

DELHI DEVELOPMENT AUTHORITY

Dated: 06-08-97

Draft minutes of the Advisory Council meeting held on 28th July, 1997 are submitted for kind approval, (CP 1 to

3 C. 13)  
RECT.

4264

8-8-97

*[Signature]*  
[V M BANSALI]  
COMMR-CUM-SECY  
06-08-97

*[Signature]*  
8/8/97

*[Signature]*  
11.8.97

PR

VC

LG

*[Signature]*  
8/8/97

1353-secy  
21/8/97

*PC. process accordingly*

*[Signature]*

*[Signature]*  
20/8/97

दिनांक 2/08/97  
दिनांक 11-08-97  
राज्य दिल्ली

Draft minutes of the meeting of Advisory Council of DDA held on July 28, 1997 at Raj Niwas, Delhi.

Item No. 5/AC/97

Confirmation of the draft minutes of the meeting held on 26-3-97.

No.F.1[2]/97/AC/MC/DDA

Draft minutes of the Council meeting held on 26-3-97 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".

II Confirmation of the minutes of the meeting held on 29-11-96.

Amendments against para No. 3 [a]:

Sh J P Aggarwal, MP mentioned that he was not present in the last meeting when confirmation of minutes of the 29th November meeting was taken up. He pointed out that though the issues raised by him and the decisions taken have been correctly recorded, but his name has not been mentioned in para 3 [a].

Amendment moved by Sh J P Aggarwal to para 3 [a] of the minutes was accepted even though, the minutes of this meeting had been confirmed on 26-3-97. Para 3 [a] of the minutes of the 29th November, 1996 meeting shall now read as under:

"It was decided to furnish the following information to the members in pursuance of the queries raised by Sh J P Aggarwal, MP:"

Item No. 6/AC/97

Rehabilitation of commercial structures falling in JJ Clusters.  
No.F.17[158]/94/LM/Coordn

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.

Item No.7/AC/97

Action Taken Report on the recommendations of the Council meeting held on 29-11-96.  
No.F.1[21]/97/AC-MC/Vol.I/DDA

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, MP, 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.

Item No.8/AC/97

Planning and Development of Trade relating to Kabaris/Junk Materials in and around Delhi.  
No.F.PS/Commr[Plg]/97/107

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.

Item No.9/AC/97

Follow-up Action Report on the recommendations of the Council meeting held on 26-3-97.  
F.1121/97-AC/MC/Vol.II/DDA

The Council noted the present status of the Follow-up Action on the recommendations of the 26th March meeting. It also made the following observations against individual items:

I Item No.2/AC/97!  
26-3-97

Details of the penalty relief scheme were again explained. The Council was informed that the Scheme in its present form was receiving good response. It was decided that:

[i] details of the Penalty Relief Scheme be again sent to the members,

[iii] adequate publicity be given to the Scheme.

OTHER ITEMS OF 26-03-97 MEETING:

1 Removal of encroachments

[ii] Regarding encroachments in Mangolpuri Industrial Area and the Park, Sh Chattar Singh was informed that there were no encroachments in the area under DDA's jurisdiction.

It was decided that the matter should be reported to the MCD to take necessary action in the matter as the area was now under their jurisdiction. This should be done under intimation to Sh Chattar Singh.

[iii] Sh Vijay Goel appreciated the site inspection report submitted by the Principal Commissioner and admitted that it gives true version of the ground realities. He, however, desired to know!

[a] Why no action had been taken in removing these encroachments during the last 7 months; specially when encroachments had been admitted in 5 out of 11 cases in the report of the Principal Commissioner.

[b] Sh Jolly, Commr [LