1.9 Slum Wing had started a registration scheme in 1985 for allotment of tenements under EWS category and the land needs to be made available to the Slum Deptt. for this purpose so that backlog is wiped out.
- 1.10 D.D.A. has not paid electricity and water charges in JJ colonies to DESU/DW&SDU.
- 1.11 Gaon Sabha lands placed at the disposal of D.D.A. HAS been utilised under various schemes against the government instructions.
- 1.12 Dispute regarding payment of maintenance and deficiency charges to M.C.D. which is pending since long needs to be resolved.

- 1.13 D.D.A. is not making payment of relocation charges to Slum Wing for shifting of squatters from their lands.
- 1.14 Central Govt. lands which were placed at the disposal of D.D.A. for maintenance had been encroached upon. What steps are being taken for clearance of squatters?

SHRI SAJJAN KUMAR:

- 2.1 While appreciating the scheme for channelisation and cleaning of the Yamuna river, it was suggested that request for construction of temples on the river bank is pending with D.D.A. the same needs to be considered. It was further suggested that a separate cell/sub-authority should be created for development of the river bed area.
- 2.1 While appreciating the concept of 'cheap market' recently taken up by DDA, the scheme should be extended to other colonies of D.D.A.

SHRI HARI KISHORE SINGH:

- 3.1 While appreciating the steps taken by VC/LG to activate Advisory Council, it was suggested that the image of D.D.A. should be retrieved.
- 3.2 More land should be allotted to Cooperative Societies. Cooperative Societies are feeling difficulty in paying the amount in time. They should be allowed further time.
- 3.3 Adequate compensation should be paid to the farmers whose lands are acquired. They should also be given part of the land acquired from them as is done in Maharashtra.
- 3.4 Small residential plots should also be allotted to the individuals under new schemes.
- 3.5 Repeatative cutting of the roads by MTNL should be avoided.

Shri Chatter Singh :

- 4.1 The policy of shifting heavy and large industries should be explained clearly. The example of D.C.M. was cited where it is not clear whether it is required to be shifted or not.
- 4.2 The allotment of alternative plots to the persons whose lands are acquired is being made at far away places and at odd locations. The plots should be developed for them in the areas where their lands have been acquired and till then the allotment should not be cancelled.
- 4.3 Shops which were allotted earlier at reserve rate are now being charged market price which is causing hardship to the allottees.
- 4.4 Promotion avenues for senior D.D.A. officers should be opened.

Shri J.P. Goel :

- 5.1 It was stated that he had already sent suggestions which need to be attended on priority.
- 5.2 Keeping in view the acute shortage of drinking water, it was suggested that only raw water should be made available for the purposes of gardening and tubewells should be bored in parks.
- 5.3 Tree plantation should be done along Ring Road, Railway lines and nullahs.
- 5.4 Commercial projects which were prepared by Slum Deptt. when under D.D.A. should be taken up immediately after resolving the dispute.
- 5.5 The scheme for development of land along the NH-8 should be expedited to avoid encroachments along the highway.



- 5.6 Lands lying un-utilised around the urban villages, should be developed as per report already made in this regard.
- 5.7 Instead of demolishing unauthorised buildings, their possession should be taken over and buildings should be used for providing public facilities. legal implications be studied.
- 5.8 The provision in regard to construction of additional storey should be given wide publicity so that people are not misguided by the unscrupulous builders.

Shri Sunil Dev :

- 6.1 The play fields should be planned properly to cover various activities. In some cases exorbitant money is being charged for the use of sport fields which needs to be looked into and some reasonable fee should be charged.

Shri S.S. Goyal, G.M. (Plg.), MTNL :

- 7.1 Sufficient lands for telephone exchanges, staff quarters, storage of cables should be allotted at "reasonable cost" instead of charging market rates.
- 7.2 An F.A.R. of 250 should be allowed in place of 100 with height of 40 metres instead of 26 metres for telephone exchanges.
- 7.3 Telephone exchanges at present are linked with District Centres which come up with delay. These should be delinked and allotted in advance to telephone Deptt. even when the District Centres are under development.
- 7.4 Instead of 30 days, a period of 90 days should be allowed for making payment by MTNL in cases of allotment of land by D.D.A.

Shri Y.P. Gambhir, Chairman, C.E.A.:

- 8.1 In order to achieve better coordination between D.D.A. and D.E.S.U. , General Manager, DESU, should be made a Member of this Council.

ITEM NO Sub: A scheme to decongest congested areas of Delhi by:

2.2/AC/93

A-8.7.93

- i) Shifting of Trucking Activities with Warehousing ;
- ii) Shifting of Wholesale Trade and Markets.

( FR. J(6) 90-Dir. (TYA.)/Pl.

P R E C I S

1. Background

There is a lot of congestion in central parts of Delhi especially Walled City due to activities of i) Trucking with booking and forwarding agencies, truck repair centres, warehousing godowns etc. ii) Wholesale trade and markets of different commodities and iii) Three rail stations (Old Delhi, New Delhi and Nizamuddin). In the Agenda, only first two components have been dealt with.

2. Master Plan-2001, Important Provisions

2.1 Freight complexes are to be located where they intercept the maximum possible regional goods entering Delhi. Keeping this in view the sites for freight complexes are-

- i) Madanpur Khadar (NH-2)- 50 hect.;
- ii) Patparganj (NH-24)/ Gazipur- 60 hect.;
- iii) G.T. Road (NH-1)/ Narela- 55 hect.; and
- iv) Bharthal (NH-8)- Dwarka-50 hect.

2.2. Wholesale trade/markets; These are proposed at major four locations (East, South, South West, and North) for trades namely; Textile & Textile Product, Auto, Motor Part & Machinery, Fruit and Vegetable, Hardware & Building Material, Iron and Steel, Food Grain, Timber, Plastic, leather & PVC, Relocation of junk markets etc. Extent area of wholesale markets given in the master plan are 111 hect. at Patparganj, Gazipur, 108 hect. at Madanpur Khadar, 109 hect. at Narela and 75 hect. at Dwarka. Earlier, one location was at Loni Road in Trans-Yamuna Area but could not be developed due to various reasons therefore, its area has been added to Patparganj, Gazipur to the extent possible. Present available vacant land differs from the provisions of the master plan and actual available vacant area is given in Para 4.2 of the agenda.

3. **Rationalization of the Scheme**

- i) it would fulfil the requirements of MPD-2001.
- ii) Incoming and outgoing goods and passengers would be controlled at the periphery and central areas would be relieved from congestion to a great extent.
- iii) It would be a biggest step towards planned development of Delhi especially for inlying built up areas and would be an example not only for Delhi but for other Metropolitan Cities of the country too.

4. **Details of Proposals**

4.1 **Freight Complexes;**

i) **Master Plan Provisions**

iii) Dwarka-50hact.; 4 large freight complexes are proposed at i) Patparganj Gazipur-60-hect.

ii) Modanpur Khadar 50 hect.; iv) Narela-55 hect. i.e. in a total area of 215 hect. These freight complexes are proposed to be integrated with wholesale markets and would discharge the following functions:

- a) To provide facilities for regional and intra urban freight movement.
- b) To provide facilities for freight in transit as well as inter-change of mode.
- c) To provide warehousing and storage facilities and inter-link these sites with specialised markets like iron & steel and building materials; hoisery, plastic, leather and PVC; auto motor parts and machinery; fruits & vegetables.
- d) To provide servicing, lodging and boarding, idle parking, restaurants and other related functions in the complex.

ii) **Components of freight complex/truck terminals**

There will be 13 components in these complexes: i) Booking and forwarding agency; ii) Warehousing; iii) Idle parking; iv) Workshops for repairs; v) Auto spare parts; vi) Community facilities; vii) Utilities and services; viii) Parking areas; ix) Circulation system; x) Allotment/disposal of developed plots; xi) Construction of buildings by individuals with type designs; xii) Street furniture and xiii) Landscaping.

iii) In the enclosed report in Annexure No. 1, space standards in sq. mt. for various components have been worked out at Page 9 of Chapter No. I and Page 53 Schedule 3 of Chapter No. 4. [As per booklet].

**iv) Economics of a freight complex/truck terminal**

Expenditure would be for i) Acquisition of land ii) Cost of allotment of alternative urban space to affected families iii) Internal Development iv) Peripheral Development v) Trunk Development vi) Construction of buildings of essential community facilities and street furniture.

Receipts would be only from disposal of plots which would be used for the development of freight complex. Maintenance would be from the licence fee to be charged from parking of vehicles and idle truck parking. The project would be completely self supporting financially in terms of provisions of internal, peripheral and trunk infrastructure and also buildings of community facilities and street furniture. Beneficiaries would make the payments in instalments namely; 10% at the time of registration, 20% first instalment and balance amount in instalments of 10% after every six months. Disposal cost of plots with all the facilities would be about Rs. 4790/- per sq. mt. as plotted area would be only 20% ( as per Booklet already circulated.).

**4.2 Wholesale Markets**

**i) Provisions as given in Master Plan**

In MPD-2001, an area of 411 hect was proposed in 5 locations i.e. i) 111 hect. in East Delhi; ii) 108 hect. Madanpur Khadar; iii) 75 hect. in Dwarka; iv) 109 hect. in Narela and v) 8 hect. in Najafgarh, but now, actual vacant available area would be 50 hect. , 108 hect. , 60 hect. and 164 hect. respectively in the first four locations. Site at Najafgarh( Serial No. 5) has already been developed by D.A.M.B. Different types of proposed wholesale markets in MPD-2001 are as on next page.

Area in Hectares

Commodity	Gazipur (East)	Madanpur Khadar (South)	Dwarka (S.W)	Narela (North)	Total
Textile & Textile Products	9	28	26	7	70
Auto-Parts and machinery	12	-	11	20	43
Fruits & Vegetable	8	20	5	20	53
Hardware and building material	18	18	12	5	53
Iron & Steel	5	10	5	5	25
Timber	36	23	16	37	112
Foodgrains	10	9	-	5	24
Plastic, leather PVC	9	-	-	10	19
Junk market	4	-	-	-	4
Total as per MPD-2001	111	108	75	109	411
Expect Area of the Complex as per land availability*	50	108	60	164	382

\* NOTE: Some land is already available with the DDA and the rest will have to be acquired.

ii. Economics of wholesale markets have been worked out on the same principles as of freight complex.

5. Discussions of the report and decisions taken:

The report placed at Annexure was discussed in a meeting held on 3rd Feb. 1993 under the chairmanship of VC, DDA, attended by EM, DDA, Addl. Chief Planner, TCPO, Professors of School of Planning & Architecture, Commissioner (Plg.), DDA, other Planners of DDA and Dy. Dir. (Lands), DDA. Minutes of the meeting are at page no 138 - Appendix No.13. Important decisions of the meeting are as under:-

i) Acquisition of Land.

For the implementation of these two projects namely freight complexes and wholesale markets, an area of 215 + 382 = 597 hect. is required and hardly 15% is available, so, 500 hect. of land is yet to be acquired including removal of unauthorised structures (if any) on priority basis on these lands. For this, details may be worked out of four sites in terms of physical features and revenue khasra nos. of various villages. Then details would be supplied to Secretary (Lands & Building)/Land Acquisition Collector DDA. Land should also be acquired for 100 mt. wide road.

ii) Provision of residential accommodation.

Alongwith integrated freight complexes and wholesale markets, a sizeable area based on requirements should be earmarked and developed for residential accommodation, specially for labour class i.e. EWS and and LIG and some percentage for MIG and HIG also. This residential component would be integrated and interconnected with the main complexes of integrated freight complex-cum-wholesale markets.

A pertinent question was raised whether this residential accommodation should be built by DDA and allotted to individuals or expenditure of this should be borne by the perspective buyers/allottees of plots in these complexes. It was decided that the two options would be assessed at the time of preparation of the project.

Likewise provisions should also be made for accommodating informal sector of various landuses, so that it does not sprung up in an unauthorised way.

A thought should be given to permitting residential accommodation on upper floors of booking and forwarding agencies, shops for wholesale dealers etc.

iii) Projects of integrated freight complexes-cum-wholesale markets should be dealt with in the following priority depending upon availability of physical and financial resources:-

a) Patparganj/Gazipur - study at macro level has already been assigned to School of Planning & Architecture. b) Narela; c) Madanpur Khadar and Dwarka.

Macro level planning of the first two complexes should be completed by March, 1993 and then process of micro level planning would be undertaken with the help of outside consultants. This process would start after macro level planning is completed, finalised and approved.

iv) Association/coordination with Delhi Agricultural Marketing Board.

DAMB should be associated to the extent possible in funding the projects of wholesale markets.

v) Financial Planning of the Projects.

Outline details of receipts and expenditures alongwith cost of acquisition, allotment of alternate urban spaces, internal development, peripheral development, trunk development and construction of essential social infrastructure with street furniture of these projects are in the Project Report. Mode of payment would be 10% at the time of registration, 20% first instalment and other 7 instalments each of 10% after every six months. Cost of the projects has also the components of a) comprehensive paper planning @ 2% of the cost of the project. b) interest element. c) escalation element and d) maintenance for five years from the date of start of the project.

vi) Conducting of Important Studies.

Importance of management planning was emphasized in terms of coordination/integration of four freight complexes/wholesale markets in four directions of Delhi, movement of trucks with origin and destination on different highways and newly developed complexes etc. Likewise there are other important subjects also.

It was decided to take these studies but at a later date may be in next financial year. Names of the studies are as under:-

- a) management system of various complexes.
- b) mechanisation of loading and unloading of goods.
- c) mechanisation of disposal of garbage.
- d) zoning regulations for use/re-use of vacated/shifted units from the existing sites specially in Walled City of Delhi.

vii) System of allotment of developed urban spaces of freight complexes and wholesale markets to the units which have to be shifted and to other units also.

a) Tentative registration form for registering the units who are interested in the allotment of plots with special concession elements to existing godowns/warehousing requiring shifting as per provisions of the MPD-2001.

b) A detailed brochure for each project to be prepared after working out reasonably detailed plans indicating spaces for disposal and economics of the scheme.

viii) Network Planning

A network of various activities of freight complex-cum-wholesale markets be prepared of all the sites giving details of each and every activity in terms of physical, financial and time dimensions. Activities namely a) Identification of sites on paper b) Preparation of revenue maps c) Acquisition of land d) Allotment of alternate spaces e) Macro level paper planning f) preparation of brochure with terms and conditions g) Appointment of consultants h) Preparation of detailed plans i) Completion of physical and financial planning j) Registration of units k) Assignment of macro level studies etc.

5. Delhi Development Authority had agreed to the proposal in principal and it has been decided that planning & development of Narela and Gazipur integrated freight complex should be taken up for execution immediately.

6. The matter is placed before the Council for advice & guidance in the matter.

\* \* \* \* \*

R E C O M M E N D A T I O N

Director(Special Cell) explained the Project with the help of slides, transparencies and maps. After discussions the Council made the following suggestions:

- i) Effective legal measures would be necessary to stop the plying of trucks and functioning of trades from a particular date in the designated areas.
- ii) Discussions should be held with the Associations of traders, truck-operators, wholesale dealers, etc.
- iii) Financial analysis alongwith yearwise cash flow and funding of the project may be spelt out.
- iv) Requirements of size and no. of plots may be worked out. Provision for expansion should also be made.
- v) Detailed brochure giving details of components of scheme and size of various units/plots, description of each location, approximate price to be charged, mode of payment, etc. should be prepared.

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ITEM NO. SUB:- Planning of river Yamuna bed.  
2.3-AC/93

A-8.7.93

- i) To make it pollution free;
- ii) To improve and beautify the environments and banks
- iii) To channelise the river;
- iv) To reclaim the land; and
- v) To develop the reclaimed land.

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P R E C I S

1. Dimensions of the Project

- i) River Yamuna in National Capital Territory of Delhi.

The length of River Yamuna in National Capital Territory of Delhi is about 50 kms. with 50% of the length in present urban limits and the balance in rural areas of Delhi with a width varying from 1.5 kms. to 3 kms. River Yamuna has become an intolerable centre of pollutants to such an extent that in half of its length the quality of water is E (not fit even for animal consumption) due to fall of 17 large storm water drains. Quality of water in terms of A,B,C,D&E has been defined in appendix No.1. A lot of unauthorised construction has come up near the old Yamuna bridge, near the NH-24 bridge, and near the Jamia Millia University. Already there are 7 bridges and four are under contemplation. The area of river bed is 9700 hecets. with a break-up of 1645 hecets. under water and the balance 8055 hecets. under dry land which can be reclaimed for any purpose like recreational and other uses.

The project is for river Yamuna bed in 97 sq.kmt. between two marginal bundhs in National Capital Territory of Delhi. Planning is limited only to this area.

- ii) Sources of pollution:

a) 17 major storm water drains, Najafgarh Drain the largest and the most polluting one with four rural drains and 38 urban drains.

b) Effluent from industrial areas.

c) Sub-standard areas.

d) Cows, buffaloes and poultry.

iii) Proposed landuse.

It is proposed to use the reclaimed land 80% (64 sq.km. for recreational use), 6% (4.8 sq.km. for commercial use), 3% (2.4 sq.km. for residential use), 4% (3.2 sq.km. for public and semi-public facilities), 4% (3.2 sq.km. for govt. offices/utilities) and 3% (2.4 sq.km. for circulation). Total reclaimed land would be about 80 sq.km.

iv) Structural and non-structural measures

Details have been given in Chapter 7 (Non-structural aspects of flood management), Chapter 8 (Flood Plain Zoning of River Yamuna).

v) Components of the Project

a) Cleaning of River Yamuna as per details given in Chapter 12 (To remove, stop and control of pollution), appendix No.17 (Action Plan to improve the quality of Yamuna - 8th Five Year Plan - prepared by DWS & SDU) and appendix No.18 (Yamuna Action Plan prepared by SAPROF -Team Japan).

b) To improve the environment of River Yamuna. Details given in Chapter No.13.

c) To channelise the River. Details given in Chapter No.14.

d) To reclaimed the land with the help of private sector. Details given in Chapter No.15.

e) To develop the area based on the plans prepared and given in Chapter No.9 (Indicative plans of the entire stretch of river Yamuna) and Chapter No.10 (Plans of phase I of river Yamuna).

2. Necessity of the Project of Planning of river Yamuna Bed (details given in Chapter No.4 of the report):

i. To fulfil part of the requirement of land for Delhi, specially for recreational.

ii. Source of water supply.

iii. A sacred river.

iv) Part of the reclaimed area can be used to decongest Walled City of Delhi.

v. It will bring balance in land use distribution of Delhi which is already lopsided. Out of the total reclaimed area, 64 sq.kmt. would be used for recreational purposes which is enough to balance 400 sq.kmt. urban areas.

3. Important decisions taken so far:

i. Studies to Central Water & Power Research Station, Pune were assigned in 1982. Three interim reports were received on 5.10.85, 14.3.87 and May, 1989. First final report on some of the points were received on 29.5.91, on the basis of which necessary action is being taken to channelise reclaimed and develop the river bed.

ii. Preliminary reports were prepared from time to time. In Feb., 1987, the first draft report was discussed in a meeting under the chairmanship of the then Union Minister of E&F, where it was decided that 50% of the total cost of the macro level project can be funded from Central Funds.

iii. A preliminary report was also considered by the Authority, vide its Resolution No.27 dated March, 1987 with the following decisions:-

"The Authority took note of the proposal regarding pollution control of river Yamuna as details given in the agenda item and resolved that as an immediate objective necessary action be taken to improve the quality of water at the Ghats and improve the existing services available at the Ghats within a period of six months. It further resolved that the entire pollution control programme be taken up simultaneously for which action plan be drawn up. The project be handled by the DDA in collaboration and consultation with the Municipal Corporation of Delhi, the Department of Irrigation and Flood Control, Delhi, as part of the Plan Scheme of the Delhi Administration. It further observed that the nodal point for the execution of the scheme would be the Secretary (LSG), Delhi Administration.

iv. Inland Waterways Authority of India (IWAI) in Jan., 1989 submitted a report on Navigational Feasibility in river Yamuna to Lt. Governor, Delhi.

v. 3500 hect. of area in river bed on 29.3.89 was declared as development areas of the DDA under Section-12(i) of Delhi Development Act.

vi. DWS&SDU prepared a action plan of five years to improve the quality of water. This plan was finalised and modified by Special Assistance for Project Formation (SAPROF - Team) for the Overseas Economic Cooperation Fund (OECF - Japan). This plan would be implemented by DWS&SDU. Other components of the plan would be implemented by the DDA.

vii. DDA prepared a comprehensive report in 1992 and was discussed in Jan., 1993 under the chairmanship of VC, DDA, attended by the officers of CWPRS, Pune, I&F, Delhi Admn., DWS&SDU and DDA. Following decision were taken in this meeting:-

a) Note be detailed out by dividing it into a) long term (15-20 years) b) medium term (3-5 years) and c) short term i.e. for 1993 - 94 financial year.

b) Position with regard to cleaning of River Yamuna be updated by taking details from DWS & SDU.

c) Central Water & Power Research Station, Pune may be requested to complete the report as per terms and conditions decided between the two.

d) Railway Authorities may be requested to tell the position of Old Road-Cum-Railway Bridge, its life and its re-construction proposal if any, as the structure is affected whenever flood discharge is 2 lakh cusecs and more. This structure ultimately has to be re-built.

e) Economics of the project be improved by adding more area for gainful purposes i.e. for commercial and residential.

f) A team of officers namely; Mr. S.N. Murti, Chief Engineer (I&F) Delhi Admn., Mr. S.S. Ramrakhiani, Chief Engineer DWS&SDU, Mr. Kulkarni CW&PRS Pune, Mr. R.K. Bhandari, Chief Engineer DDA and Mr. R.G. Gupta, Director (Plg.) DDA would finalise the report and then would submit to River Yamuna Committee.

g) Indicative planning of the entire River Yamuna Bed be done emphasizing and giving details of Phase I i.e. between I.P. Barrage and Nizamuddin Bridge especially details of river front development and making the river free from pollution.

#### 4. Plans

i) Indicative Plans have been prepared and details given in Chapter No.9 of the report under the following 9 heads:-

a) Division of the river bed for planning purposes.

b) Areas of each part/sector.

c) Priorities and Phasing of development.

d) Proposed landuse.

e) Brief description of each proposed landuse.

f) Description of the indicative plan.

g) Zoning regulations.

h) Construction of trunk infrastructure.

i) Detailing out the landuse and the building.

11) Plans of River Yamuna - Priority-One (1993-97) in full consultation with Department of I&F, Delhi Admn. has been prepared and given in Chapter No.10 of the report. This includes the area

a) 441 hect. between Indraprastha barrage and Nizamuddin bridge along left marginal bund.

b) 148 hect. between Indraprastha barrage and Nizamuddin bridge along right marginal bund.

c) 537 hect. between Nizamuddin bridge and Okhla Wier along left marginal bund.

d) 895 hect. in the north of Wazirabad barrage between two left marginal bunds.

e) 81 hect. of land in a narrow strip on right marginal bund between old road-cum-railway bridge and Wazirabad barrage.

f) 808 hect. of land between Wazirabad barrage and ISBT bridge along left marginal bund.

5. The report and basic statistics of "Planning of River Bed: Yamuna" and other details are given in the enclosed Booklet.

6. The item along with the report is placed before the Advisory Council for consideration and advice.

#### RECOMMENDATION

Director (Special Cell) made a brief presentation of the project. V.C., DDA, informed the meeting that a Special Cell for planning the River Yamuna Bed has already been set-up and in the first phase the stretch between the Indraprastha and Nizamuddin bridge was to be taken up for execution. The Council after discussion made the following suggestions:

- i) For better coordination with various Ministries of Central Govt. and Deptts. of Govt. of NCTD, CW&PRS, Pune, DWS & SDU etc. creation of a Special/Sub-Authority with planning and financial powers should be considered.
- ii) Financial aspects of the project should be studied in detail and the project should be made self-sustaining, dependency on the Government for the funds should be minimum.
- iii) A beginning should be made in the current year for beautification of river front, construction of bathing ghats, etc.

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Item No.  
2.4-AC/93

A-8.7.93

Sub: Involvement of private developers  
in the land development and cons-  
truction process in Delhi.  
(No.PS/Commr:(ID)/93).

1. In 1961 the Ministry of Home Affairs framed the urban land policy vide its order dated 2nd May, 1961 App. 'B' P.27-41 laying down the guiding principles for acquisition, development and disposal of land by D.D.A. Revolving Fund with a core of Rs.5 crore was created for the purpose to implement the scheme. The scheme laid-down the guidelines for mode of development and disposal of land so acquired by the Govt. of N.C.T.D. and transferred to D.D.A. for development for various purposes. All lands within urbanised limit of Master Plan for Delhi were notified under Section 4 of Land Acquisition Act for planned development of Delhi. The purpose was to prevent un-planned and caotic growth of Delhi. This land policy only allowed one family to hold only one plot/flat in Delhi and envisaged all allotments on leasehold basis. This was to achieve equitable distribution of land/plots/flats and also to prevent speculation in urban properties. Under the scheme about 60,000 acres of land have been acquired and placed at the disposal of D.D.A. which has crossed one million mark in DUs in 92-93 out of which 25% in D.D.A. flats and 75% units have been provided by Private/Cooperative initiative on the lands allotted by D.D.A. By and large the model adopted under the aforesaid scheme which stipulated all allotments on leasehold basis was a success however, there were problems like provision of infra-structural facilities by the local bodies, acquisition of land etc.

2. However, the pace of urbanisation and pressure of increasing migrant population in Delhi out-weighed the demand of developed land and housing viz-a-viz its availability which not only led to over crowding in the existing housing but also led to cropping up of unauthorised structures and colonies. In this unauthorised development, the role of land speculators and unscrupulous persons cannot be underplayed. Even the legal provisions like power of attorney etc. were devised and used as a measure to effect unauthorised sale of land and property. The legal and procedural wrangles and financial constraints coupled with non-availability of essential services in time contributed to the delay in acquisition of notified land its development. The unscrupulous colonisers in Delhi grabbed this opportunity and bought the land from the gullible agriculturists and parcelled it out to the unwary people. This resulted, in development of sub-standard areas and colonies with no basic facilities like water, sewerage, electricity, etc. and emergence of various pressure groups, leaving no option to the Govt. but to regularise them. Hence the Government of India took a decision to regularise these colonies which had come up before 30th June, 1977 and provide them with basic facilities.

3. There are still about one lakh registrants for plots/flats with D.D.A. who are waiting for allotments for many years. The average figures of construction of flats and development of land per year are about 10,000 flats and about 2000 acres of land respectively. In aforesaid circumstances

and to augment the efforts of D.D.A., it is now being felt that private developers should be involved in the land assembly/development/disposal. A Task Force was constituted under Principal Commissioner to work out the modalities for this purpose. This Group has come out with alternatives which are given in Appendix 'C' to page No. 1-49 (Part 1st)

4. These alternatives are tentative and are placed before the Council for consideration and their advice in the matter.

#### R E C O M M E N D A T I O N S

Commr. (LD) explained the report of Task Force on 'Involvement of Private Developers in Land Assembly, Development & Disposal'. After discussion the Council made the following suggestions:

- i) Apart from Rajdhani Estate Promoters and Builders Association, other apex bodies such as Builders' Federation of India should also be consulted and criteria for eligibility of private builders should be laid down.
- ii) It should be ensured that excessive profiteering was not done by the builders who were assigned the projects.
- iii) Approval of the Ministry of Urban Development be first taken in principle to involve private developers in land assembly, development and disposal.
- iv) A brochure be prepared for information of prospective developers. The draft of the brochure may be circulated to the members of the Advisory Council.

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No.F.37/10/60-Delhi(i)  
Government of India  
Ministry of Home Affairs.

New Delhi-11, the 2nd May, 1961  
12th Vaishakha, 1883.

From

Shri A.V.Venkatasubban,  
Deputy Secretary to the Government of India.

To

The Chief Commissioner,  
DELHI.

Subject :- Control on land values in the urban areas of  
Delhi- Acquisition, Development and disposal  
of land in.

....

Sir,

I am directed to invite a reference to your letter No.782/ST/CC/59, dated the 6th June, 1959, forwarding the Report of the Committee which was set up to study the problem of introducing measures of control on land values and stabilising land prices in the urban areas of Delhi. The Govt. of India have considered the recommendations made in the report of the Committee. They have also considered the proposals made in your note dated the 25th April 60, regarding acquisition, development and disposal of land. The following decisions have been taken by the Government of India.

- (1) Private investment in housing in Delhi should be facilitated. Setting up of colonies which should be located elsewhere should be discouraged.
- (2) No institution should be given allotment of Government land in Delhi unless it subserves directly the interest of the population of Delhi or it is definite that the nature of the work to be carried out is such that it cannot with equal efficiency be carried out elsewhere than in Delhi.
- (3) The size of residential plots to be leased out to individuals should not exceed 800 sq. yds. This ceiling would not apply to plots on which residential accommodation is constructed by Government. In the case of cooperative house-building societies, the ceiling may be extended to 1,200 sq. yds., except in the case of such co-operative societies as had either acquired land for development under

their own arrangement and had been dispossessed of that land in the acquisition proceedings by Government in 1957 or had deposited money with Government before the 31st December, 1959, for the acquisition of land for housing purposes or had themselves bought land otherwise than through acquisition proceedings) prior to the 13th Nov., 1959, where the ceiling may be relaxed upto 2,000 sq. yds. Special care should be taken to see that no land was allotted to a body which was not a genuine cooperative society. Care should also be taken to ensure that the total quantity of land allotted to a co-operative society does not exceed its real needs for residential accommodation only of its members and that the cooperative societies which may be permitted to have a ceiling of 2,000 sq. yds. in individual plots are not allowed to apply for allotment of additional land merely on the ground that larger plots are required for some of their members.

2. Subject to the above-mentioned general conditions the scheme detailed below for the acquisition, development and disposal of land has been approved by the Government of India :-

- (1) About 8,000 acres of land should be required, in the first instance, under the provisions of the Land Acquisition Act, 1894. The land so acquired will be developed by the following authorities :-
  - (i) The Central public Works Department for housing of Government employees. 1,200 acres
  - (ii) The Delhi Development Authority for provision of plots for
    - a) Private housing including plots for individuals whose land has been acquired under this scheme.
    - b) industries and manufacturers;
    - c) shopping centres and business premises;
    - d) Public and private institutions; and
    - e) public utilities and community facilities 4,000 acres
  - (iii) The Delhi Municipal Corporation for
    - a) Slum clearance projects and jhuggies and jhompries scheme - 950 acres, and
    - b) industrial use for the relocation of industries to be shifted from city area 1000 acres. 1,950 acres.

Contd....

	B/F	7,150 acres
(iv) Co-operative societies for house building and industrial co-operatives.		850 acres
	Total	<u>8,000 acres</u>

The Delhi Municipal Corporations being asked separately to take urgent steps to provide trunk municipal services in the areas to be developed under the scheme.

(2) The responsibility for the development and disposal of land allotted to the Central Public Works Department will be that of the Ministry of Works, Housing & Supply.

(3) The acquisition and development of land should generally follow the time schedule and targets indicated in Annexure I. The Central Public Works Department will provide adequate engineering and other necessary staff to work for the Delhi Development Authority according to the existing procedure.

- (4) Normally developed land should be provided for
- a) public and private institutions and for public utilities and community facilities like open spaces parks, playgrounds, etc.
  - b) industrial and commercial use; and
  - c) housing plots for individuals including those whose land has been acquired by Government under this scheme.

However, in the case of house-building co-operative Societies and co-operative societies of industrialists and manufacturers undeveloped land may be allotted if such societies need land bona fide purposes and have the necessary resources and organisation to develop such land. In all cases where undeveloped land is allotted it should be stipulated that development should be completed within a period of three years, failing which land should be resumed and the premium originally paid refunded to the society concerned, after deducting 10% thereof as penalty for not

carrying out the development within the stipulated period.

(5) Out of 8,000 acres of land proposed to be developed in the first instance, about 2,500 acres of land, which had already been declared as 'development area' should be acquired expeditiously and placed at the disposal of the Delhi Development Authority for development and disposal under this scheme. Proposals for declaring more areas as 'development areas may, in due course, be submitted to Government in consultation with the Delhi Municipal Corporation.

(6) All land acquired under the scheme will be nazul land and will vest in the President and will be given out in his name only on lease-hold basis to local bodies and private parties, including co-operative societies, industrialists, individuals, institutions etc.

(7) An additional charge, over and above the cost of acquisition and development which should be merged in the price of land, should be charged at the following rates :-

DEVELOPED RESIDENTIAL PLOT

the first 200 sq. yds. or part thereof	.....	Rs.3/-	per sq. yds.
the next 200 sq. yds.	" "	Rs.4/-	" " "
the next 200 sq. yds.	" "	Rs.5/-	" " "
the next 200 sq. yds.	" "	Rs.6/-	" " "
the next 200 sq. yds.	" "	Rs.7/-	" " "
thereafter at	....	Rs.8/-	" " "

(8) As a general policy disposal of developed land should be made by auction and the premium should be determined by the highest bid, except in the following cases where land may be allotted at predetermined rates namely, the cost of acquisition and development plus the additional charge mentioned in sub-paragraph (7) above :-

- (i) to individuals whose land has been acquired as a result of the

Chief Commissioner's notification dated the 7th March, 1957, the 3rd September, 1957, the 13th November, 1959 and the 10th November, 1960 or other such subsequent notifications, provided that this concession will not be available in the case of individuals affected by the notifications dated the 7th March, 1957, and the 3rd September, 1957, if the acquisition proceedings have been completed and payment made or deposited in Court by the 1st January, 1961. In these cases

- (a) if a residential plot is to be allotted the size of such plot, subject to the ceilings prescribed, may be determined by the Chief Commissioner, taking into consideration the area and the value of the land acquired from the individual and the location and value of the plot to be allotted; and
- (b) if an industrial plot is to be allotted, its size may be determined with reference to the requirement of the industry to be set up, provided that the setting up of such an industry is in accordance with the Master Plan and the industrialists concerned has the capacity to establish and run such industry and provided further that the extent of land allotted at predetermined rates should not exceed the area acquired from the industrialist concerned. In making such allotments for industries, the Chief Commissioner will be advised by an Advisory Committee to be nominated by him.
- (ii) to industrialists who are being asked to remove their factories from their present locations. Such allotments will be subject to the condition that the location of the industry concerned within the urban area is in accordance with the Master Plan. The Advisory Committee referred to in the previous sub-paragraph should be consulted in making such allotments.
- (iii) to individuals in the low-income group. These allotments will be made by drawing of lots under the supervision of an Advisory Committee to be nominated by the Chief Commissioner. A suitable percentage of the area developed for private housing by the Delhi Development Authority may be reserved for this purpose.
- (iv) to co-operative house building societies and co-operative societies of industrialists and manufacturers.
- (9) Ground rent should be charged at the nominal rate of Re.1/- per annum per plot for the first five years in the case of such allotments, whether by auction or at

pre-determined rates. Thereafter, the annual ground rent shall be payable at 2% of the premium originally paid. The rate of ground rent will be subject to revision after every 30 years.

(10) The following conditions shall govern the allotment of land whether by auction or otherwise to individuals (including those whose land has been acquired):-

- (a) No plot should be allotted to any person who or whose wife/husband or any of his/her dependent relations including un-married children owns a house or residential plot of land in Delhi, New Delhi or Cantonment. The question of making an exception in the case of persons living in a congested locality or whose family has outgrown should be considered after some experience has been gained of the working of the scheme.
- (b) The allottee of a plot should be required to construct the house in accordance with the sanctioned plans within two years of the date of allotment, failing which the land would be liable to be resumed.
- (c) The allottee of a plot shall not sell or transfer his rights in the plot or part thereof for a period of 10 years from the date of allotment except with the previous approval of the Chief Commissioner which will be given only in exceptional circumstances. Thereafter, the permission to sell will be given by the Chief Commissioner. In both the cases, 50% of the unearned increase in the value of the plot will be paid to Government before the transfer is permitted.
- (d) Lease deeds may be simplified and may contain the following conditions :-
  - i) Due observance of municipal bye-laws ;
  - ii) Use of the land for the purpose for which it is allotted;
  - iii) Construction within the stipulated time;
  - iv) requiring permission before transferring any interest in the land;
  - v) sharing with the Government fifty per cent of unearned increase on transfer of the land.
  - vi) obligation to pay ground rent regularly; and
  - vii) re-entry and forfeiture of premium in part or in full if any of the above conditions is not fulfilled.

Contd...

(11) It has been decided that, in the case of cooperative house building societies listed in Annexure II, the following concessions will be given :-

- (a) The additional charge over and above the cost of acquisition should be recovered at half the rates mentioned in sub-paragraph (7).
- (b) The ground rent should be recovered at Re.1/- per annum per plot for a period of 10 years and thereafter at the rate of 2% of the premium originally paid. The ground rent will be subject to revision after every 30 years.

In view of the concessions referred to above, only undeveloped land should be allotted to these Co-operative house-building societies, subject to the conditions prescribed in sub-paragraph (4). Where, however, the cooperative house building society is not a position to develop the land developed land will be allotted to the society as mentioned in sub-paragraph (8).

In the case of other co-operative house-building societies who requests for acquisition of land had been received prior to November, 1959, including those for received prior to November, 1959, including those for which a preliminary notification under section 4 of the Land Acquisition Act, 1894, has been issued, land will be allotted as mentioned in sub-paragraph (8).

The following other conditions, in addition to the conditions mentioned in sub-paragraph (10), should be applicable to cooperative house-building societies :-

- (i) The Society will be required to offer to every person, who owned land on the date of the initial notification in the area proposed to be acquired membership of the society and allot him land on the same terms and conditions as in the case of the original members of the Society.
- (ii) No land allotted or sold to a member of a co-operative society should be sold by him in any form 'benami' or otherwise, to a person who is not a member of that society,

(iii) No member of any co-operative house building society shall have the right to transfer or sell his plot to any other member of the society except with the permission of and in accordance with the rules that may be framed by Government in this behalf.

(12) The allotment of land to and the rates of premium and ground rent recoverable from :-

- i) schools, hospitals, social, cultural and other charitable institutions;
- ii) religious, political or semi-political organisations; and
- iii) local bodies for remunerative, semi-remunerative and unremunerative purposes;

will continue to be governed by the existing orders of the Government of India.

(13) In order that private investment in housing in Delhi is encouraged and to provide houses for those who prefer to, live in rental accommodation, certain number of residential plots should be leased out regularly by unrestricted public auction, i.e. the condition that one should not own any other plot or house in Delhi, New Delhi or the Cantonment being waived in such cases, after providing of the requirements referred to in the previous sub-paragraphs. The auction price in such cases will by the premium and ground rent shall be charged at 2½% of such price from the date of allotment of the plot subject to revision after every 30 years. Other conditions of allotment mentioned in sub-paragraph (10) (b), (c) and (d) should apply.

(14) It has been decided that the entire responsibility for the acquisition, development and disposal of land under the scheme should be that of the Chief Commissioner, Delhi.

3. It is understood that steps have been taken to acquire about 300 acres of land and to make

Contd...../-



available about 2,000 plots for disposal by auction by October, 1961. Necessary action should be taken expeditiously in this regard.

4. In demarcating areas for acquisition, care should be taken to demarcate such areas where water supply and power could be made available soon. In preparation of layout plans for the various areas to be acquired, The Town Planning Organisation under the Ministry of Health may be utilised.

Yours faithfully,

Sd/-

( A.V.VENKATASUBBAN )  
Deputy Secretary to the Govt. of India.

Dated the 2nd May, 1961.

No.37/16/60-Delhi (i)

Copy forwarded to :-

1. All Ministries;
2. Planning Commission;
3. The Chief Engineer, C.F.W.D., New Delhi.
4. Ministry of Finance (Delhi State Division) (with 10 spare copies) with reference to U.O.No.3167/DSDS/61, dated 1.5.61, for communication to A.S.C.R., New Delhi.
5. Financial Adviser, Delhi Administration, Delhi.

Sd/-

( A.V.Venkatasubban )  
Deputy Secretary to the Govt. of India.

.....

ANNEXURE-I.

Statement showing targets (in acres) of acquisition and development of land/Paragraph 2(3).

Period	Acquisition of land by the Delhi Admn. D.D.A.& D.M.C. C.P.W.D.	Total	Devel. D.D.A.	D.M.C. Co-operative Societies & associations of industrialists.	Total
Before 1.1.61	200	200	-	-	-
1.1.61 to 1.4.61	250	1000	-	-	-
1.4.61 to 1.7.61	350	800	-	-	-
1.7.61 to 1.10.61	300	700	-	-	-
1.10.61 to 1.1.62	300	500	-	-	200
1.1.62 to 1.4.62	300	500	200	-	1000
1.4.62 to 1.7.62	300	500	250	500	800
1.7.62 to 1.10.62	300	500	350	200	700
1.10.62 to 1.1.63	300	500	300	150	500
1.1.63 to 1.4.63	300	500	300	-	500
1.4.63 to 1.7.63	500	500	300	-	500
1.7.63 to 1.10.63	500	500	300	-	500
1.10.63 to 1.1.64	500	500	300	-	500
1.1.64 to 1.7.64	500	500	300	-	500
1.7.64 to 1.10.64	300	300	300	-	500
1.10.64 to 1.1.65	-	-	500	-	500
1.1.65 to 1.4.65	-	-	500	-	500
1.4.65 to 1.7.65	-	-	500	-	500
1.7.65 to 1.10.65	-	-	300	-	300
<b>Grand Total</b>	<b>5,200</b>	<b>8,000</b>	<b>5,200</b>	<b>1,950</b>	<b>8,000</b>

- 37 -

ANNEXURE-II

Statement showing co-operative house building societies to which it is proposed to extend the concession of nominal ground rent of Re.1/- per annum per plot for a period of 10 years and additional charge at half the rates suggested by the Chief Commissioner in his note of April, 25th, 1960. (Paragraph 2(11)).

- (1) Cooperative house-building societies which had been dispossessed of their land by acquisition in 1957 by the Government of India of 1200 acres of land in the Ring Road, namely :-
- |   |                                  |
|---|----------------------------------|
| (1) The Government Employees Sarvodaya Cooperative House Building Society | 39 acres.                        |
| (ii) Panch Sheel House Building Society                                   | 22 acres                         |
| (iii) Chankayapuri Cooperative House Building Society.                    | 5 acres.                         |
| (iv) Vasumati Cooperative House Building Society.                         | not applied.                     |
| (v) Burma Sheel Cooperative House Building Society.                       | 11 acres.                        |
| (vi) Madhuban Cooperative House Building Society.                         | <u>not applied.</u><br>77 acres. |

(The request for acquisition of additional land, above the land of which these societies had been actually dispossessed, has not been taken into account).

- (2) Kashmir Cooperative House Building Society for which notifications under section 4 and 6 had been issued before November 13, 1959, but the possession of land had not yet been handed over to the society. 10 acres.

- (3) Three Cooperative House Building societies for which the preliminary notification under section 4 for acquisition of land had been issued before Nov. 13, 1959 and the estimated cost of acquisition was deposited before that date, namely :-

- |  |           |
|--|-----------|
| (i) Kalyan Cooperative House Building Society                | 14 acres. |
| (ii) Government Servants Cooperative House Building Society. | 3 acres.  |

(The acquisition of land for the Government Servants Cooperative House Building Society was being done in four blocks. The acquisition cost of land was deposited and the agreement under section 41 signed with regard to only one block of 67 acres. The agreement relating to the other blocks comprising of 179 acres was about to be executed and the society was ready.

P.T.O.

to deposit the estimated cost of acquisition when the present policy question relating to co-operative societies came up for consideration. Since this society was ready to deposit the money and the notification under section 6 of the Land Acquisition Act was on the point of being issued it has been taken that this society had deposited the entire amount for the acquisition of 346 acres.

(iii) Maharani Bagh Cooperative House Building Society. 40 acres.

(in this case, the notification under section 6 was issued after the 13th November, 1959, but further proceedings leading to the handing over of the possession were stayed by the other of Government).

Total for three cooperative Societies. 400 acres.

(4) 54 cooperative house building societies which had themselves bought land (otherwise than through acquisition proceedings) before November 13, 1959). 2,000 acres.

Total	<hr/>
	2,487 acres
or roundly	<hr/>
	2,50 acres.

Extract from page No. 10 to 12 correspondence of file No. F.15(36)/60-LSG.

List of Cooperative Societies, whose land has been covered by Notification No. F.15(111)/59-LSG, dated the 13th November, 1959 for the Planned Development of Delhi.

No.	Name of the Society	Area	Revenue Estate/locality
1.	The Mathura Road Sunlight Colony Cooperative House Building Society.	-	Kilokri.
2.	Delhi Corporation Engineering Co-op. House Building Society Ltd.	26 Big.	Sadhara Kalan
3.	Delhi Housing Land Development Co-op. House Bldg. Society Ltd.	21 Big-6Bis.	Lado Sarai.
4.	Ishwar Nagar House Bldg. Society.	55 Big.	Bahapur.
5.	Radio Colony Extension Co-op. House Bldg. Society.	-	Dhaka.
6.	State Bank of India Employees Co-op. House Bldg. Society.	66 Big-7Bis.	Sadhara Kalan.
7.	Preetnagar Co-op. House Bldg. Society Ltd. New Delhi.	-	Mandawali, Fazalpur Khurezi khas Gazipur.
8.	Gujranwala Co-op. House Bldg. Society Ltd., New Delhi.	289 Big-9Bis.	Sadhara Kalan and Khurd.
9.	Sarvhitkari co-op. House Bldg. Society Ltd. New Delhi.	-	Bahapur, Kilokri, Garhi Jharla Maria.
10.	The Chiragh Co-operative House Bldg. Society Ltd.	-	Bahapur.
11.	Hauz Khas Enclave Co-operative Society.	-	Hauz Khas.
12.	Mohan Bros. Co-op. House Bldg. Society.	22 Big-16 Bis.	Bahapur.
13.	The Guru Nanak Co-op. House Bldg. Society.	72 Big - 6 Bis.	Bahapur.
14.	Narsinghpur Co-op. House Bldg. Society.	27 Big-1Bis.	Gari Jaria Maria
15.	Jalnarg Gardens Housing Cooperative Society.	180 Big.	Tigri.
16.	State Bank of India, New Delhi Co-op. House Bldg. Society.	27,730 sq. yds.	Adhchini.

Contd...

17.	Chanderlok Co-op. House Bldg. Society.	-	Bahapur.
18.	Lok Sewak Co-op. House Bldg. Society, Delhi.	128 Big.	Begampur.
19.	The Co-mopolitan Co-op. Housing Society.	52 Big-13Bis.	Shahpur Jat.
20.	Shubh Co-op. House Bldg. Society Ltd.	91 Big.	Khareera.
21.	Chanderpuri Plot Holders Coop. House Bldg. Society.	-	-
22.	Bengali Hindu Co-op. Housing Society Ltd.	-	-
23.	Kailash Enclave Co-op. House Bldg. Society Ltd.	-	Zamarudpur.
24.	Hansa Co-op. House Bldg. Society Ltd.	14 Big.8Bis.	Malikpur
25.	Netaji Park Plot Holders House.	-	Bassaidarapur
26.	The Mohan Small Industrialists Co-op. Service Society Ltd.	-	-
27.	Acharya Niketan Co-op. House Building Society.	-	Mandawali Fazalpur, Shakurpur, Ghazipur.
28.	Indian Co-op. House Bldg. Society Ltd.	-	Dhaka.
29.	The Bhatnagars Co-op. House Building Society Ltd.	31 Big.	Kilokri.
30.	Mukesh Co-op. House Bldg. Society Ltd.	-	Shahdara.
31.	Masonic Friends Co-op. House Bldg. Society Ltd.	27 Big.	On Mehrauli Road.
32.	Vira Cooperative House Building Society Ltd.	-	Jassaula.
33.	New Multan Co-op. House Building Society.	-	Madipur.
34.	Rajdhani Co-op. House Building Society Ltd.	-	Chawki Mubarakpur & Basaidarapur.
35.	Shakti Co-op. House Bldg. Society.	70 Big.14Bis.	Adhchini.
36.	The Nangal Raya Co-op. Dehat Sudhar Society.	-	Nangal Raya.

37.	GOVT. ... Branch ... Credit ... Civil ...		
38.	Pragati ... House Bldg. Society	7 Big. 8 Bis.	Bahadurpur
39.	Delhi State ... Co-op. Association Ltd.		Sadhora Kalan
40.	Ashoka House Coop. Society	14 Bis. 5 Bis.	Sadhora Kalan.
41.	Bharat Coop. House Bldg. Society	17 Big. 4 Bis.	Bahapur.
42.	The Savraj Jullena Coop. House Bldg. Society.	15 Big. 6 Bis.	-do-
43.	The Chiragh Delhi Coop. House Bldg. Society Ltd.	7 Big 6 Bis.	-do-
44.	Navin Coop. Development & House Bldg. Society.	38 Big. 18 Bis.	-do-
45.	Civilian Defence Employees Coop. House Bldg. Society Ltd. Delhi Cantt.	-	Tehar.
46.	Christian Coop. House Bldg. Society.	18 Big. 10 Bis.	Lado Sarai.
47.	Navjiwan Coop. House Bldg. Society Ltd.	35 Big. 19 Bis. 2 Bis. 7 Big 3 Bis.	Begumpur, Adhchini. Lado Sarai.
48.	Friends Park Coop. House Bldg. Society Ltd.	-	Kilokri.
49.	Ring Road House Bldg. Society Ltd.	26 Big. 13 Bis.	-do-
50.	Swatantra Coop. House Bldg. Society Ltd.	97 Big. 11 Bis.	-do-
51.	Sarvapriya Coop. House Bldg. Society Ltd.	-	Chiragh, Delhi Khirkhi.
52.	The Baljit Nagar Coop. House Bldg. Society Ltd.	-	Khampur.
53.	Rishabh Nagar Coop. Multipurpose Society Ltd.	-	Khirpur.
54.	Bharochi House Bldg. Society Ltd.	150 Big.	Sadhora Kalan.

Total 1824 Bigs - 4 Bis.

ITEM NO. SUB : Action Taken Note on the points raised  
in the Advisory Council's meeting held  
2.5/AC/93 on 20.05.93.  
A-8.7.93 (F.No.1(4)93/AC/MC-II).

P R E C I S

In the meeting of Advisory Council held on 20.05.93, members of the Council raised certain points which were given in Annexures 'B' P.No. 8 of the draft minutes. Action Taken Report on the points is appended at Appendix ' D ' Page No. 43-61 ).

The matter is placed before the Council for consideration & information.

RECOMMENDATION

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The information was noted.



( APPENDIX ' D ' TO ITEM NO. 2.5/AC/93 )

ACTION TAKEN NOTE ON THE POINTS RAISED  
IN THE ADVISORY COUNCIL MEETING HELD ON  
20.5.1993, (ANNEXURE 'B' OF DRAFT MINUTES)

Sl.No.  
ITEM NO.

✓ 1  
1.1

POINT RAISED

System of redressal of Public Grievances needs to be streamlined to improve the level of public satisfaction.

ACTION TAKEN

In order to strengthen the public hearing system and cut down avoidable delays, a four-tier Public Grievances redressal system at the levels of Directors, Commissioners, Members & Vice-Chairman has been introduced in D.D.A. The Directors and Commissioners take public hearings twice in a week on Mondays and Thursdays. The Members meet the public every Thursday in the afternoon. VC/DDA holds his public hearings every Friday (afternoon).

D.D.A. receives a large number of representations through the Directorate of Public Grievances, Cabinet Secretariat, Govt. of India, After receipt, the Public Grievances Cell of D.D.A. pursues with the concerned Heads of Departments and ensures reply to DPG.

D.D.A. has taken a few remedial measures to minimise Public Grievances, especially in the Housing, Lands & Buildings Departments. A few of them are as under:-

(i) Single Window System:- It has been introduced in respect of the draw of flats. Special counters for issue of demand letters and possession letters have been issued.

(ii) Simplification of Office Procedure:- With a view to minimise delay, DDA has recently simplified a number of procedures relating to issue of demand letters, possession letters, C&D forms, refund of registration money etc.

(iii) Coordination amongst various DDA Wings:-

VC holds a weekly meeting of all Head of Departments to discuss and review measures to improve efficiency and redress of public grievances.

(iv) Lok Adalats:- During 1992-93, three Lok Adalats were organized on conversion from lease hold to free hold; mutation; and building permits.

(v) A Public Grievance Cell has been created to receive and examine each complaints in VC's Public hearing, through media or otherwise. The public Grievance Cell tries to redress the grievance speedily by calling for the files and processing the same for appropriate decision by the Competent Authority. For effective coordination, Nodal Officers from amongst the existing officers have been identified in departments.

A computer has been installed VC's Cell for close monitoring of grievances received through M.Ps/LG/VIPs.

2  
1.2

POINT RAISED

Local MPs may be associated with DDA and made ex-officio members as they can contribute a lot.

ACTION TAKEN

The Delhi Development Authority is constituted under Section 3(3) of the Delhi Development Act, which envisages 13 members in the Authority. Five out of 13, are to be nominated by the Municipal Corporation of Delhi and the Metropolitan Council.

The Authority/Government is being apprised of the observations. However, Delhi Development Act will have to be amended for implementing these observations.

3  
✓1.3

POINT RAISED

Delhi has become a squatting ground and urgent steps should be taken to check this nuisance.

ACTION TAKEN

Delhi registered an average annual population growth of 4.6% during the decade 1981-1991. Half of this growth is accounted for by migration from other States to Delhi in search of employment or for availing other facilities and opportunities. Most of those migrating from other States settle in unauthorised colonies or JJ clusters. They are not in a position to afford regular housing when they shift to Delhi. According to a survey conducted by Delhi Adm., there are more than 600 unauthorised unregularised colonies.

The problem is being tackled at various levels. National Capital Region Planning Board has finalised a list of priority towns in Delhi Metropolitan Area (DMA). The neighbouring States have been advised to develop counter magnet towns.

At the local level, an urban extension programme to develop 24,000 ha. of area to cater to 4 million additional population upto 2001 has been drawn up. This will require land assembly on a very large scale backed by financial resources. Even if, the construction of houses in Delhi, especially for the economically weaker sections, is speeded up, the civic bodies may face enormous problems in arranging for drinking water, sewage and power.

So far as DDA is concerned, the details of demolition/evictions carried out on its land are under:-

Year	NO. OF ENCROACHMENTS/UNAUTHORISED CONSTRUCTIONS REMOVED	AREA RELEASED FROM UNAUTHORISED ENCROACHMENTS
1990-91	6304	286.42 acres
1991-92	4663	261.50 "
1992-93	4058	284.04 "

4  
1.4

POINT RAISED

Huge unauthorised construction in the shape of commercial markets is taking place. DDA should come up with their own commercial projects.

ACTION TAKEN

Action to demolish/remove unauthorised constructions of commercial nature is taken as soon as the same are noticed. Recently such constructions were demolished in Rohini & Vasant Kunj at initial stages.

DDA has speeded up its programme of construction of shopping centres. During 1992-93, DDA completed 61 Convenient Shopping Centres/Local Shopping Centres, two Community District Centres. It has been decided that alongwith construction of houses Convenient Shopping Centres should also be taken up for construction, so that the daily needs of the residents are met easily as soon as allottees have into DDA flats.

During 1993-94, DDA plans to complete more than 60 CSCs/LSCs/CCs.

5  
1.5

POINT RAISED

There should be proper tie up with MCD/DESU PWD while planning the projects by DDA to the their implementation becomes smooth.

ACTION TAKEN

Noted. Wherever required prior approval of the services designs in DDA's project is taken from MCD/DESU/PWD.

6  
1.6

POINT RAISED

Zonal Plans for walled city are not available These should be made accessible to the public

ACTION TAKEN

Zonal Plan for the Walled City has been

approved by the DDA in April '93. It will be notified shortly in all leading newspapers for inviting objections/suggestions. The text alongwith the plans will be available for inspection in the offices of NDMC, DDA, MCD, etc. Zonal Plan will also be available for sale.

7  
1.7

POINT RAISED

Letters from MPs should be replied at appropriate level.

ACTION TAKEN

Noted. DDA officers have been asked to comply into the instructions on the subject issued by Deptt. of Personnel and Training vide their O.M. No. 11013/2/92-3ett.(A) dated 27.5.93. Officers of the rank of Commissioners and above alone are authorised to reply to MP's/VIP's.

8  
1.8

POINT RAISED

Huge unauthorised commercial complexes have come up on Vikas Marg, Jawalabheri and Vikas Puri.

ACTION TAKEN

These areas are in jurisdiction of Municipal Corporation of Delhi.

D.D.A. provides adequate commercial space while developing its colonies and undertakes demolition of unauthorised construction in "Development Areas".

Observation of Hon'ble Member has been communicated to M.C.D. for necessary action.

9  
1.9

POINT RAISED

Slum Wing had started a registration scheme in 1985 for allotment of tenement under EWS category and the land needs to be made available to the Slum Deptt. for this purpose so that backlog is out.

ACTION TAKEN

The demand for land for Slum Wing registrants has been noted. As and when funds are made available by Municipal Corporation of Delhi ( Slum Wing ), land will be acquired through the Govt. of NCTD and made available to them.

10  
1.10

POINT RAISED

D.D.A. has not paid electricity and water charges in JJ Colonies to DESU/DI&SDU.

ACTION TAKEN

Slum Wing of MCD has been advised to settle the accounts as JJ Colonies/cluster already stand transferred from DDA to MCD.

11  
1.11

POINT RAISED

Gaon Sabha land placed at the disposal of D.D.A. has been utilised under various schemes against the Government instructions.

ACTION TAKEN

Gaon Sabha land of Urban Villages is placed at the disposal of D.D.A. The instructions envisage that such land will be maintained as green.

The matter was discussed in the Standing Committee meeting chaired by Chief Secretary, Delhi. It was appreciated that Gaon Sabha land, scattered as they are, may not be effectively planned as green as sometimes, they fall in area earmarked for services like roads, sewage-disposal and public facilities. However, keeping in view the spirit of the aforesaid instructions and planning/development norms land area much in excess of Gaon Sabha land, is developed and maintained as green in new DDA Colonies.

12  
1.12

POINT RAISED

Dispute regarding payment of maintenance and deficiency charges to MCD which pending since long needs to be resolved.

ACTION TAKEN

There is no dispute regarding payment of maintenance and deficiency charges to MCD and the matter stands settled. During one of the meetings held by L.G. with Sh. Mahinder Singh Sathi (Ex. Mayor of Delhi) on 29.4.93, when Commissioner, MCD, was also present, it was confirmed by Commissioner, MCD, that "DDA and MCD had arrived at a consensus regarding deficiency charges and necessary payment was being released by D.D.A."

13  
1.13

POINT RAISED

D.D.A. is not making payment of relocation charges to Slum Wing for shifting of squatters from their lands.

ACTION TAKEN

There is no case where D.D.A. has requested the M.C.D. (Slum Deptt.) for shifting of jhuggies and payment has not been made to them. On the other hand a sum of Rs. 13 Cr. is to be paid by M.C.D. (Slum Wing) for the land made available by D.D.A. for relocation of JJ's during the last 2 year. Under the revised orders funding for relocation of each JJ Unit is as under:-

Land Owning Agency	-	Rs. 29,000/-
Delhi Admn.	-	Rs. 7,500/-
JJ Dweller	-	Rs. 7,500/-

Under the National Housing Policy relocation is to be resorted to only if land is required immediately for important projects.

14 POINT RAISED  
1.14

Central Govt. lands which were placed at the disposal of D.D.A. for maintenance had been encroached upon. What steps are being taken for clearance of squatters ?

ACTION TAKEN

Ministry of Urban Development placed its unutilised lands (formerly under the management of L&DO) at the disposal of D.D.A. for maintenance. This is known as Nazul lands. At the time of transfer of these lands most of these were squatted upon and large number of squatters were shifted from these areas during 1975-76. However, in few cases the squatters reappeared on a few sites in 1977-78. Now, strict vigilance is being kept on these lands. As regards clearance of the squatters the same is now to be dealt with in accordance with the policy formulated in this regard which inter alia provides for payment of relocation charges as explained against Sl.No. 13/1.13 above.

Details of evictions carried out in the last three years are given under Item No. 3/1.3.

15 POINT RAISED

2.1 While appreciating the scheme for channelisation and cleaning of the Yamuna River, it was suggested that request for construction of temples on the river bank is pending with D.D.A. the same needs to be considered. It was further suggested that a separate cell/ sub-authority should be created for development of the river bed area.

ACTION TAKEN

Special Cell for planning of River Yamuna Bed has already been created on 10.06.93. The Cell would be headed by Sh. R.G.Gupta, Director, Planning Department. The Cell inter alia would perform the following functions:-

(1) Coordination with the concerned Central Ministries, CWPRS, Fune, WAPCOS, Yamuna Committee (CWC), I&P Department GNCTD, DWS & SDU and other



concerned organisations of NCD, including local bodies.

- (ii) Land use plan, Zonal plan, layout plan and development norms of the area.
- (iii) Project Planning (Physical and financial), monitoring of their implementation.
- (iv) Planning and development of bathing ghats on either side of water stream.
- (v) Planning and development of Phase-I, i.e. between Indraprastha barrage and Nizamuddin bridge, would be taken up immediately.

The request for construction of temples on the river bank would be considered by the Cell while preparing schemes for development of River Front.

16 POINT RAISED

2.2

While appreciating the concept of 'cheap market' recently taken up by DDA the scheme should be extended to other colonies of D.D.A.

ACTION TAKEN

Noted. Another market of this type is to be constructed in SGTB Nagar.

17 POINT RAISED

3.1

While appreciating the steps taken by VC/IG to activate Advisory Council, it was suggested that the image of DDA should be retrieved.

ACTION TAKEN

During 1992-93, DDA successfully launched a drive for consumer satisfaction. During this period, Lok Adalats were held to decide pending cases of mutations, building permits, conversion of lease hold to free hold, etc. (Item No. 1/1.1 may also be seen).

cont...

18

POINT RAISED

More land should be allotted to Co-op. Societies. Coop. Societies are feeling difficulty in paying the amount in time. They should be allotted further time.

ACTION TAKEN

Suggestion has been noted. DDA has offered approx. 240 hect of land to 257 Societies in Dwarka (Papankala) Phase-I in Oct.-Nov. 92. 29 hect. of land is also available in Narela, which will accommodate some of the Societies in the area. The matter is under active consideration.

With regard to the difficulty in paying the amounts by Cooperative Societies, it is stated that as per the Nuzul Rule 24, Societies have to pay 35% cost of land within 45 days from the issue of demand letter. Second instalment of 50% cost of land is to be paid within 60 days from the demar

Delhi High Court by its decision dated 31.3.93 has given the relief to the societies to pay demand amounts by 30.4.93 without any interest. The Supreme Court of India further extended this period upto 31.5.93 without interest and thereafter upto 31.7.93 on payment of 18% interest per annum on balance premium. Requests for extension of time for payment of second instalment of 50% premium, are being considered on merits.

19

POINT RAISED

3.3

Adequate compensation should be paid to the farmers whose lands are acquired. They should also be given part of the land acquired from them as is done in Maharashtra.

ACTION TAKEN

As per provisions of Land Acquisition Act, 1894 compensation for the land is assessed at market rates prevalent on the date of notification under Section 4 of Land Acquisition Act by Land Acquisition Collectors. Further remedy to the claimants is available by way of appeal before the higher

cont...

courts of District Judge/ High Court.

Under 'the scheme of large scale acquisition, development and disposal of land in Delhi' alternative developed plots are provided at pre-determined rates to the persons whose lands are acquired. Allotments of alternative plots are made on the recommendations of Govt. of NCTD in the same zone in which the land is acquired.

Under Maharashtra Scheme land is not acquired. About 70% of the land, after development is returned to the owner while 30% is retained by Planning Authority for infrastructure facilities. This scheme has not been found feasible in the context of Delhi.

20  
3.4

POINT RAISED

Small residential plots should also be allotted to individuals under the new schemes.

ACTION TAKEN

Suggestion has been noted. Developed residential plots are planned to be allotted to about 40,000 registrants in Phase III & IV in Rohini.

21  
3.5

POINT RAISED

Repetitive cutting of the roads by MTNL should be avoided.

ACTION TAKEN

A letter has been addressed to G.M. (MTNL) in this regard.

22  
4.1

POINT RAISED

The policy of shifting heavy and large industries should be explained clearly. The example of D.C.M. was cited where it is not clear whether it is required to be shifted or not.

ACTION TAKEN

1. AS per MID-2001 notified on 1.8.90 existing heavy and large industries shall shift to Delhi

cont..

Metropolitan Area and the National Capital Region. Keeping in view the National Capital Region Plan and National Industrial Policy of the Govt. of India.

2. The land which would become available on account of shifting as administered in (1) above, would be used for making up the deficiency as per the needs of the community based on norms given in the Master Plan ; if any land or part of land so vacated is not needed for the deficiency of the community services, it will be used as per prescribed land use ; however the land shall be used for light and service industries even if the land use according to the Master Plan/ Zonal Development Plan is extensive industry.
3. Modernisation of heavy and large scale industrial units shall be permitted subject to the following conditions :
  - (i) It will reduce pollution and traffic congestion.
  - (ii) Whenever the unit is asked to shift according to the policies of the plan, no compensation shall be paid for assets attained because of modernisation.
4. For shifting of heavy and large industrial units, there is no specific time in the Master Plan for Delhi-2001.
5. Regarding the DCM unit at Bara Hindu Rao which is already closed, in accordance of MFD 1962 and MFD-2001.

23 POINT RAISED

A.2

Allotment of alternative plots to the persons whose lands are acquired is being made at far away places and at odd locations. The plots should

cont...

be developed for them in the areas where their land has been acquired, till then the allotment should not be cancelled.

ACTION TAKEN

The allotments of alternative plots are made in the Zone in which the land is acquired. This is within view to enable the recommendee to get a plot of land as closed as possible to his land which is required. However, at present, there is no land available in the East, West and South Zones. Therefore, the recommendees of these zones have to be accommodated elsewhere. Similarly the North Zone consists of Rohini and Narela which are very far from one another. A proposal is under consideration to allot land to the Rohini recommendees at Rohini and Narela recommendees at Narela.

24  
4.3

POINT RAISED

Shops which were allotted earlier at reserve rate are now being charged market price which is causing hardship to the allottees.

ACTION TAKEN

DDA has provided reservation for special categories in the matter of allotment of shops as follows:-

- |                           |     |
|---------------------------|-----|
| 1. S.C./S.T.              | 25% |
| 2. Land Acquired Cat.     | 10% |
| 3. Physically handicapped | 5%  |
| 4. Freedom Fighters       | 1%  |
| 5. Ex-Service Men         | 2%  |

The allotment of shops to all the categories mentioned above was made on reserve price upto the year 1991-92. However,

cont...

as per decision of Authority dt. 12.3.92, now allotments to such categories will be made on fixed price which is calculated by addition of maintenance charges and service charges etc. to the reserve price. Allotment of none of the above categories is made on market rates.

25  
4.4

POINT RAISED

Promotion avenues for senior DDA Officers should be opened.

ACTION TAKEN

The suggestion will be kept in mind while formulating/ revising Recruitment Rules. It may be mentioned that during 1992-93 selection grade posts were created in Planning, Engineering and Administration side.

26  
5.1

POINT RAISED

Shri Goel had already send suggestion which need to be attended on priority.

ACTION TAKEN

A reply has been sent to Shri J.P. Goel.

cont...

27  
5.2

POINT RAISED

Keeping in view the acute shortage of drinking water, it was suggested that only raw water should be made available for the purposes of gardening and tubewells should be bored in parks.

ACTION TAKEN

Noted. In the green areas/parks being maintained by D.D.A., only tubewell water is being used. For this purpose, a separate distribution line for horticulture purposes is laid in all our housing pockets.

28  
5.3

POINT RAISED

Tree plantation should be done along Ring Road, Railway Lines and Mallahs.

ACTION TAKEN

Noted. For plantation of trees along the major drains instructions already stand issued to Horticulture Wing. One such drain is Palam Drain passing through Dwarka where more than 2000 trees have been planted on both sides of the drain. During 1993-94, DDA proposes to plant about 9 lakhs trees/shrubs.

29  
5.4

POINT RAISED

Commercial projects which were prepared by Slum Deptt. when under DDA should be taken up immediately after resolving the dispute.

ACTION TAKEN

Matter has been taken up in the Standing Committee. However, as per L.G.'s decision (1991) commercial projects in Slum areas/resettlement colonies are being taken up by D.D.A.

POINT RAISED

30  
5.5 ✓  
The scheme for development of land along the NH-8 should be expedited to avoid encroachments along the highway.

ACTION TAKEN

A scheme for the development of land along NH-8 has been prepared and was presented in the Authority meeting held on 15.6.93. Only a portion of this area has been declared as 'Development Area' under Section 12 of the D.D. Act. M.C.D. has been asked to intensify the steps taken to protect the area from unauthorised constructions.

POINT RAISED

31  
5.6 ✓  
Land lying un-utilised around the urban villages should be developed as per report already made in this regard.

ACTION TAKEN

Noted.

POINT RAISED

32  
5.7 ✓  
Instead of demolishing unauthorised buildings their possession should be taken over and buildings should be used for providing public facilities. Legal implications be studied.

ACTION TAKEN

There may be legal problem in taking possession of unauthorised buildings. The statutes have empowered the competent authorities to pass orders for demolition and not for taking over possession thereof.



33  
5.8

POINT RAISED

The provision in regard to construction of additional storey should be given wide publicity so that people are not misguided by the unscrupulous builders.

ACTION TAKEN

Unified Building Bye-laws 1992 were published in August 1992 for inviting public objections/suggestions by the MCD and NDMC. The provision of residential houses within the specified height and number of storeys was clearly mentioned in this draft bye-laws. Also, in the Gazette notification (MPD-2001) issued on 1.8.90 under the 'Development Code', the number of storey and height of residential building is specified. The modified bye-laws are to be published after these are reviewed by the Delhi High Court as per their directions. The date of hearing in the High Court is 7.7.93.

34  
6.1

POINT RAISED

The playfields should be planned properly to cover various activities. In some cases exorbitant money is being charged for the use of sportfields which needs to be looked into and some reasonable fee should be charged.

ACTION TAKEN

Noted. As per decision, facilities in newly developed sports fields will be made available to public without any fee.

35  
7.1

POINT RAISED

Sufficient lands for telephone exchange, staff quarters, storage of cables should be allotted at reasonable cost instead of charging market rates.

ACTION TAKEN

Master Plan for Delhi-2001 specified norms for telephone exchange for the capacity of 40,000 lines per 100 population. The area of the telephone exchange of this size is 0.8 hect.(2.0 acres).

For staff quarter, storage of cable and administrative office, area including storage for equipment material etc. at the city level, preferably in north and other in south in urban extension schemes, is recommended for a plot of about 4 hect. (10 acres each).

Depot-cum-workshop for maintenance and repair of vehicles is also suggested in the industrial area of a plot of 1.0 hect. (2.5 acre).

The rates of allotment of land are in each cases are fixed by the Govt. of India.

36

7.2

POINT RAISED

In F.A.R. of 250 should be allowed in place of 100 with height of 40 metres instead of 26 metres for telephone exchanges.

ACTION TAKEN

Telephone exchange buildings are located in the 'public and semi public land use', category where maximum FAR permissible is 100. Variation in FAR in a particular land use is neither desirable nor feasible, however, depending on the FAR of the telephone exchange building, the department may ask for a bigger size plot.

37

7.3

POINT RAISED

Telephone exchange at present are linked with District Centres which come up with delay. These should be delinked and allotted in advance to telephone Deptt. even when the District Centres are under development.

ACTION TAKEN

The telephone exchange buildings are normally provided in the comprehensive scheme of District Centres and Community Centres and such plots forming part of these schemes are made available as soon as the peripheral services like roads, sewerage, electricity have been provided in such centres. The construction of such buildings need not wait the completion of the district as a whole.

In certain cases plots for uses/activities like police station, telephone exchange etc. are also provided, wherever feasible in one pocket of the district centre/community centre, so that such plots are made available for construction independent of development of rest of the district centre/community centre.

38

POINT RAISED

✓ 7.4  
Instead of 30 days, a period of 90 days should be allowed for making payment by MPNL in cases of allotment of land by DDA.

ACTION TAKEN

In order to solve this problem, a period of 60 days will now be allowed for making payment by MPNL. Thereafter, interest at the rate of 18% would be leviable.

39

POINT RAISED

✓ 8.1  
In order to achieve better coordination between DDA and DESU, G.M., DESU, should be made a member of this Council.

ACTION TAKEN

The members of Advisory Council are nominated/appointed as per provision of Section 5 of Delhi Development Act, 1957 and appointment of a new member would require amendment in the Act, however, G.M., DESU, is member of the Standing Committee which has been constituted under the Chairmanship of Chief Secretary, Delhi Admn. in which V.C., DDA, Commissioner(MCD), Commr.(Police) are also represented. Inter-organisational problems are taken up in Committee meetings, which are held twice a month.

Item No.  
2.6/AC/93

A-8.7.93

-62-

SUB: Comments on the observations made  
in the Advisory Council meeting  
held on 20.05.93 on Action Taken  
Note in the meeting of Council  
held on 16.10.92.

(F.No. 1(4)93/AC/MC/-II)

P R E C I S

In the meeting of Advisory Council held on 20.5.93, members of the Council made certain observations on the Action Taken Note of the minutes of the meeting of the Council held on 16.10.92 which were given in Annex. 'A' (P.6) of the draft minutes. Comments on these observations are appended at ( Appendix 'E' Page No. 63 -67 ).

The matter is placed before the Council for consideration and information.

**RECOMMENDATION**

\* \* \* \* \*

The information was noted.

-53-

APPENDIX 'E' TO ITEM NO. 2.6/AC/93  
COMMENTS ON OBSERVATIONS OF ACTION TAKEN OF THE  
MEETING OF ADVISORY COUNCIL HELD ON 16.10.92.

(Annexure 'A' of draft minutes).

Item No.1.

1(iii). POINT RAISED

Shifting of noxious and hazardous industries:

Details of the scheme of shifting hazardous industries should be provided stating as to when these industries are required to be closed; and if these are to be shifted then to what place. Legal aspects of shifting of these industries should also be examined.

Comments:

- i. The existing industrial units of this type shall be shifted on priority within a maximum time period of three years. Project report to effectuate shifting shall be prepared by the concerned units and submitted to the Authority within a maximum period of one year.
- ii. The land which would become available on account of shifting as administered in (i) above, would be used for making up the deficiency, as per the needs of the community; based on norms given in the Master Plan; if any land or part of land, so vacated is not needed for the deficiency of the community services, it will be used as per prescribed land use; however the land shall be used for light and service industries, even if the land use according to the Master Plan/Zonal Development Plan is extensive industry.
- iii. Action shall be taken by Delhi Admn. to prepare a list of individual noxious and hazardous industrial units to be shifted and depending on the pollution/hazard, administration may force these industrial units to shift within a maximum prescribed period of three years.

The Delhi Admn. at the first instance, has submitted list of 10 hazardous/noxious units which is being examined

Item No.2  
1 (iv)

Channelisation of River Yamuna:

Expenditure already incurred on the scheme of channelisation of the river by DDA should be made available.

Comments: An expenditure of Rs.79.36 lacs has been incurred on the scheme upto 31.3.93.

Item No.3  
1 (v)

Tree Plantation:

The date & details of circular issued for protection of plants should be given. It should also be intimated whether Director (Hort.) is sending progress reports in this regard regularly and whether the same are being super checked by the higher authorities.

Comments: Instructions regarding improving the survival rate of plants were issued by Vice-Chairman to Director (H)-North and South in the Horticulture Review Meeting held on 17.7.91. Monthly reports regarding survival rate of plants are not being received from Directors (Hort.)-North & South, however, cross checks are conducted by them at their end. The position is also reviewed by V.C. at the end of the year in Hort. works Review meetings chaired by him.

Item No.4  
1 (vii)

Redevelopment of urban villages:

Details of the schemes for Amberhai and Bagdola should be made available, explaining the conditions at site especially in regard to green buffer which is proposed to be provided around the villages.

Comments: In two villages of Phase-I, Dwarka (1) Amberhai (2) Bagdola, a scheme

of alternative plots around the said villages were prepared, which have been executed on site and the plots have also been allotted.

In the scheme for alternative plots around Amberhai and Bagdola, the various facilities have been provided for the village population as well as the proposed population of the alternative plots. As the said schemes were prepared and executed about four years back, a green buffer has not been given around the village abadi. However, in preparation of Sector plans for phase-II this can be done for village abadies which are getting engulfed in the sector.

Item No.5      Plots under 20 Point Programme:  
1 (viii)

As the land is acquired by Delhi Admn. at the initiative of DDA, DDA should provide details of the area which are not to be acquired specially in the context of plots allotted under 20 Point Programme. The number of cases where land has to be denotified or ~~xxx~~ errors rectified in the last 3 years in this regard should be given.

Comments: DDA does not acquire land under 20 Point Programme. Proposals are sent for acquisition of land of a particular revenue estate and Land Acquisition Collector is told to find out from Director (Panchayat) the details of the land allotted under 20-Point Programme, because the policy of the Govt. not to acquire the land allotted under 20-point Programme. Land & Bldg. Dept. takes certificate from Director (Panchayat) before issuing notification. There are no instances during last three years where land allotted under 20-Point programme was acquired and subsequently it had to be denotified.

Item No.6  
1(xii)

Role of DDA in extension of Lal Dora

DDA's role, if any regarding extension of Lal Dora should be explained.

Comments: The matter concerns Govt. of N.C.T.D. as extension of Lal Dora is done during settlement/consolidation of holding operations by the Revenue Authorities in rural villages.

Item No.7  
1(xiii)

Low Cost Shopping Centres:

The number of colonies in which Low Cost Shopping Centres are being planned should be intimated and the total number of shops to be made available may be indicated.

Comments: A beginning have been made for construction of the low cost shopping by starting the construction of such shops in L.S.C. in Mangolpuri. It has been decided that similarly in all our shopping centres few of such shops would be taken up for construction.

Item No.8  
1(xiv)

Registration under NFRS and Ambedkar Awas Yojna

Number of registrants under Ambedkar Awas Yojna should be given separately.

Comments: Position of A.A.Y. Registrants as on 30.6.93:

<u>Category</u>	<u>Total No. of registrants</u>	<u>Allotment made</u>	<u>Balance</u>
MIG	7000	Nil	7000
LIG	10000	444	9556
Janta	3000	545	2455
Total	20000	989	19011
	=====	=====	=====

Item No.9  
2(iii)

Decongestion of the walled city:

Full details regarding shifting of godowns from the walled city be made available.

(This subject would be dicussed at the next Council meeting).

Comments: A separate agenda item on the



subject is being placed in the meeting of Advisory Council to be held on 8<sup>th</sup> 7.93.

Item No.10  
2 (iv)

Execution of projects in Slum & JJ areas:

Construction of shops in the slum areas and resettlement colonies should be expedited to make cheaper shops available. Difficulties in respect of availability of sites including those arising from encroachments should be sorted out.

Comments: Matter has been taken up in the Standing Committee. However, as per L.G's decision (1991) commercial projects in Slum areas/resettlement colonies are being taken up by D.D.A. A beginning has already been made in Mangolpuri resettlement colony and another is being constructed in S.G.B.T. Nagar. Kindly also see comments against Sl.No.1/1(xiii).

Item No.11  
2 (xi)

Speeding up the disposal of Nazul lands:

Progress of disposal of Nazul lands under the 'Reduced R.F. Criteria' should be watched and reported.

Comments: Results of the Auction being carried out by adopting revised criteria would be available in next two months.

Item No.12  
3 (ii)

Use of Sports Fields:

Guidelines for the use of Sports fields recently identified by D.D.A. should be finalised at the earliest. Whenever goal posts etc. are to be provided, the same should be done expeditiously.

Comments: Noted. Guidelines have been drafted which would be finalised shortly.

*[Handwritten signature]*

*[Handwritten signature]*

MINUTES OF THE ADVISORY

BOUNCE L'S MEETING W.E.F.

FR.M:- 29-11-1996

DELHI DEVELOPMENT AUTHORITY  
[ COMM. - CUM-SECRETARY'S OFFICE ]

No. F. 1(2)/96/AC-MC/DDA/

Date:

Sub: MEETING OF THE ADVISORY COUNCIL OF D.D.A.

List of the agenda items to be discussed in the meeting of the Advisory Council of the Delhi Development Authority fixed for 29th November 1996 at 4.00 P.M. at Raj Niwas, Delhi.

I N D E X

S.No.	ITEM NO.	S U B J E C T
1.	i)	Presentation by DDA, followed by general discussion.
2.	ii)	Any other item which the members may like to discuss after giving advance notice, perferably with a note.

LIST OF THE MEMBERS OF ADVISORY COUNCIL WHO  
ATTENDED THE MEETING HELD ON 29.11.1996. THE  
MEETING WAS PRESIDED BY SHRI P.K. DAVE, LT.  
GOVERNOR, DELHI.

---

1. Shri Jai Prakash Aggarwal,  
M.P. (Lok Sabha).
2. Shri Vijay Goel,  
M.P. (Lok Sabha).
3. Shri J.P. Goel.
4. Shri Chattar Singh.
5. Shri Hemendra Kumar,  
Vice-Chairman, DDA.
6. Shri G.S. Chima,  
C.M.D., D.T.C.
7. Shri R.P. Sehgal,  
DG (Defence Estate),  
Ministry of Defence.
8. Shri T.R. Wadhwa,  
G.M., P.M.(N), M.T.N.L.
9. DG, (RD) & Addl. Secy.,  
Ministry of Transport. (Represented by Shri  
Avnish Chand, SE, MOST (RW).

COMMR.-CUM-SECRETARY

Shri V.M. Bansal.

D.D.A. OFFICERS WHO ATTENDED THE MEETING.

1. Shri K.N. Khandelwal,  
Finance Member.
2. Shri R.K. Bhandari,  
Engineer Member.
3. Shri S.K. Sharma,  
Principal Commissioner.

Contd/.....

4. Shri Arun Mhaisalkar,  
Commissioner (Plg.).
5. Shri S. Roy,  
Commissioner (LD).
6. Shri Kewal K. Sharma,  
Commissioner (Housing).
7. Shri Arvind Kumar,  
Commissioner (Pers.).
8. Shri U.S. Jolly,  
Commissioner (LM).
9. Shri Deepak Narain,  
C.V.O.
10. Shri S.D. Sharma,  
C.L.A.
11. Shri Shankar Banerjee,  
C.A.O.
12. Smt. Illa Singh,  
F.A.(H).
13. Shri Chander Ballabh,  
Addl. Commissioner (Plg.).
14. Shri B.K. Jain,  
Director (Plg.).
15. Shri H.K. Babbar,  
Asstt. Secretary.

Contd/.....

Sub: Draft minutes of the meeting of the Advisory Council held on 29.11.1996 at Raj Niwas, Delhi.

\*\*\*\*\*

(1) Meetings of the Advisory Council

Members felt that the Advisory Council should meet more often. It was decided that there should be generally 3 meetings of the Council every year.

(2) Procedure for seeking information

It was felt that meetings of the Council were not the appropriate forum for seeking information. It was decided that the members should send their questions to the DDA so that written information could be made available to them. This will enable the Council meetings to discuss general and developmental issues more meaningfully.

(3) Supply of information

- (a) Pursuant to the discussions in the Council meeting, the following information may be supplied to the members:
- i) Details about the current cost ceilings of HUDCO for financing housing construction, and the limits prescribed by DDA;
  - ii) The physical and financial targets for construction of houses during the year 96-97;
  - iii) Amount spent under different welfare schemes.
- (b) The Principal Commissioner shall submit a report to the Lt. Governor about lands under encroachment reported by Shri Vijay Goel, MP.

contd...

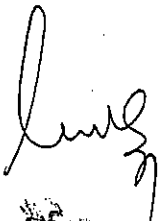
(4) Recommendations:

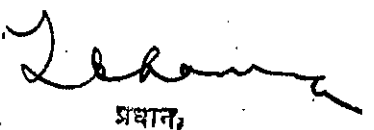
- (a) Keeping in view the increasing housing requirements, construction machinery should be geared up to utilise the full budgetary provisions for construction of flats;
- (b) In view of unauthorised conversion of residential units into commercial, it was felt that DDA's enforcement machinery should be more vigilant and effective. The Council also recommended that a practical view should be taken and such conversions should be considered area-wise for regularisation, on payment of charges, as per the policy laid down;
- (c) In view of the fact that Advisory Council is constituted for the purpose of advising the Authority, its recommendations should be listed as a regular Agenda item in the meetings of the Authority.

(5) Next meeting of the Council

It was decided that the next meeting of the Council should be held some time in Feb. '97 to consider the Budget proposals for the year 97-98, before its presentation to the Authority.

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

  
सचिव,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण

  
प्रधान,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण

MINUTES OF THE ADVISORY

COUNCIL'S MEETING W.E.F.

FROM: - 26-03-1997



**DELHI DEVELOPMENT AUTHORITY**  
[ **COMMR.-CUM-SECRETARY'S OFFICE** ]

List of the Agenda Items to be discussed in the meeting of the Advisory Council of the Delhi Development Authority fixed for 26th March' 1997 at 11.00 A.M. at Raj Niwas, Delhi.

I N D E X

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
1.	1/AC/97	Confirmation of the minutes of the meetings of the Advisory Council held on 8.07.93 and 29.11.96.  <u>No. F.1(2)96-97/AC-MC/DDA.</u>	1-35
2.	2/AC/97	Measures taken for recovery of Hire Purchase instalment/penalty from the defaulting allottees of flats on Hire purchase basis.  <u>No. F.22(255)94/HAC/Pt.I</u>	36-37
3.	3/AC/97	Requirement of Infrastructural Support for planned Development in Urban Extension Area and Housing Programmes.  <u>No. F. EM.3(125)/89/Vol.15.</u>	38-46
4.	4/AC/97	Pre-Budget survey for 1997-98,  <u>No. F. 4(3)/96-97/Budget.</u>	47-51

ITEM NO.

1/AC/97

A-26.03.1997

Sub: Confirmation of minutes of the meeting held on 8.07.93.

No. F. 1(2)/96-97/AC-MC/DDA

P R E C I S

Action taken report on the recommendations of the Advisory Council meeting held on 8.07.1993 was placed before the Advisory Council in its last meeting held on 29.11.1996. Council, however, felt that formal confirmation of the minutes was necessary and should be taken-up.

Accordingly, the minutes of the Advisory Council meeting held on 8.07.1993 are placed before the Council for confirmation. A copy of draft minutes is at (Appendix 'A' page No. 2-5 ) and a copy of the action taken report is at (Appendix 'B' page No. 6 - 31 )

2. Confirmation of the minutes of the meeting held on 29.11.1996.

Draft minutes of the meeting held on 29.11.1996 were circulated vide letter No.F.1(2)96/AC-MC/DDA/154 dated 16.12.96. Amendments proposed by S/Shri J.P. Aggarwal, and T.R. Wadhwa, G.M., M.T.N.L. have been considered by the president.

Draft minutes as circulated are placed before the Council for confirmation. A copy of draft minutes is at (Appendix 'C' page No. 32-35 )

RECOMMENDATIONS

Amendments proposed by Sh. J.P. Aggarwal, M.P. and Sh. T.R. Wadhwa, GM, MTNL were considered. It was decided to confirm the minutes, as circulated, with the following addition proposed by Sh. Chattar Singh, to para 3 (b) of the minutes :-

"Sh. Chattar Singh pointed out that unauthorised encroachments in the Industrial Area, Transport Centre and Parks of Mangolpuri need to be attended to immediately."

APPENDIX 'A' TO ITEM NO. 1/AC/97.

DELHI DEVELOPMENT AUTHORITY

DRAFT MINUTES OF THE MEETING OF THE ADVISORY  
COUNCIL OF D.D.A. HELD ON 8.7.93 AT 11.00 A.M.  
AT VIKAS SADAN.

.....

The following were present :

RESIDENT

1. Sh. P.K. Dave,  
Lt. Governor, Delhi.

MEMBERS

2. Sh. R.K. Dhawan,  
MP, Rajya Sabha,
3. Sh. Hari Kishore Singh,  
MP, Lok Sabha,
4. Sh. J.P. Goel,
5. Sh. Chattar Singh,
6. Sh. S.P. Jakhanwal,  
Vice-Chairman, DDA,
7. Sh. P.K. Kumarin,  
D.G. (Defence Estate),
8. Sh. K.K. Trikha,  
G.M., MTNL  
REPRESENTED BY  
Sh. S.S. Goyal,  
G.M.(Plg.) MTNL,
9. Sh. Dev Raj,  
Municipal Health Officer,
10. Sh. D.S. Meshram,  
Chief Planner, TCPO,  
REPRESENTED BY  
Sh. K.T. Gurumukhi,  
Addl. Chief Planner,

INVITEES

11. Sh. H.D. Sharma,  
Engineer Member, DDA,

12. Sh. K.N. Khandelwal,  
Finance Member, DDA,
13. Sh. R.G. Gupta,  
Commissioner (Plg), DDA,
14. Sh. S. Roy,  
Commissioner(LD), DDA,
15. Sh. A.J.S. Sahney,  
Commissioner(H), DDA,
16. Sh. K.J. Alphonse,  
Commissioner(LM), DDA,
17. Sh. S.C. Gupta,  
Director(DCP), DDA,

SECRETARY

18. Ranbir Singh.

.....

Item No. Sub : Confirmation of the minutes of the  
2.1-A.C./93 meeting of the Advisory Council held  
on 20.5.93 at Vikas Sadan, New Delhi.  
F.1(13)93/MC/DDA.

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Confirmed.

Item No. Sub : A scheme to decongest congested areas  
2.2.-A.C./93 of Delhi by :  
i) Shifting of Trucking activities  
with Warehousing;  
ii) Shifting of wholesale trade and  
markets.  
F.1(6)90-Dir.(TYZ)/Pt.

.....

Director (Special Cell) explained the Project  
with the help of slides, transparencies and maps.  
After discussions the Council made the following  
suggestions :

- i) Effective legal measures would be necessary  
to stop the plying of trucks and functioning  
of trades from a particular date in the design  
-ed areas.

- ii) Discussions should be held with the Associations of traders, truck - operators, wholesale dealers, etc.
- iii) Financial analysis alongwith yearwise cash flow and funding of the project may be spelt out.
- iv) Requirements of size and no of plots may be worked out. Provision for expansion should also be made.
- iv) Requirements of size and no. of plots may be worked out. Provision for expansion should also be made.
- v) Detailed brochure giving details of components of scheme and size of various units/plots, description of each location, approximate price to be charged, mode of payment, etc. should be prepared.

Item No.  
2.3-A.C./93

SUB: Planning of River Yamuna bed.  
(Report compiled by Plg. Deptt.)

- i) To make it pollution free;
- ii) To improve and beautify the environments and banks.
- iii) To channelise the river.
- iv) To reclaim the land, and
- v) To develop the reclaimed land

Director (Special Cell) made a brief presentation of the project. V.C., DDA, informed the meeting that a Special Cell for planning the River Yamuna Bed has already been set-up and in the first phase the stretch between the Indraprastha and Nizamuddin bridge was to be taken up for execution. The Council after discussion made the following suggestions:

- i) For better coordination with various Ministries of Central Govt. and Deptts. of Govt. of NCTD, CW&PRS, Pune, DWS&SDU etc. creation of a Special/Sub-Authority with planning and financial powers should be considered.
- ii) Financial aspects of the project should be studied in detail and the project should be made self-sustaining, dependency on the Government for the funds should be minimum.
- iii) A beginning should be made in the current year for beautification of river front, construction of bathing ghats, etc.

Item No.  
2.4-A.C./93

Sub: Involvement of Private Developers in the land development and construction process in Delhi.  
F.PS/Commr.(LD)/93.

.....

Commr.(LD) explained the report of Task Force on 'Involvement of Private Developers in Land Assembly, Development & Disposal'. After discussion the Council made the following suggestions:

- i) Apart from Rajdhani Estate Promoters and Builders Association, other apex bodies such as Builders' Federation of India should also be consulted and criteria for eligibility of private builders should be laid down.
- ii) It should be ensured that excessive profiteering was not done by the builders who were assigned the projects.
- iii) Approval of the Ministry of Urban Development be first taken in principle to involve private developers in land assembly, development and disposal.
- iv) A brochure be prepared for information of prospective developers. The draft of the brochure may be circulated to the members of the Advisory Council.

Item No.  
1.5-A.C./93

Sub: Action Taken Note on the points raised in the Advisory Council's meeting held on 20.5.93.

.....

The information was noted.

Item No.  
2.6-A.C./93

Sub: Comments on the observations made in the Advisory Council meeting held on 20.5.93 on Action Taken Note in the meeting of Council held on 16.10.92.

F.1(4)93/AC/MC/II.

.....

The information was noted.

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ITEM NO.  
2.1/A.C./93

- 6 -

**APPENDIX 'B' TO ITEM NO. 1/AC/97.**

Sub: Confirmation of the minutes of the meeting of the Advisory Council held on 20.05.93 at Vikas Sadan, New Delhi.  
No. F. 1(13)/MC/DDA.

RECOMMENDATION

Confirmed.      No Action.

ITEM NO.

2.2/A.C./93

Sub: A scheme to decongest congested areas of Delhi by:-

- i) Shifting of Trucking activities with Warehousing;
- ii) Shifting of wholesale trade and markets.

No.F.1(6)/90-Dir.(TYA)/PT.

RECOMMENDATION

Director (Special Cell) explained the project with the help of slides, transparencies and maps. After discussion the Council made the following suggestions:

- 1) Effective legal measures would be necessary to stop the plying of trucks and functioning of trades from a particular date in the designated areas.
- 2) Discussions should be held with the Associations of traders, truck-operators, wholesale dealers, etc.
- 3) Financial analysis alongwith year wise cash flow and funding of the project may be spelt out.
- 4) Requirements of size and no. of plots may be worked out. Provision for expansion should also be made.
- 5) Detailed brochure giving details of components of scheme and size of various units/plots, description of each location, approximate price to be charged, mode of payment, etc., should be prepared.

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FOLLOW UP ACTION

- 1) One of the strategies adopted towards this end in MPD-2001 is the development of four directional integrated freight complexes on the periphery of urban Delhi. These are to provide facilities for regional and intra-urban freight movement and also provide warehousing and storage facility for wholesale trade.

Accordingly DDA has taken up the planning of the following integrated freight complexes:-

- a) Integrated freight complex, Gazipur - 171 hect.
- b) Integrated freight complex, Narela - 300 hect.
- c) Integrated freight complex, Madanpur - 158 hect.  
Khadar
- d) Integrated freight complex, Dwarka - 125 hect.

Contd.....

a) The concept plan of Integrated freight complex Gazipur has been approved by the Technical Committee of DDA in November 1995.

The layout plan has been further modified, based on site constraints and has now been approved by different committees and is being placed before the Authority for final approval very shortly.

b) The layout plans of integrated freight complexes Narela and Madanpur Khadar are at advanced stage and being put up to the Technical Committee for approval. Whereas almost entire land in Gazipur stands acquired, in integrated freight complex Narela and Madanpur Khadar, the acquisition of land is in process.

To stop plying of trucks and functioning of trades in congested areas of Delhi, the matter has been brought to the notice of concerned agencies.

2) While preparing the proposals of integrated freight complexes, discussions have been held with the associations of traders, wholesale dealers etc. These discussions have been held in the meetings taken at the level of Minister, Govt. of Delhi and DDA. Discussions have also been held with the wholesale traders and truck operators in existing markets and the proposals have been worked out to suit to their requirements.

3) The work regarding financial analysis alongwith cash flow and funding of project will be taken up after approval of the plans. However, a broad analysis for IFC Gazipur has been done

4) A detailed analysis has been undertaken for distribution of commodities and allocation of areas for various trades in Integrated Freight Complex Gazipur, Madanpur Khadar and Narela. This has been done with the help of consultants. Detailed requirements of size and number of plots will be worked out at the stage of detailed planning/architectural design.

5) The work of preparation of a brochure giving details of scheme and description of price etc. will be taken up after the approval of layout plans/detailed design.



ITEM NO.  
2.3/A.C./93

Sub: Planning of River Yamuna bed.  
(Report compiled by Plg. Deptt.)

- i) To make it pollution free;
- ii) To improve and beautify the environments and banks.
- iii) To channelise the river.
- iv) To reclaim the land; and
- v) To develop the reclaimed land.

#### RECOMMENDATION

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Director (Special Cell) made a brief presentation of the project. V.C., DDA, informed the meeting that a Special Cell for Planning and River Yamuna Bed has already been set-up and in the first Phase the stretch between the Indraprastha and Nizamuddin bridge was to be taken up for execution. The Council after discussion made the following suggestions:

- i) For better coordination with various Ministries of Central Govt. and Deptts. of Govt. of NCTD, CW&PRS, Pune, DWS & SDU etc. creation of a Special/Sub-Authority with planning and financial powers should be considered.
- ii) Financial aspects of the project should be studied in detail and the project should be made self-sustaining, dependency on the Government for the funds should be minimum.
- iii) A beginning should be made in the current year for beautification of river front, construction of bathing ghats, etc.

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#### FOLLOW UP ACTION

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i) For taking up planning and development of River Yamuna in a comprehensive manner, a special Project Unit has been constituted in the Planning Department. This is headed by an Addl. Commissioner (Plg.).

The work on planning and development of River Yamuna bed is continuing. A detailed plan of first phase covering 490 hect. of area near Nizamuddin bridge has been prepared and approved by the Authority on 16.10.95. The work on preparation of a comprehensive plan of Zone 'O' has been initiated. The proposals have been discussed in the meeting of Yamuna committee and also with concerned departments namely: Irrigation & Flood, PWD, GNCTD, DWS&SDU, MCD, CWC, Ministry of Environment & Forests/CPCR, S.P.O. etc. (September 1996).

Contd.... 4-

: 9 :

Further action is being taken up in the Planning of river Yamuna bed.

ii) The approach of the project is that the project should be self sustaining and dependency on the Govt. for funds should be minimum. As such, it is envisaged that part of the land be utilised available for remunerative uses for cost recovery and the project should attract private investment to make it self-sustaining and viable.

iii) The following project have been taken up for beautification of river front:

- a) Bathing Ghat (Surghat) at Wazirabad.
- b) Landscaping near Nigam Bodh Ghat and new ISBT Bridge
- c) Rajiv Gandhi Smriti Van.

Mem No.  
24/A.C./93

Sub: Involvement of private Developers in the land development and construction process in Delhi.

No. F. PS/Commr.(LD)/93

#### R E C O M M E N D A T I O N

Commr. (LD) explained the report of Task Force on 'Involvement of Private Developers in the Land Assembly, Development & Disposal'. After discussion the Council made the following suggestion.

- i) Apart from Rajdhani Estate promoters and Builders Association, other apex bodies such as Builders' Federation of India should also be consulted and criteria for eligibility of private builders should be laid down.
- ii) It should be ensured that excessive profiteering was not done by the bulders who were assigned the projects.
- iii) Approval of the Ministry of Urban Development be first taken in priciple be involve private developers in land assembly, development and disposal.
- iv) A brochure be prepared for information of prospective developers. The draft of the brochure may be circulated to the members of the Advisory Council.

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Contd/.....

FOLLOW UP ACTION

Delhi Development Authority in its meetings held in Sept., 95 and Feb. 96 approved the Scheme of involvement of Private Developers in land development, Construction, infrastructure provision & disposal thereof. The Scheme was sent to the Govt. of India, Min. of Urban Affairs and Employment. In Pursuance of which the Govt. appointed a Committee under the Chairmanship of the Addl. Secretary (MOUA&E) to examine all the related aspects of involving private developers. A draft paper was prepared and sent by DD to the MOUA&E on 26.7.1996 (Copy enclosed from page Nos. 11- 31 ).

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Item No. Sub: Action Taken Note on the points raised in the  
2.5/A.C./93 Advisory Council's meeting held on 20.05.93.  
No. F. 1(4)/93/AC/MC-II.

R E C O M M E N D A T I O N

The information was noted.

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Item No. Sub: Comments on the observations made in the Advisory  
2.6/A.C./93 Council meeting held on 20.05.93 on Action Taken  
Note in the meeting of Council held on 16.10.92.  
No. F. 1(4)/93/AC/MC/II.

R E C O M M E N D A T I O N

The information was noted.

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: 11 :

DO No. A0(W)III(40)93-94)  
July 26, 1996


Dear Shri Singh,

I would like to draw your attention to the D.O. letter No.13011/17/96/DDIB dated 2.7.1996 from Shri R.K.Singh, Director (DD) regarding involvement of private developer in land assembly, development, construction and disposal in Delhi. The issues have been identified and a draft paper for consideration of the Committee constituted by the Government of India is enclosed herewith.

I shall be grateful if the paper is taken up early for discussion and necessary enabling provisions are notified soon to take up at least the project already approved by Authority for Dwarka Sector 18.

With regards,

Yours sincerely,



[Anil Kumar]

Encl. as above

Shri N.P.Singh,  
Addl. Secretary,  
Ministry of Urban Affairs & Employment,  
Department of Urban Development,  
Nirman Bhawan, New Delhi.

INVOLVEMENT OF PRIVATE DEVELOPERS IN LAND DEVELOPMENT AND  
HOUSING CONSTRUCTION ACTIVITY IN DELHI

1.0 INTRODUCTION

In the new role of a facilitator, the public agencies are expected to devise innovative approaches to involve the private and cooperative sector, increase and improve supply of housing, serviced land and infrastructure. DDA has initiated policy changes for involvement of private developers in the development and delivery of serviced land and housing in Delhi. With a view to evolve guidelines and procedures for involvement of private developers, the following proposals are submitted for two kinds of development:

- (i) Development by private developer on DDA land;
- (ii) Development of land to be assembled by private developers.

The issues and roles of private developer and DDA in each case are given below:

2.0 PRIVATE DEVELOPMENT ON DDA LAND

The scheme deals with the allotment of DDA land in its schemes like Rohini, Dwarka, Dhirpur, Narela etc. to private developers on leasehold basis who will undertake on site development and dispose off the property in the agreed manner. Private developers will be selected by the competitive and open tendering by a Project Advisory Board. To ensure the objective of providing housing to EWS and LIG, it is proposed that the private developer will construct a prescribed component of EWS and LIG houses, which will be handed over along with community facility plots to DDA free of cost for allotment to its registrants.

2.1           ROLE OF PRIVATE DEVELOPER:

- 2.1.1.       Prepare layout and building plans and get the same approved from DDA.
- 2.1.2.       Carry out development work as per the approved plans.
- 2.1.3.       Prepare service Plan for internal development and get it approved from MCD/Local Body.
- 2.1.4.       Construct EWS & LIG houses as per the approved norms of DDA and develop other use activities/facilities as per the approved plan.
- 2.1.5.       EWS and LIG houses and community facility plots to be given back to DDA free of cost.
- 2.1.6.       Hand over community facilities including parks and open spaces to DDA - private developer will be allowed to dispose off other commercial properties and residential component as per the the terms of agreement.
- 2.1.7.       Hand over services to the concerned Local Body through DDA with obligation to pay deficiency charges, if any.

2.2           ROLE OF DDA

- 2.2.1       Preparation of tender document containing terms and conditions of allotment ( Annexure.2....). Eligibility criteria for bidding to be prescribed (Annexure.3.....)
- 2.2.2.       Tenders to be invited for selection of private developer on the terms that the premium of land shall be paid by the developer as per the Nazul Rules.
- 2.2.3.       Approval of Layout Plans as per MPD in force.
- 2.2.4.       Prepare service plans for peripheral services and get approved from MCD/Local Bodies and provide the same.

- 2.2.6. Quality control for development works and DDA component of housing.
- 2.2.7. Disposal of EWS and LIG housing and community facility plots.
- 2.2.8. Review and monitor the progress for smooth and timely implementation of the project.

2.3. **LEGAL ISSUES**

- 2.3.1. Amendment required in DDA Nazul Rules, 1981 in respect of the following (Annexure. 4.....):

(a) Permitting allotment of land more than 500 sq.mtr.

(b) Defining the 'developer'.

- 2.3.2. Under U.L.C.R. Act, exemption is necessary for holding plot of more than 500 sq.mtr. in Delhi keeping in view the accelerated planned development as an objective of DDA. In order to facilitate single window clearance, Government may delegate powers to VC, DDA under Section 20 of the Act for grant of exemption to the private developers.

2.4. **OTHER ISSUES:**

- 2.4.1. On the pattern of Development Control Rules, 1991 of Bombay, if developer hands over community facilities/building free of cost to the Local Body, he may be given additional equivalent FAR entitlement for his free sale components, subject to approval (Annexure-I)

- 2.4.2. Permission for freehold conversion for the sub lessee.

3.0 **PRIVATE DEVELOPMENT ON LAND TO BE ASSEMBLED BY PRIVATE DEVELOPERS.**

With the objective of augmenting development of urban land and to utilise the resources of private

sector in the development of infrastructure and construction of the housing, the scheme provides for involvement of private developers to assemble private land and take up their development and construction within the parameters of Master Plan. However, the developer is required to make available a component of land/housing for lower income groups and to cooperative group housing societies. To ensure integrated development and provision of social infrastructure, where such type of development can be permitted is prescribed as minimum 40 Hect. Such a scheme can be taken up in Urban Extension areas as per Delhi Master Plan where land is yet to be acquired.

- 3.1. **ROLE OF PRIVATE DEVELOPER**
- 3.1.1. Preparation of layout and building plans and its approval from DDA.
- 3.1.2. Carry out development work as per the approved plans.
- 3.1.3. Prepare service plans for internal development and get them approved from MCD/Local Body.
- 3.1.4. Construct EWS and LIG houses as per the approved norms of DDA and develop other use activities/facilities as per the approved plan.
- 3.1.5. EWS & LIG houses to be given back to DDA at mutually agreed cost for disposal by DDA.
- 3.1.6. Hand over services to the Local Body with obligation to pay deficiency charges, if any.
- 3.1.7. Hand over the land for laying down peripheral services within the assembled land to DDA/DESU/INFRASTRUCTURE AGENCY/MCD free of cost.
- 3.1.8. Hand over community facilities including parks, open spaces to the concerned Local Body with obligation to pay deficiency charges, if any.



- 3.2.           **ROLE OF DDA**
- 3.2.1.       To ensure integrated land development and to prepare Zonal Plan/General Development Plan and prescribe development control norms for the Development Area not yet acquired and make available at a cost to the intending developer.
- 3.2.2.       Identification of area - Development/Non-Development Areas in proposed Urban Extension, sub cities and growth centres.
- 3.2.3.       Issue letter of intent for grant of planning permission to private developer after which, he shall have to deposit betterment and development charges.
- 3.2.4.       Approve Layout Plan submitted by the developer:
- (a) As per norms of MPD in force;
  - (b) With reservation of 25% residential land use for cooperative group housing societies.
- 3.2.5.       Prepare service plans for peripheral services and get it approved from MCD/Local Body and provide the same.
- 3.2.6.       Disposal of EWS & LIG houses.
- 3.2.7.       Quality control for development works and construction of DDA component of EWS & LIG houses.
- 3.2.8.       Review and monitor the progress for smooth and timely implementation of the project.
- 3.4.           **LEGAL ISSUES**

Under U.L.C.R. Act, exemption is necessary for holding plot of more than 500 sq.mtr. in Delhi keeping in view the accelerated planned development as an objective of DDA. In order to facilitate single window clearance, Government may

delegate powers to VC, DDA under Section 20 of the Act for grant of exemption to the private developers.

3.5. **OTHER ISSUES**

- 3.5.1. On the pattern of Development Control Rule, 1991 of Bombay, if developer hands over community facilities/building free of cost to the Local Body, he may be given additional equivalent FAR entitlement for his free sale components, subject to approval (Annexure-I).
- 3.5.2. Betterment charges to be credited to the proposed City Development Fund and to be maintained in a separate account by DDA. Out of this, 15% to be utilised by MCD/Local Body for the area specific improvement and 85% to be used by DDA for City Development.

## ACCOMODATION RESERVATION

The concept of accomodation reservation is to facilitate development of community facilities without any financial burden on the local body and making available land for the same under Private ownership. The Private owner provides the land / building due to the incentive of FAR which he can utilise for his own purpose. Thus, community facility becomes available in time to the public without adding any financial burden on the Development Authority / Local body.

According to Development Control Rules of Greater Bombay the development right on the land reserved for roads could be transferred by the land owner to his remaining land if agreed to hand over the land to local body free of cost and free of encumbrances. This principle has been extended further in the Development Control Regulations 1991 in the form of Accomodation Reservation.

The land owner can develop and build the facility for which the land is reserved (such as a library), hands it over to the local body free of cost and then utilises the development right equivalent to the full permissible FAR/FSI for his own purposes. This measure is likely to succeed in large cities like Delhi where land prices are several times higher than construction cost.

DETAILED TERMS AND CONDITIONS OF AGREEMENT FOR ALLOTMENT OF LAND TO DEVELOPERS

1. The Developer shall deposit the following documents within six months of the date of issue of letter of acceptance:
  - a) Survey of the area at a scale of 1:1000.
  - b) Layout plan on 1:1000 scale showing.
    - 1) Land use distribution for various activities.
    - ii) Indicating the blocking of residential units and other uses.
    - iii) Position of internal services like roads, water supply, sewerage, electrification, street lights, telephone, TV cables etc.
  - c) Architectural drawings of building on 1:100/200 scale.
  - d) Time schedule of Internal development and construction of buildings.
  - e) Project showing all specifications, design and working drawings of all services in detail.
  - f) Land scape plan on 1:1000 scale.
2. Authority shall not be responsible for any delay for not giving possession of any part of land due to matter being subjudice or due to natural calamities or any other reason beyond the control of the Authority. No compensation shall be payable by Authority on this account. It is clarified that the Developer shall not be entitled to compensation on any ground whatsoever for any delay for whatsoever reason in handing over possession of the land or any part of the land to the Developer.
3. Developer shall submit audited balance sheet of each year within six months of annual closing to CAO,DOA.
4. The allotment of land to the developer shall be on lease hold basis. The prescribed format of lease deed is annexed herewith. The Developer shall pay Ground Rent @ 2½ % of tendered amount after 5th year.

5. The Developer shall disposed of properties to the purchaser as per terms and conditions of this contract agreement and such purchaser shall be sub-leasee of the land. The ground rent of the land after the date of transaction for sale purchase between the developer and the purchaser shall be deposited by the sub-leasees to the DDA. The prescribed format of sub-lease deed is annexed herewith.

6. In case of any default on the part of developer either in making payment to DDA or in undue delay in completion of the project, as may be assessed under orders of Vice-Chairman, DDA, The allotment shall be withdrawn and lease cancelled and possession of the land resumed by DDA. Balance work shall be got completed/completed by the Authority by:-

- 1) Forfeit Rs.50 lacs security deposit.
- ii) Sell the unsold property.
- iii) Recover the balance amount from developer as arrears of land revenue
- iv) in any other manner it may deem fit.

7. Developer shall obtain completion certificate of all works from Authority. structural safety certificate shall be submitted by the developer while applying for completion certificate.

8(i) Developer shall be required to hand over the services to concerned Municipal/Local agency after the completion certificates. Till such time, the services are handed over they will be maintained by the developer. At the time of handing over of services to respective departments, the deficiencies shall be rectified by the developer or deficiency amount shall be paid by developer to Municipal/Local agency/ Department to the full satisfactions of the Authority.

8(ii) The developer shall hand over the roads/parks and playgrounds to the relevant public agencies free of cost at the the earliest but not later than the end of the fifth year. The deficiency charges, if any, shall be paid by the developer. Until these assets are transferred to the relevant public agencies, the developer shall maintain the said roads, parks and playgrounds at his/its own cost.

9. The Security Deposit of the Developer amounting to Rs.50 lacs shall be refunded only after completion of all the development and construction work and handing over of various services to the civic bodies and EWS/LIG flats and Institutional plots to the Authority.
10. In case of any dispute between the Authority and the Developer the decision of Vice-Chairman shall be final and binding on both the parties.
11. The jurisdiction of disputes will be the appropriate court of Delhi.
12. The layout plan and buildings plans are to be prepared according to Building Bye-laws and Master Plan Regulations of the Authority.
13. The plans and scheme submitted by Developer shall be required to be approved by the Authority and the Developer shall also obtain the approval of the all other concerned local/other bodies like MCD, Chief Fire Officer, Civil Aviation etc. at his own cost.
14. The developer will execute the development within the planning and development control parameters which shall be governed by the norms and regulations given in Master Plan 2001 or subsequent Master Plan that may be in force and building bye laws that may be in force from time to time.
15. The developer will adopt standard specifications for construction of EWS and LIG houses as given in Annexure-B.
16. The land development can be divided into the following three categories.

(1) Peripheral Development

Peripheral Development relates to development till or at the, periphery of sector(i.e. the Project Area). This Peripheral Development is to be taken up by the DDA. Since trunk water supply and sewerage are likely to take time, DDA will construct an underground tank and a sumpwell. With regard to drainage, DDA will provide the

level at the appropriate point to the Developer for laying-out internal drains. In relation to electricity at the periphery of the project area DDA will ensure that a 66 KVA sub station is set up by DESU outside Sector 18, Dwarka. In relation to trunk water supply and sewer lines to be laid by the Delhi Water Supply and Sewerage Disposal Undertaking and the trunk peripheral drains and outfall to be provided by the Irrigation & Flood Deptt. of the Govt. of NCTD, DDA will pursue the same with the appropriate local bodies and Govt. of NCTD.

(ii) Internal Development(General)

This development is to be taken up totally by the Developer. As part of the Internal Development generally the Developer will dig appropriate tube wells and layout the internal distribution system for water supply, layout the internal sewer lines till the sump, layout the internal drains and tie-up with DESU for installing 33/11 KVA sub-stations and laying out the internal distribution lines for electricity. The Developer will also get the Services Plan for internal water supply, sewerage, drainage, roads and electricity as also the building and layout plans approved from the appropriate local bodies/authorities.

(iii) Internal Development(Plotted)

Internal Development(Plotted) is the internal development required for plot schemes. The internal Development(Plotted) is to be undertaken by the Developer.

The Developer shall be responsible for all planning and development, internal(general) as well as internal(Plotted), of the land as per

approved norms of the Authority.

The Developer shall undertake the development of the sector on the strength of these presents given to him by the Authority.

17. Following types of broad land uses will be permissible for a 32 Hect. plot:

S. No.	Land Use	Gross area in (Hect)	%age of gross area of land use to total area.
1.	Residential	18.00	56.25
2.	Public & Semi public Facilities	4.00	12.50
3.	Utilities and Parks	5.00	15.80
4.	Circulation	4.00	12.50
5.	Commercial	1.00	3.15
Total:		<u>32.00</u>	<u>100.00</u>

18. The Developer shall not deviate in any manner from the approved layout plan/building plan and shall conform to all laws, rules, regulations, and bye-laws of the proper municipal or other authority in any way relating to the laying out of land or making of street and execution of works and all other matters relating to health and sanitation which may be in force from time to time.

19. The Developer shall not make any excavations upon any part of the said land nor remove any stone, gravel, clay and earth therefrom except for the purpose of development of and use on the said land. The Authority also reserve unto itself all mines, minerals, coals, gold washing, earth oil or quarries in or under the said land, if found at the time of development/excavation.



20. The Developer shall not be entitled under any circumstances whatsoever directly or indirectly to assign, transfer or otherwise part with its rights under this agreement.
21. The Developer shall after obtaining sanction to the building plan, with necessary designs, plans and specifications from the proper municipal or other authority, at his own expense, erect upon and develop the said land in a complete and substantial and work-manlike manner with the requisite and proper walls, sewers and drains and other convenience in accordance with the sanctioned building plans, and to the satisfaction of such municipal or other Authority, as the case may be, and within the parameters contained in the MPD-2001 and Building Bye-laws.
22. The Developer can start allotment/booking except of EWS and LIG houses only after possession of the land is given to him.
23. The land for utilities such as electricity, water supply, drainage and sewage disposal is required to be handed over by the Developer to DESU and other appropriate bodies by the end of the first year of commencement without any cost.
24. The common portions of the commercial buildings after completion of the project shall automatically be treated in possession of the DDA. The common portion of the residential area shall be handed over to Residents Welfare Association/registered agency approved and recognised by the Authority and in case no Agency exists the same after completion of the project shall automatically be treated in possession of the DDA. However, the Developer shall continue to maintain services in these areas till services are handed over to Civic agencies, irrespective of the fact as to who is in possession of the common area.
25. The Developer shall be free to dispose of the property developed for commercial, public and semi-public and residential(except EWS & LIG houses and Institutional plots

which are to be given back to the Authority free of cost) use as per provisions of the MDP 2001 or such other MPD as may be inforce.

26. The Developer shall handover to the Authority EWS/LIG Flats and Institutional plots, as mentioned herein before. Any failure to adhere to this schedule shall entitle the Authority to recover penalty at the rate of three thousand per flat per month and Rs. ten thousand per acre of Institutional plots per month. In case the default is more than Rs.2 crores, the Authority would reserve its right to cancel the allotment of land. Further action on account of the default shall be taken as per para 6 above.
27. For any change in the name of the developer or change in its constitution or of the firm shall be subject to consent of the Delhi Development Authority.
28. In any case of default of payment penal interest @ 24%(Twenty Four per cent) p.a. on such default amount shall be charged for the period of default.
29. The time for completion of the project is 5 years from the date of issue of letter of acceptance of the tender. The date of commencement of the agreement shall be reckoned as the date of issue of letter of acceptance by the Delhi Development Authority.
30. The Delhi Development Authority shall in no manner be responsible for any death/accident that may occur while executing the works at site and shall not be liable for any compensation whatsoever may become payable under the law of the land. The Developer shall be absolutely and exclusively responsible for adopting necessary measures to avoid any accident.
31. All transactions will be made in Indian rupee only.

32. Engineer/Project consultant appointed by the DDA will monitor the progress of the project and will give monthly reports on the progress of works and also certify that work is being executed according to the approved layout plans. Private Developer shall render necessary cooperation to him.

33. The CE(QC)DDA will conduct quality control inspections periodically (minimum four inspections will be conducted mandatorily at the stage of 25% completion, 50% completion, 75% completion and 90% completion of works) of all the land Development Works, construction of EWS/LIG flats. Further quality control test checks including material test will be conducted by the CE(QC)DDA as and when he deems fit to ensure the observance of high level of quality standards. Private Developer shall render necessary cooperation to him.

34. The Developer shall bear full and exclusive liability for defects (as provided under the Agreement and under Law) in respect of EWS and LIG flats and will make good the defects immediately as per the recommendations of the CE(QC)DDA. The project will be deemed to have been completed when all the out puts have been physically handed over to the allottees and parks, roads and other services have been handed over to the concerned public agencies.

35. The Developer shall not display or exhibit any advertisement, placard whatsoever or put up any hoarding on any part of the interior or exterior of the said land without the prior written permission of the Authority.

36. In the event of the death of the Developer or the Developer becoming insolvent, or dissolved, if it is a partnership firm, or gone in liquidation, if it is a private limited/limited company prior to the expiry of the period fixed herein above, the liabilities under these presents shall be borne by the legal heirs/representatives of the Developer and in case of their failure to comply with the terms and conditions of this agreement it shall stand terminated automatically and all that has been agreed here in above

to fall to to the share of the Developer shall vest with the Authority free from all encumbrances.

37. The Developer shall pay cost of light, power and water consumed by him as per the demand of the Authority concerned.

38. The Developer shall also pay all licence or other fee of taxes payable to the Government/Municipal or other local bodies as may be assessed or found due.

39. The Developer shall abide by all the rules, regulations, orders and instructions that the Authority may issue from time to time or adopt or issue for the care, protection and administration of the said land/flats/estates/including the provision of DDA (Disposal of Developed Nazul Land) Rules, 1981 and DDA (management & Disposal of Housing Estates) Regulation, 1968, as amended from time to time.

40. The provisions of Delhi Apartment Ownership Act, 1986 and Rules framed thereunder shall also be applicable wherever the same are attracted.

41. The Authority shall not be responsible for the safety of any materials or articles belonging to the Developer and also shall not be liable for any damages or injury to the property of the Developer lying at any time in, on, upon or around the said land from any cause whatsoever.

42. Notwithstanding any thing contained herein to the contrary, the Authority shall have the right to revoke the agreement in the event of breach of any of the terms and conditions specified herein. The decision of the Vice-Chairman DDA in this behalf shall be final and binding and shall not be called in question at any forum or court, whatsoever.

43. By earlier determination or revocation of these presents any belonging of the developer found on such land/site shall be liable to be sold through public auction unless claimed within a fortnight of the determination or revocation of the agreement, as the case may be. The Authority shall be entitled to appropriate out of the proceeds of such sale,

the amount due to the Authority, if any, from the Developer and also, after deducting cost of administration and auction of these belonging, the balance, if any, shall be paid over to the Developer or his/its legal heirs, representatives etc. as the case may be.

44. In case, the site machinery/apparatus etc. are destroyed or damaged by any natural calamity or riot or civil disturbance or on any account whatsoever, the Authority shall not be liable to pay any damages and/or compensation therefore.

45. In case of any dispute arising between the Authority and the Developer in respect of the interpretation or performance of any terms and conditions of this Agreement, the decision of the Vice-Chairman, DDA thereon shall be final and binding. The developer shall not object to the Vice-Chairman of the Authority's decision on the ground that he had dealt with the case or has at some stage or expressed opinion in any matter connected therewith or on any grounds whatsoever.

46. The Developer shall be responsible for damages or loss of property due to the reasons for which it/he or its/his servants are directly responsible and that may be sustained by it/him due to normal wear and tear or such as may be caused by storm, earthquake or any other natural calamities, but the Authority shall not be liable to pay any compensation or damages whatsoever.

47. The Authority or its nominee shall have access at all reasonable hours to the said Development/construction, electric substations, water supply and drainage installations or any part thereof.

48. All the required permissions/approvals for erecting electric sub-station/water supply and drainage installations and running it shall be obtained by the Developer.

49. The Developer shall complete the development of erection and shall commission the electric sub-station/ water supply and drainage installations within the sector within three years from the date of this agreement.

50. In the event of unforeseen circumstances, beyond the control of the Authority, including any stay, decree, directions, orders from any court of law or Forum, because of which the entry upon the said land or any part thereof gets/ held up or delayed, the Authority shall not be liable for any damages, compensation or loss of profit of any kind whatsoever.

51. All notices, orders, directions, consents or approvals to be given under this Agreement, shall be in writing and shall signed by such officer as may be authorised by the Vice-Chairman, DDA and shall be considered as duly served upon the Developer if the same shall have been delivered or sent by post to the residence/registered office of the Developer.

52. All powers exercisable by the Authority under this Agreement may be exercised by the Vice-Chairman, DDA. The Authority may also authorise any office or officers of the Authority/Govt. to exercise all or any of the powers exercisable by it under this agreement.

53. The Vice Chairman may authorise any officer or officers to exercise all or any of the powers which he is authorised to exercise under this agreement, except the powers of the Authority exercisable by him virtue of clause 52 above.

Delhi Development Authority

Developer

ELIGIBILITY PARAMETERS:

The eligibility parameters are as under:-

- i) The developer applicant must have proven track record of total average turnover of not less than 10.00 crore related to land development/building activity during the last five years.
- ii) The applicant should be an individual, a proprietorship firm, a registered partnership firm, a private limited company, a group of companies, a corporation of joint venture/consortium, N.R.I. or registered society and should be competent to contact and must indicate the projects which they have completed and the projects which are in progress during the last five years.
- iii) The applicant must have capability in the development of land and construction of large building structures involving earth filling, PCC, reinforced cement concrete as well as his/their capacity for mobilising equipment and personnel for large value contracts.

Sub: Proposed amendments to DDA (Disposal of Developed Nazul Land) Rules, 1981.

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1. The "Developer" is defined as follows for purpose of addition in Rule 2:-

Rule 2(p):

"Developer": Developer means a person or body of persons, whether corporate or otherwise, who is authorised by the Authority to develop the Nazul land under its control and supervision and to dispose of the plots/built up spaces in accordance with the terms/conditions as may be prescribed through an agreement to be entered between the Authority and the Developer.

2. Since there is no provision in the Nazul Rules, 1981 for allowing a private Developer to develop land, construct flats and shops and dispose of the same, it is felt that an additional rule to be numbered as Rule 43.A should be incorporated in the said Rules. This new Rule 43.A should read as under:-

Rule 43.A(1):

The Authority may, notwithstanding anything contained in these rules, allot land to a developer through auction or through tender for development and disposal under its control and supervision in accordance with the terms/conditions to be set out in the agreement between the Developer and the Authority. The lease deed in favour of the Developer and the sub-lease deed in favour of the persons to whom the plots are to be disposed of by him, shall be executed in such formats as may be approved by the Govt. in this behalf.

Rule 43A(ii):

The restrictions regarding the size of the plots and the earlier ownership of any property in Delhi shall not be applied in the case of the allotment/<sup>case</sup> transfer of the land to the Developer.

Rule 43.A(iii):

The restrictions regarding the size of the plots and of not owning any residential land, house etc. as stated in these Rules, for the purpose of eligibility shall, however, be applicable to the disposal of land/plots by the Developer.



APPENDIX 'C' TO ITEM No. 1/AC/97

LIST OF THE MEMBERS OF ADVISORY COUNCIL WHO ATTENDED THE MEETING HELD ON 29.11.1996. THE MEETING WAS PRESIDED BY SHRI P.K. DAVE, LT. GOVERNOR, DELHI.

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1. Shri Jai Prakash Aggarwal,  
M.P. (Lok Sabha).
2. Shri Vijay Goel,  
M.P. (Lok Sabha).
3. Shri J.P. Goel.
4. Shri Chattar Singh.
5. Shri Hemendra Kumar,  
Vice-Chairman, DDA.
6. Shri G.S. Chima,  
C.M.D., D.T.C.
7. Shri R.P. Sehgal,  
DG (Defence Estate),  
Ministry of Defence.
8. Shri T.R. Wadhwa,  
G.M., P.M.(N), M.T.N.L.
9. DG, (RD) & Addl. Secy.,  
Ministry of Transport. (Represented by Shri  
Avnish Chand, SE, MOST (RW).

COMMR.-CUM-SECRETARY

Shri V.M. Bansal.

D.D.A. OFFICERS WHO ATTENDED THE MEETING.

1. Shri K.N. Khandelwal,  
Finance Member.
2. Shri R.K. Bhandari,  
Engineer Member.
3. Shri S.K. Sharma,  
Principal Commissioner.

Contd/.....

4. Shri Arun Mhaisalkar,  
Commissioner (Plg.).
5. Shri S. Roy,  
Commissioner (LD).
6. Shri Kewal K. Sharma,  
Commissioner (Housing).
7. Shri Arvind Kumar,  
Commissioner (Pers.).
8. Shri U.S. Jolly,  
Commissioner (LM).
9. Shri Deepak Narain,  
C.V.O.
10. Shri S.D. Sharma,  
C.L.A.
11. Shri Shankar Banerjee,  
C.A.O.
12. Smt. Illa Singh,  
F.A.(H).
13. Shri Chander Ballabh,  
Addl. Commissioner (Plg.).
14. Shri B.K. Jain,  
Director (Plg.).
15. Shri H.K. Babbar,  
Asstt. Secretary.

Sub: Draft minutes of the meeting of the Advisory Council held on 29.11.1976 at Raj Niwas, Delhi.

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(1) Meetings of the Advisory Council

Members felt that the Advisory Council should meet more often. It was decided that there should be generally 3 meetings of the Council every year.

(2) Procedure for seeking information

It was felt that meetings of the Council were not the appropriate forum for seeking information. It was decided that the members should send their questions to the DDA so that written information could be made available to them. This will enable the Council meetings to discuss general and developmental issues more meaningfully.

(3) Supply of information

(a) Pursuant to the discussions in the Council meeting, the following information may be supplied to the members:

- i) Details about the current cost ceilings of HUDCO for financing housing construction, and the limits prescribed by DDA;
- ii) The physical and financial targets for construction of houses during the year 96-97;
- iii) Amount spent under different welfare schemes.

(b) The Principal Commissioner shall submit a report to the Lt. Governor about lands under encroachment reported by Shri Vijay Goel, MP.

(4)

Recommendations:

- (a) Keeping in view the increasing housing requirements, construction machinery should be geared up to utilise the full budgetary provisions for construction of flats:
- (b) In view of unauthorised conversion of residential units into commercial, it was felt that DDA's enforcement machinery should be more vigilant and effective. The Council also recommended that a practical view should be taken and such conversions should be considered area-wise for regularisation, on payment of charges, as per the policy laid down:
- (c) In view of the fact that Advisory Council is constituted for the purpose of advising the Authority, its recommendations should be listed as a regular Agenda item in the meetings of the Authority.

(5)

Next meeting of the Council

It was decided that the next meeting of the Council should be held some time in Feb. '97 to consider the Budget proposals for the year '97-'98, before its presentation to the Authority.

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

ITEM NO.  
2/AC/97  
A-26.03.97

Sub: Measures taken for recovery of Hire Purchase instalments/penalty from the defaulting allottees of flats on Hire Purchase basis.

No. F. 22(244)/94/HAC/Pt.

P R E C I S

DDA allots flats on cash down and Hire Purchase basis under its various housing schemes. The allottees of flats on hire purchase basis are required to make payment of monthly instalments by 10th of each month. As per relevant clause of Demand letter, an allottee of flats on hire purchase basis is liable to pay penalty @ 1% or Rs.2 for first month @2% per month or Rs.5 for 2nd month @ 4% or Rs.10 for 3rd month which ever is more and so on. In case of default of instalments more than 6 months, there is a provision for termination of allotment.

2. As a gesture of goodwill and to be sensitive to its allottees, DDA had introduced two Hire Purchase Penalty Relief Schemes known as Hire Purchase Penalty Relief Scheme-95 & 96 which were approved by the Authority vide its resolution nos. 66 of 1995 and 1/96.

3. In addition to introduction of these 2 schemes, DDA had taken the following measures in order to effect outstanding instalments and penalty from its allottees :

- i) The Accounts of NPRS-79 are on Computer since its inception. In order to have complete details about the outstanding dues of instalments, penalty, ground rent, service charges etc., individual files of the allottees have been opened during 1994. Till date about 1,00,000 files have been opened in which D&C records have been completed indicating the position of instalments paid by the allottees upto 3/96.
- ii) In case allottee does not clear his dues after issue of defaulter notice, action is being taken to effect recovery under the Punjab Land Revenue Act as arrears of land revenue.
- iii) After adequate notice to defaulters, DDA had attached 130 flats of various categories in different colonies. After attachment, dues have been cleared by allottees in 23 cases. Other flats will be put to auction after cancellation of allotment.
- iv) In 651 cases allotment of flats have been proposed for cancellation.

Contd/.....

- v) In 18,800 cases NRCs have been issued under P.L.R. Act to recover the dues as arrears of land revenue.
- vi) In 16 cases, arrest warrants have been issued to the defaulters allottee for not making payment of due instalments inspite of issue of defaulter notices, NRCs etc.
- vii) In Rohini Zone door to door recovery has been introduced.

4. No doubt the recovery position has improved as will be evident from the following figures but still the balance amount to be recovered from the defaulting allottees is a huge one. As DDA does not get any subsidies or grant either from the Central Govt. or from the State Govt. for implementation of its housing projects but mobilises funds from its own sources and by raising loan from the financial institutions on payment of interest, non-recovery of instalments/penalty from the allottees of flats have adverse effect on Authority's project.:

Position of recovery of Hire Purchases instalment/penalty.

<u>Years</u>	<u>Amount realised.</u>	figures in crores of Rs.
1993-94	30.86	
1994-95	38.02	
1995-96	75.00	
1996-97 (Upto Oct.97)	56.00	

5. From the above it is evident that inspite of DDA's allowing remission in the penalty rate from 48% to 24%, the response from the allottees have not been encouraging. The matter is placed before the Advisory Council with the request that :

- i) Appeals to the public may be got announced from the representatives of the public requesting them to clear DDA's dues.
- ii) Advice further course of action to be taken in order to effect recovery of outstanding dues so that resources are generated to take up fresh land acquisition and development projects.

6. The matter is placed before the Advisory Council for consideration and guidance.

R E C O M M E N D A T I O N

Measures taken to effect old recoveries and the announce-

From prepage----/-

ment of "Penalty Relief Scheme" were appreciated. The Council, however, desired that:-

- (i) Further progress in the matter may be reported in the next meeting;
- (ii) A copy of the Penalty Relief Scheme be circulated to the members. Suggestions for improvements, if any, made by the members should be placed before the next meeting of the Council."

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ITEM NO. Sub: Requirement of Infrastructural Support for Planned  
3/AC/97 Development in Urban Extension Areas and Housing  
Programmes : (No. EM 3(125)89/Vol. 15)

A-26.3.97

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P R E C I S

To accommodate the population, the need of acquiring 20,000 Hac. land was established. The DDA has been the main Agency for large scale development of land and make it available for various uses. The Master Plan also provides the nature and extent of infrastructure to be provided like water supply sewerage, power transport etc. It was the understanding that various Agencies will provide the bulk services by the time the DDA complete development on the identified locations from time to time. The constitution of the DDA is so made that all important Agencies, connected for providing infrastructure are represented in the DDA so that information can flow among various participants in the development task.

Land is acquired by the Government of Delhi and made over to the DDA. DDA develops the land and makes it available to various <sup>users</sup> by collecting appropriate considerations.

Over the years, DDA has acquired and developed nearly 60,000 acres of land. This land was developed as per the Master Plan to create space for residential colonies to be developed privately by the Societies, DDA itself or by the Govt. Departments and Agencies. The land is also developed to provide for various other utilities and facilities. Commercial Centres, Industrial Area, Hospitals, Sports Complexes, New Rehabilitation colonies etc.

The modalities and constraints in development of infrastructural supports have been discussed in the paper annexed herewith as (Appendix 'D' Page No. 41-46)



On account of inadequate infrastructural supports, particularly water supply and electricity, the assets developed by DDA can not be passed on to the beneficiaries causing inconvenience to the aspirants of developed assets as also blockage of funds resulting in break in cycle of development.

Similarly, in respect of housing, an exercise has been made to exploit all vacant land pockets in the areas since developed and already under development for taking up new houses. Total land pockets so located and free of encumbrances, can accommodate only about 14,000 houses, out of which 11,372 houses have been given a final shape and the scheme is likely to be taken up on the ground within the current financial year. The land pockets for another about 13,000 houses are under **litigation** (**either** under Courts Stay orders or encroached upon). Moreover, the construction programme of the housing is hampered by blockage of funds on account of non-availability of infrastructural supports. About 12,000 houses completed in all respects are awaiting disposal/allotment for more than one year on account of non-availability of power (availability of water through tubewells is also dependent upon the availability of electrical services power) to be provided by DESU. For another 8,000 houses completed recently/likely to be completed by March, 1997, DESU has not even initiated the process. Similarly, for about 80 commercial/institutional Centres for which the request was made different times between 4/87 and 3/96, electrification works are yet to be completed/initiated.

To sum up, the development of large extent of land so as to make it effectively useful to the various occupants can only be achieved if the internal services

and the bulk services are completed simultaneously and mutual supporting. Completion of all the services together will help to achieve the quick disposal of completed facilities and rotating the money for additional development.

The valuable advice of Advisory Council is sought on the subject.

R E C O M M E N D A T I O N

The Council appreciated the need for closer co-ordination amongst different departments/organisations in Delhi. It. Governor informed that he was seized of the matter and assured that such matters were now being attended by him at personal level. He informed the Council that Chairman, Delhi Vidyut Board had agreed to provide electricity connections to un-electrified DDA flats, on priority.

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APPENDIX 'D' TO ITEM NO. 3/AC/97.

SUB:- MODALITIES & CONSTRAINTS IN LAND ASSEMBLY AND CONSTRUCTION OF HOUSES.

DDA has been the main agency for large scale development of land and make it available for various uses. The Master Plan also provides the nature and extent of infrastructure to be provided like Water Supply, Sewerage, Power, Transport, etc. It was the understanding that various agencies will provide the bulk services by the time the DDA completes development on the identified locations from time to time. At present the work of development of bulk services is being provided by the Government Agencies, Local Bodies as detailed below:-

(A) GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI:

i) Land is acquired by the Government of Delhi and made over to the DDA. DDA develops the land and makes it available to various users by collecting appropriate considerations.

ii) PWD:

For construction of Bridges and roads 30 Mtr. R/W and above.

iii) I & F Deptt.

For construction of trunk drains with carrying capacity of 1000 Cusecs and above.

iv) Transport:

For providing Public Transport.

v) Education:

Schools, Colleges, Training Centres, Technical Education Centres etc.

vi) Health:

Hospitals, dispensaries and health centres.

(B) LOCAL BODIES:

i) M.C.D. - D.W.S. & S.D. UNDERTAKING:

- a) Provision of Trunk Sewers (1500mm dia and above).
- b) Construction of Sewage Treatment Plans.
- c) Construction of Water Treatment Plants.
- d) Laying of Trunk Water Supply Lines.
- e) A centralized Body for controlling and according approvals to the Services Plans of Water Supply, Sewerage, Drains, etc.

ii) D.E.S.U:

Supply of Power and execution of H.T. & L.T. Distribution System and street lighting.

iii) M.T.N.L:

For execution of telecommunication lines as a part of overall development.

C. GOVERNMENT OF INDIA:

- i) Post & Telegraph Services.
- ii) For availability of bulk power to Delhi.
- iii) For availability of raw water for Delhi's consumption.
- iv) Public Security:  
Police.

D. RAILWAYS:

For Mass Transport System and Terminals.

CONSTRAINTS:

A: LAND:

- i) Land is the basic support factor to meet with the challenges of rapid growth in the urbanization of Delhi. The main constraint in land development is the cumbersome and time consuming process of land acquisition. Due to time lag, appreciable part of land under acquisition is encroached upon by the unscrupulous elements, cropping up of number of litigations and stay orders from Court, lengthy and time

consuming process for disposal of sub-judice cases. Though small in magnitude but very important when small portion of land remains unacquired on account of litigations or otherwise due to which the continuity of the services is held-up and the money spent on development is blocked. The entire technical as well as fiscal planning and sequences of operations are disturbed. To overcome this problem, special Courts may be assigned to dispose off these litigation cases in time bound manner.

ii) **Infrastructural Supports :**

The main constraint in delivering the developed assets and the housing stock to the consumers as non-availability of trunk infrastructure like Water Supply, Sewage disposal, Drainage, Approaches and Power. Different Agencies as mentioned above are required to provide these inputs for making the houses/assets livable/usable. These Agencies though are associated from the conceptual stage of the Project, yet in almost all cases in the past, it has been experienced that somehow they have their own priorities and budget allocation resulting into abnormal delay for availability of such infrastructures. Similarly, the other Agencies as mentioned above are not able to provide infrastructures such as Transport, Telephone, Post Offices, Schools, Colleges, Hospitals, Recreations, Sports, etc.

iii) **Power:**

At present, 12,000 number of houses since completed are held up for disposal for the last more than one year on account of non-availability of electrical services/power to be provided by D.E.S.U. For another 8,000 houses completed recently/likely to be completed by March, 1997, D.E.S.U. has not even initiated the process. Similarly, for about 80 commercial/institutional centres for which the request was made different times between 4/87 and 3/96, electrification works are yet to be completed/initiated.

iv) **WATER SUPPLY & SEWAGE DISPOSAL :**

The major requirement for DDA's development is for Urban Extension Areas of Dwarka, Rohini, Narela, Vasant kunj etc. The Present requirement, present availability from MCD and the projects requirement upto 2001 is given below :-

	Present requirement	present avail- ability from MCD	Project Requi- rement upto 2001
i) Water supply	62 MGD	16 MGD	130 MGD
ii) Sewage Disposal	50 MGD	12 MGD	104 MGD

The above figures don't include the shortfall in the colonies already developed and handed over/under the process of handing over to MCD. These figures also don't include the requirement of water for unautho- rised colonies, Urban Villages, JJ Colonies, etc.

v) **Master Plan Roads - (30 Mtr. R/W & above) :**

As per the Land Pricing Policy decided by Hon'ble Lt. Governor/Govt. of India, the capital cost of construction of Master Plan Roads (30 Mtr. R/W & above) and the bridges is to be met out of Plan Grants and are not to be charged to the beneficiaries. For the operation of Plan Grant for roads and bridges for Govt. of Delhi, the Agency nominated has been PWD, GNCTD. Construction of roads is the foremost activity for opening up the area and for the development of land. The arterial roads are required initially to provide approach to the area. In spite of association of P.W.D. from the conceptual stage of planning, there has not been timely response to dovetail its activities with the development programme of Delhi Development Authority.

The P.W.D. goes by its own priorities. To overcome this problem, a decision was taken by the Authority that first phase of such roads upto two lanes width should be constructed by DDA to open the area and the cost of the same would be reimbursed by PWD to DDA out of Plan Funds. DDA has spent crores of rupees without charging the cost of the same from the beneficiaries, but the GNCTD (PWD/Finance Deptt.) has not been responding to the request of DDA for reimbursement of this cost. There has also been no response in respect of furnishing the programme for extension of such roads and construction of Express Highways, which can be taken-up by PWD from the intial stage of acquisition of land itself. It is, therefore, necessary to take a conscience decision either to make plan funds available directly to DDA or latter may be allowed to burden the cost of initial construction on the beneficiaries. For completing the balance work (extension and providing road furniture) on such roads, PWD should take-over from DDA, the moment R/W is no more required by DDA for laying of services.

vi) **Trunk Drains:**

In respect of construction of Trunk Drains and the outfall structures, I & F gets sufficient time to complete its activities, to synchronize their work with the development of peripheral services by DDA. As per their practice, the outfall structures are constructed by I&F Deptt. as deposit work on behalf of DDA. The DDA deposits the required amount, well in advance, but structures and the outfall drains are not completed in time. All this result in flooding of the areas developed by DDA. In the past, there has been lot of hue & cry on this account

when Pitampura and Rohini areas were flooded for years together on account of non-completion of Supplementary Drains and the outfall structures. (This problem was sorted out when a High Level Committee was appointed to sort out flooding problems in Delhi.)

vii) **Centralized Control and Accord of Approval to the Schemes for Water Supply, Sewerage & Drains:**

For centralized control and accord of approval to the schemes, the designated Agency in Delhi is D.W.S. & S.D.Undertaking of M.C.D. Sanctioning of various schemes of major development areas take considerable time. The 'Undertaking' is not ready to deviate from its set policy, inspite of different circumstances in different areas. For example - DDA has been emphasizing on the **Rolling Green Aspect** for the purpose of designing of S.W. Drains in Urban Extension Areas like Dwarka. This scheme has an advantage of re-charging of ground water as also to reduce the load on major drains as well as Yamuna River. But MCD did not agree and insisted for masonry drains.

viii) **Trunk Water Supply & Sewage Disposal:**

Trunk Water Supply/Sewer Lines and Treatment Plants are funded out of Plant Grants for Delhi. The Agency for its execution and Management is Delhi Water Supply & Sewage Disposal Undertaking. Trunk Sewer Lines and Sewage Treatment Plants are not provided by the Undertaking in time, as a result of which DDA has to resort to interim arrangement by providing oxidation ponds and pumping of sewage directly from sewer line to the open drains. On one hand, this creates environmental pollution and on the other hand, running of sewers in surcharged conditions and excessive pumping for which sewer lines are not designed, cause failures and subsidence, owing to non-availability of such infrastructural supports (trunk sewers and STPs) for years together, such incidence have occurred time & again in Pitampura and Rohini.

Similarly, Water Treatment Plants and the Rising Mains from W.T.P. to Command Tanks of DDA are not provided in time by MCD and DDA has to resort to interim arrangements. This interim arrangement can function for certain initial period but can not sustain for years together. Failure on part of Water Supply Wing of MCD effects the disposal of developed assets of the DDA ultimately disturbing the entire process of development. Besides, it causes inconvenience to the beneficiaries and also attracts public criticism.

ix) **Telephones & Telecommunication Lines:**

M.T.N.L. is another department which has to execute its works on ground. This department does not execute their works simultaneously with other developments on account of which lot of road cutting is resorted to once the developmental activities come to closing end. Underground trenching and laying of cables also disturb the other services laid by DDA, MCD and DESU. On one hand, this results in wastage of funds and on the other hand, it spoils the entire show as also affects the life and quality of the roads and other services.

**SUMMING UP:**

The development of large extent of land so as to make it effectively useful to the various occupants can only be achieved if the internal services and the bulk services are completed simultaneously and mutual supporting. The expenditure incurred on large development by DDA can be useful if DDA is made responsible to provide all the bulk services also and funds to this effect are made available to DDA. At any rate, completion of all the services together will help to achieve the quick disposal of completed facilities and rotating the money for additional development. This aspect needs a very serious consideration.

*Handwritten signature*  
21/1/87  
D.D. (107)



ITEM NO.

4/AC/97

A-26.3.97

Sub: PRE-BUDGET SURVEY FOR 1997-98.No. F. 4(3)/96-97/Budget.P R E C I S

The receipts through disposal of land and houses have been continuously showing higher figures since 1992-93. With the vigorous drive to recover the hire purchase instalments, the arrears had been getting liquidated substantially and total collection has been roughly Rs.110 Cr. upto Feb. 1997 in the current year against Rs.78 Cr. in 1995-96 and only Rs.38 Cr. in 1994-95. The figures for receipts and payments under Nazul Account-II for land development and BGDA for housing are given in the chart below:

fig. in crores of Rs.

Sl. No.	Year	Receipts			Expenditure		
		Nazul-II	BGDA	Total	Nazul-II	BGDA	Total
1.	1992-93	171.07	221.40	392.47	161.19	238.01	399.20
2.	1993-94	292.86	191.69	484.55	210.30	284.73	495.03
3.	1994-95	331.86	239.10	570.96	236.96	319.41	556.37
4.	1995-96	310.40	444.36	754.76	264.69	301.74	566.43
5.	1996-97	315.08	488.03	803.11	408.73	357.96	766.69
6.	Projected RE 1997-98 Projected BE	439.99	762.51	1202.50	740.56	547.09	1287.65

2. Towards enhanced compensation, pursuant to the various awards, DDA has been paying substantial amounts since 1993-94. The figures are given below:

Contd/.....

<u>Sr.No.</u>	<u>Year</u>	<u>Payments</u>
1.	1993-94	10.23
2.	1994-95	49.80
3.	1995-96	58.11
4.	1996-97	38.63 (upto 19.3.97)

Awards of enhanced compensation upto March, 96 will be completely covered by March, 97 and awards of 1996-97 will be cleared by June-July, 97. For keeping a proper record to link the compensation with the land for which it is paid, the amount is being released on identification of the khasra number and verification of physical possession by DDA. This has been necessary to ensure that complete linkage is available for the compensation being paid by DDA.

3. For fresh land acquisition proposals have been sent to Secretary (L&B), Delhi Govt. for 590 Hect. in Rohini Ph-4, 780.8 Hect. in Dwarka Ph-2, 148.17 Hect. in Rangpuri. It is estimated that roughly Rs.250-300 Cr. may be required for this purpose. In addition, there may be small pockets also to be acquired in various areas. Hence a provision of roughly Rs.340 Cr. has been made in the budget. For this much of investment, along with requirement of ongoing works, budget projections show a deficit of roughly Rs.80 Cr. in 1997-98. This deficiency can be wiped out by accelerated recovery of hire purchase instalments. In addition to the efforts made by DDA, cooperation from MCD and Delhi Vidyut Board is required by way of disconnection of water and power supply for the flats where allotment is cancelled on account of non payment of hire purchase dues. Reference has been made to Commissioner, MCD and Principal Secretary (UD) in December, 1996.

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4. DDA has been incurring huge amounts on maintenance of services in various colonies before they are handed over to MCD and it takes quite a long period after completion. A rough estimate shows that approx. Rs. 161 Cr. has been spent by DDA for the colonies handed over since 1975-76 to 1995-96. Details of estimates have been sent to Commr. MCD for reimbursement of this expenditure out of the property tax which MCD starts collecting from the day the plot or flat is occupied by the allottee. In fact, many flat owners have protested vehemently that they should not be subjected to double burden of property tax as well as service charges to DDA. @ 2.5% of the land element cost, DDA receives a very negligible amount and it is not possible also to take coercive measures for small amounts with thousands of allottees. Total collection of service charges during 1991 to 1996 has been only Rs. 2.32 Cr. If reimbursement is made a standing arrangement and past expenditure is reimbursed, DDA will be able to take up further acquisition for Rohini Phase-IV and Phase-V where roughly 40,000 registrants are waiting for allotment of plots against their request of 1981.

5. In new areas developed by DDA, many houses could not be allotted or after allotment, possession could not be handed over because of non-availability of power from DESU and water from Delhi Water Supply Undertaking. With the severe constraint of these basic infrastructure, DDA is facing a dilemma; if it constructs houses, money may be blocked for years. If it does not construct houses, it will be leading to severe shortage of housing in the capital apart from restlessness and frustration amongst the serious registrants waiting for DDA houses.

6. Notification for the proposed fresh acquisition has to be issued early to ensure at least land development on priority so that the moment power and water situation eases, DDA, Cooperative societies, individual plot allottees or the private developers can take up housing activity. Even as a factor for containing the overheads

contd...

in the costing, it is essential that on a continuous basis adequate workload is generated for DDA. The alarming position will be clear from the projections from 1995-96, 96-97, 97-98, 98-99 and 99-2000 given below for the roughly/probable work load, establishment expenditure and the overhead percentage.

Sl. No.	Year	Total work load [inclusive of work charge]	Establishment Expenditure	% age.
1.	1986-87	307.91	24.68	8.01
2.	1987-88	245.08	29.89	12.19
3.	1988-89	250.12	32.94	13.16
4.	1989-90	285.91	37.41	13.08
5.	1990-91	349.74	37.68	10.77
6.	1991-92	330.62	42.42	12.83
7.	1992-93	351.88	48.54	13.79
8.	1993-94	373.72	54.12	14.48
9.	1994-95	426.28	58.28	13.67
10.	1995-96	392.92	72.04	18.33
Projected				
	1996-97 RE	516.93	110.00	21.27
	1997-98 BE	784.01	175.00	22.32
	1998-99 (anticipated)	450.00	180.00	40.00
	1999-2000	400.00	185.00	46.25

During the last 10 years the overhead percentage has been with reference to the total payments excluding land acquisition compensation in the range of 7 to 16%. It may be mentioned that DDA has acquired fresh land to the extent of only 357.35 acres during 1992-93 to 95-96

contd..


and on an average at least 2000 acres stock should be regularly added to contain the unhealthy speculation in the real estate markets as well as utilise the staff gainfully.

7. In the development of sub cities like Dwarka, Rohini or Narela, a huge investment is required for road net work of which Master Plan roads above 30 Mtr. constitute a substantial chunk. As a policy decision, it was decided at the level of LG years back that Master Plan roads will be constructed by PWD Delhi Govt. So far neither the PWD has given a firm commitment nor made any reimbursement for the essential access road work done by DDA to the extent of Rs.5.87 Cr. upto February, 1997 in Dwarka. Since the Master Plan roads link the sub cities with the entire Delhi's metropolis, it should be funded on the pattern of other trunk services like water supply and sewerage, which are executed by MCD from plan funds. In the absence of this funding, the project will have to bear this cost and consequently the disposal rate for the flats and plots will go up substantially.


8. On the above issues, guidance and intervention of Advisory Council is solicited.

RECOMMENDATION:

Contents of the pre-budget survey for the year 97-98 were noted.

  
सचिव,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण-

२४/३/९७

  
प्रधान,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण

MINUTES OF THE ADVISORY  
COUNCIL'S MEETING W.E.F.

FROM: 28-07-1997

DELHI DEVELOPMENT AUTHORITY  
[ COMMR.-CUM- SECRETARY'S OFFICE ]

List of the Agenda Items discussed in the  
meeting of the Council held on 28.07.1997 at 3.30  
P.M. at Raj Niwas, Delhi.

I N D E X

<u>S.NO.</u>	<u>ITEM NO.</u>	<u>S U B J E C T</u>	<u>PAGE NO.</u>
1.	5/AC/97	Confirmation of the draft minutes of the meeting held on 26.03.1997. <u>NO. F. 1(2)/97/AC-MC/DDA.</u>	1-10
2.	6/AC/97	Rehabilitation of Commercial Struc- tures falling in J.J. Clusters. <u>No. F.17(158)/94/LM/Coordn.</u>	11-12

ITEM NO.

5/AC/97

Sub: Confirmation of the draft minutes of the meeting held on 26.03.1997.

No. F. 1(2)/97/AC/MC/DDA.

P R E C I S

Drafts minutes of the meeting held on 26.03.1997 were circulated vide letter No. F.1(2)/97/AC/MC/DDA/36 dated 9.04.1997. None of the members have proposed any amendments. Draft minutes, as circulated, are placed before the Council for confirmation. A copy of draft minutes is at (Appendix 'A' page No. '2-10').

RECOMMENDATION

Draft minutes of the Council meeting held on 26.03.97 were confirmed with the following amendments :

Amendments against item No.1 [i] of 'Other items';

[i] The words "existing/new encroachments" shall be replaced by the words "recent/fresh encroachments".

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( APPENDIX <sup>:2:</sup> 'A' TO ITEM NO. 5/AC/97 )

LIST OF THE MEMBERS OF THE ADVISORY COUNCIL WHO  
ATTENDED THE MEETING HELD ON 26.03.1997. THE  
MEETING WAS PRESIDED BY SHRI TEJENDRA KHANNA,  
LT. GOVERNOR, DELHI.

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1. Shri Vijay Goel,  
M.P. (Lok Sabha).
2. Shri J.P. Goel.
3. Shri Chattar Singh.
4. Shri Sunil Dev.
5. Shri P.K. Ghosh,  
Vice-Chairman, DDA.
6. Shri R.P. Sehgal,  
DG (Defence Estate),  
Ministry of Defence.
7. DG, (RD) & Addl. Secy.,  
Ministry of Transport. [Represented by Shri  
S.C. Sharma Chief Engineer ]

commr.-CUM-SECRETARY

Shri V.M. Bansal.

D.D.A. OFFICERS WHO ATTENDED THE MEETING.

1. Shri K.N. Khandelwal,  
Finance Member.
2. Shri S.K. Sharma,  
Principal Commissioner.
3. Shri Vijay Risbud,  
Commissioner (Plg.).
4. Shri Arvind Kumar,  
Commissioner (Pers.).
5. Shri Deepak Narain,  
C.V.O.

Contd/.....

6. Shri S.D. Sharma,  
C.L.A.
7. Shri Shankar Banerjee,  
C.A.O.
8. Shri M.N. Khullar,  
Chief Architect.
9. Shri V.K. Datta,  
Director (System).
10. Shri Shamim Ahmed,  
Director (LM).
11. Shri R.L. Srivastava,  
Director (Housing).
12. Shri S.K. Bajaj  
Director (Works)

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DRAFT MINUTES OF THE MEETING OF THE ADVISORY COUNCIL HELD ON  
24TH MARCH 1997 AT RAJ NIWAS, DELHI

Item No.1  
17/AC/97 Confirmation of the minutes of the meetings of the Advisory Council held on 8-7-93 and 29-11-96.

F.1[2]96-97/AC-MC/DDA

Amendments proposed by Sh J P Aggarwal, MP and Sh T R Wadhwa, GM, MTNL were considered. It was decided to confirm the minutes, as circulated, with the following addition, proposed by Sh Chattar Singh, to para 3 [b] of the minutes:

"Sh Chattar Singh pointed out that unauthorised encroachments in the Industrial Area, Transport Centre and Parks of Mangolburi need to be attended to immediately."

Item No.1  
27/AC/97 Measures taken for recovery of Hire Purchase instalment/penalty from the defaulting allottees of flats on Hire Purchase basis.

F.22[255]94/HAC/Pt.I

(i) Measures taken to affect old recoveries and the announcement of "Penalty Relief Scheme" were appreciated. The Council, however, desired that:

(ii) Further progress in the matter may be reported in the next meeting;

(iii) A copy of the Penalty Relief Scheme be circulated to the members. Suggestions for improvements, if any, made by the members should be placed before the next meeting of the Council.

Item No.1  
7/AC/97 Requirement of infrastructural support for planned development of Urban Extension Area and Housing Programmes.

F.EM.3[125]89/Vol.15

The Council appreciated the need for closer coordination amongst different departments/organisations in Delhi. Lt Governor informed that he was seized of the matter and assured that such matters were now being attended by him at personal level. He informed the Council that Chairman, Delhi Vidyut Board had agreed to provide electricity connections to unelectrified DDA flats, on priority.

Item No.1 . Pre-budget survey for 1997-98.  
4/AC/97  
F.4[3]/96-97/Budget

Contents of the pre-budget survey for the year 97-98 were noted.

OTHER ITEMS:

In addition to the items listed in the agenda, LG invited views from individual members for improving DDA's functioning. Following additional issues were discussed by the Council:

1. Removal of encroachments!.

Sh Vijay Goel, MP expressed concern over increasing encroachments on Government land. He sought action against the erring officials during whose tenure unauthorised encroachments had come-up. Shri Chatter Singh drew attention of the Council to the encroachments in Mangolpuri Industrial Area. According to Sh J P Goel, unauthorised encroachments multiply under the garb of stay orders as the officers do not identify the exact details of land pockets under stay. Sh Sunil Dev drew attention of the Council to the continuing unauthorised encroachments in a park behind New Friends Colony.

The Lt. Governor assured the Council that no one will be spared for dereliction of duty. After detailed deliberations, the Council recommended the following measures:

- (i) FIRs should be lodged with the local police in all cases of existing/new encroachments on DDA land, in addition to taking other measures;
- (ii) Advertisements should be issued in newspapers within 7 days, informing the general public that encroachers of Government land will be prosecuted.
- (iii) Inquiry should be conducted in specific instances of encroachment, pointed out by Sh Vijay Goel, MP in the last meeting. Action against delinquent officials should be initiated within 15 days.

2

Planning to be User-friendly!

Sh Vijay Goel, MP and Sh Chattar Singh highlighted the difficulties faced by the residents of Urban Villages. It was pointed out that DDA was notifying the villages as Urban without finalising their detailed land-use plans. LG emphasised that planning of the city has to be user friendly and should be done with public participation. He advised that Urban Villages should be planned in a manner that they become an integral part of the "Planning Grid" in the region. The Council made the following recommendations regarding the Urban Villages:

(ii) The land-use plans and detailed layouts of the existing Urban Villages should be prepared by DDA and put up in the next meeting of the Council.

(iii) No villages be declared as Urban without first finalising their "Planning Grid", in consultation with the Council and the Authority.

3 Maintenance of DDA Parks/Greens:

Sh Vijay Goel, MP and all other members expressed concern about the state of maintenance of DDA parks and greens. LG informed the Council that 1000 city wardens were being appointed to keep an eye on the functioning of official agencies. Non-performance by any of the Government functionaries will not be tolerated any more. This step will help improve the upkeep and maintenance of the public greens also. In addition to exercising better vigil on encroachments in green areas and other public lands. In this context, the LG felt that more field visits by DDA officers will also help improving the matters.

The Council recommended that immediate steps should be taken by DDA to improve the upkeep and maintenance of its parks and greens.

4 Technology upgradation:

The Council expressed concern over out-dated equipment and technology being used by DDA in its developmental and construction activities. The Council advised that DDA should immediately update itself and deploy the latest technology and tools

so that it's developmental and construction activities could be fully geared up and it's projects could be completed in much shorter time span.

5. Construction of Janta markets :

It was felt by the Lt. Governor that DDA should also develop Janta markets in different parts of the city in order to help the poor and weaker section of society. Shops / stalls in these markets could be allotted on rental basis, through draw of lots; detailed procedure for which could be separately finalised.

It was recommended by the Council that DDA should initially construct 5 such markets, specific proposals for which should be submitted in the next meeting of the Council.

6. Re-location of Jhhuqi-Jhoparies:

The Council welcomed the Govt's decision to allot 10% of the land under different residential pockets to the Slum Deptt. for facilitating re-location / re-settlement of JJ dwellers.

Sh. Vijay Goel, M.P. suggested <sup>that</sup> a multi-storeyed re-location project be put up in his Constituency. Detailed proposals to this effect shall be separately put up to the V.C. by him.

7. Provision of Water Bodies:  
VC expressed concern over lack of availability of sufficient water in Delhi. The LG felt that systematic development of Water Bodies in different areas of Delhi could perhaps be the only long term solution to this problem to bring about better water-harvesting and recharging of ground water aquifers.

The Council, therefore, recommended for providing Water Bodies for storage of water in different parts of Delhi. This water could be re-cycled for optimum utilisation. Areas adjoining such water bodies could also be developed into beautiful recreational spots.

8. Permission to construct additional room in DDA flats:  
Sh Vijay Goel, MP, emphasised the urgent requirement of the expanding middle class and low income group families living in DDA flats and proposed that they may be allowed to put up an extra room. Sh Chattar Singh requested for similar facility in the group housing flats.

The Council recommended that the matter may be entrusted to some Consultants who may examine it under the parameters of the Master Plan, keeping in view the load bearing capacity of different structures. Based on the report of the Consultants, permissions could be considered by the DDA in individual cases, after charging necessary compounding fee etc.



9

Flats for MPs:

Sh Vijay Goel, MP proposed that the MPs from outside Delhi should be provided two bed-room flats by DDA at cost price. While the Council was favourably inclined towards this suggestion, Sh Vijay Goel was requested to prepare a background paper for formal consideration by the Council and the Authority so that the matter could be taken up with the Ministry of Urban Affairs and Employment.

Next Meeting of the Council

The Lt Governor felt that Council meetings should be held at regular intervals, preferably once a quarter. Next meeting of the Council was decided to be held in the last week of June, 1977.

SUB: REHABILITATION OF COMMERCIAL STRUCTURES FALLING  
J.J. CLUSTERS.

ITEM NO.  
6/AC/97

NO. F. 17(158)/94/LM/Coordn.

P R E C I S

There has been a sharp increase in the number of slum and squatter settlements in Delhi. From 409 in 1981 number of such settlements have grown to more than 1100. It is estimated that some 5 lakhs households are located in these JJ settlements. To support this large population, various types of commercial activities are also being carried out in these settlements.

It is estimated that the number of such clusters on DDA land is 375. They occupied an area of over 450 acres.

As per the existing policy, the slum relocation scheme is implemented by the Slum & J.J. Department of MCD. Relocation of those jhuggi clusters where land is required on priority, DDA submit the request to Slum & J.J. Department and contribute the share towards the resettlement cost. Only those squatter families are considered for rehabilitation who are residing on the site as on 31.01.1990 as evident by ration card, token and photo identity cards issued by Delhi Government. The funding pattern with effect from 1.04.94 is as follows:

- |   |                                    |
|---|------------------------------------|
| i) Share of the land owning agency        | : Rs.29,000/- per eligible family. |
| ii) Plan assistance from Delhi Government | : Rs.10,000/- per eligible family. |
| iii) Contribution from the beneficiaries  | : Rs.5,000/- per eligible family.  |

Site and service plots of 25 sq. mtrs. containing 18 sq. mtr. for construction of shelter and 7 sq. mtrs. undivided open courtyard are provided. However, at present there is no policy for rehabilitation or relocation of commercial structures which are standing in

the J.J. Clusters area. It is felt that these activities are essential as support activities to the population of the jhuggi dwellers. Therefore, whenever the jhuggi dwellers are removed to a relocation site, the commercial activities must also shift. This will require special provision for relocation of shops/kiosks/dhabas/petty shops at the relocation site.

As mentioned above, there is no existing policy for rehabilitation of such commercial structures. It is for consideration of the Members of the Advisory Council as to whether any scheme for rehabilitation of commercial structures falling in J.J. Clusters should be formulated.

#### RECOMMENDATION

The item was discussed in detail. It was felt that :

[a] Since there was no concept of land use viz. residential or commercial in the JJ Clusters, no separate policy on the subject was, therefore, necessary, at this stage.

[b] The Council recommended that while planning rehabilitation schemes for the JJ residents, a part of the area may be earmarked for commercial use to meet the requirements of these residents.

DELHI DEVELOPMENT AUTHORITY  
[ COMMR.-CUM-SECRETARY'S OFFICE ]

List of the Supplementary Agenda items  
discussed in the meeting of the Council held on 28.07.97  
at 3.30 P.M. at Raj Niwas, Delhi.

I N D E X

S.NO.	ITEM NO.	S U B J E C T	PAGE NO.
1.	7/AC/97	Action Taken Report on the recommendations of the Council meeting held on 29.11.96.  <u>No.F.1(2)/97/AC-MC/Vol.I/DDA.</u>	13-27
2.	8/AC/97	Planning and Development of Trade Relating to Kabaris/ Junk Materials in and Around Delhi.  <u>No.F.PS/Commr.(Plg)/97/107.</u>	28-29

ITEM NO.

7/AC/97

Sub: Action Taken Report on the recommendations of the Council meeting held on 29.11.1996.

No. F.1(2)/97/AC-MC/DDA/Vol.I.

P R E C I S

Draft minutes of the meeting held on 29.11.1996 were placed before the Council in its meeting held on 26.03.1997. The same were confirmed with the following additions proposed by Shri Chattar Singh to para 3(b) of the minutes.

"Shri Chattar Singh pointed out that unauthorised encroachments in the Industrial Area, Transport Centre and Parks of Mangolpuri need to be attended to immediately".

On the basis of the information furnished by the heads of departments, action taken report on the recommendations of the Council meeting held on 29.11.96 is now submitted for information of the Council. The report is appended at (Appendix 'B' page No. 14-27 ).

RECOMMENDATION

The Council noted the present status of the Action Taken Report on the recommendations made in the 29th November meeting. It also made the following observations against different items :

Para 3 [a] [i] :

On a query by Sh. J.P. Aggarwal, M.P., he was informed that DDA was not seeking HUDCO loans since the cost ceiling of HUDCO was far less than the actual disposal cost of DDA flats and also because DDA did not require loans at this juncture.

It was, however, decided that the specifications for LIG and EWS flats as fixed by HUDCO and DDA shall be sent to Sh. J.P. Aggarwal alongwith their costing details.

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(APPENDIX :B: ITEM NO. 7/AC/97  
FOLLOW UP REPORT ON THE RECOMMENDATIONS OF THE  
ADVISORY COUNCIL'S MEETING HELD ON 29.11.1996.

1. MEETINGS OF THE ADVISORY COUNCIL:

Members felt that the Advisory Council should meet more often. It was decided that there should be generally 3 meetings of the Council every year.

\*\*\*

FOLLOW UP ACTION:

Noted for compliance.

2. PROCEDURE FOR SEEKING INFORMATION:

It was felt that meetings of the Council were not the appropriate forum for seeking information. It was decided that the members should send their questions to the DDA so that written information could be made available to them. This will enable the Council meetings to discuss general and developmental issues more meaningfully.

\*\*\*

FOLLOW UP ACTION

Noted please.

3. SUPPLY OF INFORMATION

(a) Pursuant to the discussions in the Council meeting, the following information may be supplied to the members:

- 1) Details about the current cost ceilings of HUDCO for financing housing construction, and the limits prescribed by DDA;
  - ii) The physical and financial targets for construction of houses during the year 1996-97;
  - iii) Amount spent under different welfare schemes.
- (b) The Pr. Commissioner shall submit a report to the Lt. Governor about lands under encroachment reported by Shri Vijay Gosl, MP.

PARA 3(a)(1)

Details about the current cost ceilings of HUDCO for financing housing construction, and the limits prescribed by DDA;

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FOLLOW UP ACTION

1. The Budget Estimate 96-97 for construction of houses is Rs.259.26 crores and upto Sept., 96 the actual expenditure is Rs.61.42 crores.
2. The existing norms as also the ceiling cost of HUDCO and the actual cost of disposal of flats under various categories by DDA is as below:-

S.No.	Category	Ceiling cost by HUDCO (Rs.)	Actual Disposal cost by DDA (Rs.)
1.	EWS/Janta	35,000/-	1,50,000 to 1,75,000/-
2.	LIG	1,00,000/-	3,50,000 to 4,00,000/-
3.	MIG	No ceiling	5,50,000 to 6,50,000/-

SECURITY FOR HUDCO LOANS

HUDCO releases loan only on receipt of the security from Housing Boards, Development Authorities and Public Sector Organisation in either of the following forms:-

- (a) Govt. Guarantee
- (b) Bank Guarantee
- (c) Mortgage Guarantee

Government of India has not agreed for issue of Guarantee for raising of loans by the DDA.

Copy of HUDCO letter dated 3.9.96 addressed to DDA stating the ceiling cost and the loan available for various categories is enclosed at annexure 'A'.

Contd.../-

PARA - 3(a)(ii) : The physical and financial targets for construction of houses during the year 96-97;

\*\*\*

FOLLOW UP ACTION

The physical and financial targets for the construction of houses during the year 1996-97 are as given below:-

A. PHYSICAL TARGETS.

Houses in Progress as on 1.4.96	-	12354
New Houses to be taken up during the year 1996-97.	-	12522
Houses to be completed during the year 1996-97.	-	6093

B. FINANCIAL TARGETS.

The financial target for the construction of the houses during the year 1996-97 is Rs.19534.54 Lacs.

PARA - 3(a)(iii) : Amount spent under different welfare schemes.

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FOLLOW UP ACTION

Amount spent under different welfare schemes is as given below:-

A.

Expenditure incurred during the year 1995-96.	-	Rs.2920.90 Lacs.
Project expenditure to be incurred during the year 1996-97.	-	Rs. 3112.49 Lacs.

B.

Up-to-date expenditure incurred on the construction of Sports Complexes and Multi Gyms.	-	Rs.2104.59 Lacs.
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Contd.../-



PARA - 3(b)

The Principal Commissioner shall submit a report to the Lt. Governor about lands under encroachment reported by Shri Vijay Goel, M.P.

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FOLLOW UP ACTION

A report has already been submitted to Lt. Governor, by Pr. Commissioner, D.D.A. A copy thereof is placed at (Annexure 'Z').

4. Recommendations:

- (a) Keeping in view the increasing housing requirements, construction machinery should be geared up to utilise the full budgetary provisions for construction of flats.
- (b) In view of unauthorised conversion of residential units into commercial, it was felt that DDA's enforcement machinery should be more vigilant and effective. The Council also recommended that a practical view should be taken and such conversions should be considered area-wise for regularisation, on payment of charges, as per the policy laid down.
- (c) In view of the fact that Advisory Council is constituted for the purpose of advising the Authority, its recommendations should be listed as a regular Agenda item in the meetings of the Authority.

PARA - 4(a) : Keeping in view the increasing housing requirements, construction machinery should be geared up to utilise the full budgetary provisions for construction of flats;

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Contd.../-

FOLLOW UP ACTION:

1. HOUSING:

- 1) DDA has taken a lead role in the planned development of the Capital. It has also acted as facilitator to provide shelter to a million families in Delhi. DDA is the premier organisation in land development and built environment.
- ii) Budgetary provisions for various Engineering schemes to be taken-up in a financial year are finalised in the preceding year assuming that land electricity from DESU, Trunk Services like Water Supply, Outfall Sewerage and Outfall Drainage from MCD would be available.

2. PROGRESS OF HOUSING PROJECTS:

- 1) The impression that DDA is reluctant to construct more houses and during the current financial year only Rs.1 Rs.14 crores have been utilized on construction of houses is not correct. The statistical data given in (Annexure 'X') reveals the factual position.
- ii) It would be seen that 12,354 houses of different categories were in progress as on 1.4.1996, out of which 6,093 houses are targeted to be completed by the end of current financial year.
- iii) Schemes for another 12,522 houses have been identified for taking up fresh construction of houses during the current financial year. Out of this, preliminary work has been completed in respect of 3,134 houses. The works have been awarded and physically taken-up on ground. Rest of the identified schemes are in advanced stage of planning and in the process of award of works. Efforts are on to achieve the target of physical start/awarding the works by the close of this financial year.

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Contd.../-

3. PROGRESS IN FINANCIAL TERMS:

For proper appreciation of the performance, details in financial terms have been compiled in (Annexure 'Y'), which reveals that:-

(i) There is a wide gap between the demand and availability of houses in Delhi. Government has been seriously considering ways & means of bridging this gap. One possible solution being worked-out is that of limited Government intervention and involving Private Developers to provide shelters. The Government role will be that of a facilitator only. Keeping this aspect in mind, greater emphasis is being laid on the development of land. The provision for development of land under the Head of Nazul A/C-II as per revised budget estimate is Rs.294 crores against which an amount of Rs.80 Crores has already been incurred upto September, 1996 which is double the expenditure incurred in the corresponding period of the previous year.

(ii) Corresponding to the expenditure of Rs.120 crores upto September, 1995, the actual expenditure at the end of the financial year 1995-96 was Rs.304 Crores. With the same pattern and corresponding increase in Revised Budget Estimate proposals, the expenditure figure during the current financial year is expected to reach Rs.350 crores. This is besides the fact that with the transfer of colonies to MCD, there will be reduction in maintenance expenditure.

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PARA 4 (b): In view of unauthorised conversion of residential units into commercial, it was felt that DDA's enforcement machinery should be more vigilant and effective. The Council also recommended that a practical view should be taken and such conversions should be considered area-wise for regularisation, on payment of charges, as per the policy laid down;

\*\*\*

FOLLOW UP ACTION :

The Enforcement Branch has already initiated action against the non-conforming uses which are functioning in the residential premises by converting into commercial. 120 cases have already been launched during the financial year 1996-97 and another 100 cases are being launched.

Contd.../-

- ii) The review of Master Plan for Delhi-2001 is currently under-way. The preparation of Master Plan for Delhi-2021 has also been started. In these two exercises a futuristic and pragmatic view on the subject based on careful studies would be taken.
- iii) Currently, an exercise is also going-on on the subject of 'Misuse of residential premises and non-conforming activities and proposed amendments in Mixed-Use Regulations of MPD-2001.' This exercise would become a part of Master Plan review and preparation of Master Plan for Delhi-2021.

PARA 4 (C) : In view of the fact that Advisory Council is constituted for the purpose of advising the Authority, its recommendations should be listed as a regular Agenda item in the meetings of the Authority.

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FOLLOW UP ACTION

A copy of the minutes as soon as possible after confirmation is always placed before Authority for information and necessary action.

5. NEXT MEETING OF THE COUNCIL:

PARA 5 : It was decided that the next meeting of the Council should be held some time in Feb.'97 to consider the Budget proposals for the year 97-98, before its presentation to the Authority.

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FOLLOW UP ACTION

It is stated that the Budget Estimates of the Authority for the year 97-98 and Revised Estimate for 96-97 are under compilation. However, broad budget proposals would be placed before the Advisory Council.

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जी.सर्मा  
(एन.सी.आर.)

Sanjib Sarma  
Regional Chief (N.C.R.)

H U D C O

आवास एवं नगर विकास निगम लिमिटेड, क्षेत्रीय कार्यालय (एन.सी.आर.) इडको भवन, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली-110 003  
दूरभाष: 4635247 पीएचबीएक्स: 4648190-93-94-95 फैक्स: 011-4618619 टेलीफोन: 031-61037 एम्ब्यूदीसी इन ग्राम: इडको  
Housing & Urban Development Corporation Ltd., Regional Office (N.C.R.) HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110 003  
Tel.: 4635247 PABX 4648190-93-94-95 Fax: 011-4618619 Telex: 031-64037 HUOC IN Gram: HUDCO

(X) NO. HUDCO/SON/DELHI/GEN/196  
September 3, 1996

Sub: HUDCO's financial assistance for DDA Housing Schemes.

Dear Shri

Please recall our telephonic conversation we had on 12.8.1996 on the above subject. In response to your observation that HUDCO ceilings for the EWS and LIG category are too low for DDA to avail of its financial assistance. I would like to intimate that maximum loan ceilings for all categories have been revised and there is no cost ceilings for MIG and HIG category. Loan available and rate of interest applicable for different categories is as under:

Category	Ceiling Cost	Loan Available	Rate of Int.
EWS	35,000	25,000	9.50%
LIG	1,00,000	70,000	13.00%
MIG	No ceiling	3,00,000	16.50%
HIG	No ceiling	5,00,000	17.00%

It may be seen from the above that HUDCO's rate of interest is the lowest available in the market.

HUDCO will be happy to extend all possible help in formulation of schemes for its financial assistance for the above categories. We may also fix a meeting at your convenient to explore further possibilities in this regard.

With best regards,

Yours sincerely,

  
( Sanjib Sarma )

Shri K.N. Khandelwal  
Member Finance  
Delhi Development Authority  
INA, VIKAS BHAWAN  
New Delhi-110023.



ANNEXURE-X

HOUSING PROGRAMME 1996-97

	S.F.S.	M.I.G.	L.I.G.	JANTA	TOTAL
1	2	3	4	5	6
In progress as on 1-4-96.	5331	4627	2140	56	12354
To be taken up during 1996-97.	2148	1560	2960	5354	12322
To be completed during 1996-97.	2967	2741	329	56	6093
Already started and likely to be taken up by 31-12-96.	-	-	1664	1440	3104
Likely to be taken up by 31-3-97.	2148	1560	1296	4414	9418

BUDGETARY PROVISIONS & ACHIEVEMENTS

ANNEXURE - Y

(ALL FIGURES IN Rs. LACS)

HEAD OF A/C	3. EXPENDITURE 1995-96	4. B.E. 1996-97	5. R. E. 1996-97 (ANTI-CAPITAL)	6. CORRESPONDING RE 1995-96	7. EXPENDITURE UPTO 9/96	8. CORRESPONDING EXPENDITURE UPTO 9/95	9. PER NORMS
3.							
NAZUL A/C-I	567	834	818	674	247	223	-
NAZUL A/C-II	11438	31698	29444	20233	7919	4041	-
B.E.D.R.	16373	29354	25067	24187	7364	7761	-
TOTAL	30382	62066	55329	45094	15530	12045	35500

Sub: Report on the points raised in the meeting of Advisory Council by Shri Vijay Goel, MP regarding encroachments on DDA land in his constituency.

.....

In the meeting of the Advisory Council of DDA, held on 29.11.96 at Raj Niwas, Shri Vijay Goel, M.P. mentioned that several plots of DDA in the area of his constituency are being encroached in various manners. L.G. desired that Principal Commissioner shall submit a report to him about lands under encroachment as pointed out ~~reported~~ by Shri Vijay Goel.

2. Earlier, Shri Vijay Goel had raised this issue in a meeting with VC, DDA on 15.11.96. He had also given a list of such plots to the VC. Director(LM), Shri A.S. Dagar, conducted a detailed inquiry with respect to each of the plots mentioned by Shri Vijay Goel. A copy of his report is placed below for kind perusal.

3. I visited these plots on 13.12.96 and ascertained the physical facts through local inspection. My comments with respect to each of the plots are given below:-

i) Plot near Najafgarh Drain opp. Gurmandi

I have directed Shri R. Dayal, Director(Hort.)-North to immediately remove the person sitting on the plot unauthorisedly in a temporary hut alongwith few pet dogs.

ii) Plot No.B-14, B-42 and B-79, G.T. Karnal Road  
Indl.Area

Plot No.B-14 - The Plot is encroached by jhuggies which are eligible for rehabilitation. DDA has filed an appeal in the Hon'ble High Court disclaiming the right of M/s Amarjit Singh for



receiving the possession of the plot. It would be desirable to wait for the out-come of the appeal filed by DDA since removal of jhuggies will involve cost for rehabilitation.

Plot No. B-42 - The jhuggies were earlier removed on 14.7.95 by the DDA but the plot has been re-encroached. Director(LM)-II/Director(Lands), DDA have been directed to get the plot vacated by removing the jhuggies which are of ineligible category.

Plot No. B-79 - It stands already allotted to M/s Galaxy Industry and the possession handed over on 25.5.72.

iii) Plot in between Singh Petrol Pump & FCI Godown (opp. SBI Colony).

There is no encroachment on this plot.

iv) Plot in between Kalayan Vihar and Sardar Nagar, CC Colony

This plot is ear-marked for facility centre and some of the encroachments have been recently removed by DDA. Still, in one corner of the plot, there are approx. 20 - 25 jhuggies of eligible category. Removal of these jhuggies will require rehabilitation as per policy. Also one dispensary is functioning at the plot. This dispensary shall be removed whenever the development of the facility centre is taken up.

v) Plot at Chamariwala Bagh near Gujranwala Town Part-1

There is no encroachment on this plot.

- v1) Plot at Cigarette-wala Bagh at Bhamashah Road (opp. New Police Line)

There is an old jhuggi cluster of approx. 150 jhuggies in one corner of the park. This cluster has been fenced by the Horticulture Deptt. of DDA. Adjacent to Cigarette-wala Bagh, there is another plot which is known as Daroda-wala Bagh. A Hanuman Temple is existing on 4 bigha portion of this plot for the last 10 years. 2 bigha of land is encroached by jhuggies numbering about 75. The jhuggies are of eligible category. Between the temple and Cigarette-wala Bagh, some 20 sq. yds. of land has been encroached by a person who is a suspended employee of Delhi Police. This person has been removed in the past but he has come back to the same site again. Director(LM)-II is being directed to remove him from the said plot and fencing is to be done thereafter.

- v11) Plot in between Model Town-I and Tagore Park Extn. on Prince Road

The area of the plot is 3.20 acres. This is a L&DD land and there are about 50 to 60 structures in the shape of motor garage, tea stalls, service station and a temple. The plot is involved in two court cases. Details of which are given in the report of Director(LM)-II. In the case of involving Budh Ram & Nathu Singh Vs DDA, DDA has obtained order of status-quo from the court of AD(J) on 14.7.95. Before this order, Shri Budh Ram and others had done some unauthorised construction and carved out some plots on the said land for further sale. A demolition programme was carried out at this portion of the plot in May, 1995. Since the status-quo order (dt.14.7.95), no further sale of plots or unauthorised construction has taken place.

In the other case namely Maman Vs DDA, the Court of Civil Judge, by judgement dated 27.7.95 restrained


DDA to dispossess the suit property measuring 2.30 acres except by due process of law. No appeal has been filed against this order by DDA, nor the due process of law has been initiated to secure dispossession of the opposite party. I have instructed CLA to examine the matter and take appropriate legal action for securing back the possession of the plot.

viii) Plot near Dolphin Banquet, Gujranwala Town Part-III (four side wall has been constructed by DDA) - land use?

- There is no encroachment on this plot.

ix) Plot in between Bhamashah Road & Lala Achint Ram Marg (near Dog's Clinic)

The total area in possession of the Animal Friends Society is 1.78 acres. For 1.01 acres, proper lease documents are available. However, for the remaining .77 acres, lease documents or the allotment papers are not available; though a photocopy of the possession report is available in DDA's record. I am asking C(LM) to trace out the relevant papers in his office and in case proper allotment/possession is not established, he should take immediate action for taking back the said .77 acres of land from the Society.

  
[SHASHI KANT SHARMA]  
PRINCIPAL COMMISSIONER

~~VC~~  
LG

ITEM NO.  
8/AC/97

Sub: Planning and Development of Trade Relating to  
Kabaris/Junk Materials in and Around Delhi.  
No. PS/Comm(plg)/97/

**P R E C I S**

EXISTING SCENARIO

As is well known the first level of collection of various categories of waste material from household is by kabariwalas. These kabaris frequent all residential areas either on cycle or on foot, specially on Sunday mornings and collect paper, plastic, glass, metal waste on payment from various households. In turn these kabaris sell their goods to kabari/junk shops located in unplanned shopping streets/centres in nearby areas. Some of these shops are also in the form of encroachment on public land/road right-of-ways. In these kabari shops, the waste material of different categories are segregated/classified in respect of dispersal category. From these shops, these classified waste materials are taken to the next higher level of specialised collection centre in the form of shops/yards or industrial units as the case may be. In the last stage, these materials are taken to units where these are recycled for use.

The first level of collection centres are located in residential areas, second level of collection centres which are specialised are located in unplanned higher level of commercial areas and industrial areas. At the third and last level, for certain materials the units may be located in Delhi as well as outside Delhi.

MASTER PLAN PROVISIONS

- a) The Master Plan for Delhi suggested that all local shopping centres/community centres and district centres to have a component of service centre to accommodate repair services shops of various categories. The concept of exclusive service centres was also introduced in the Master Plan-2001 in addition to commercial centres. Commercial

centres/service centres indicated in MPD-2001 are given below below :

S.No.	Name of Centre	Nos.	Population
1.	District Centres	21	for every 5 lakh persons
2.	Community Centres	82	for every 1 lakh persons
3.	Local Shopping Centres	361	for every 15,000 persons
4.	Service Centres	19	at identified locations

Generally while designing the commercial centres a component has been reserved for service and repair shops. There is also a component of informal sector which in case of need can also be partly used for kbari and junk shops.

b) The Master Plan for Delhi-2001 considering the nature of solid waste and economic aspects of its disposal has suggested that the majority of the portion is to be disposed off by Sanitary Lands Fill. For this purpose within Union Territory of Delhi, seven sites were suggested for the Sanitary Lands Fill.

#### THE PROPOSAL

The commercial centres are distributed all over the city since these are based on populations size. The heirarchy of commercial centres also facilitates an inbuilt provision for having different levels of collection centres/shops/yards of kabaris and junk material.

Quitelike the relocation of automobile repair shops and building material shops, kabari and junk shops may also be located/relocated in local shopping centres which would provide for the first level of collection centre. For the second level of collection centres community centres, service centres, district centres and freight complexes are ideal locations.

For the third and last level of collection and recycling purpose, locations in towns in the Delhi Metropolitan area like Kundli, Gaziabad, Faridabad, Gurgaon, Bahadurgarh etc. may be identified by NCR planning board. All these towns are having proper roads and rail connectivity for goods movement and dispersal of the goods.

#### RECOMMENDATION

It was felt that this matter requires to be examined in a larger perspective. It was decided that a presentation should be made on various aspects of the problem in the next meeting of the Council.

सचिव,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण

प्रधान,  
सलाहकार परिषद,  
दिल्ली विकास प्राधिकरण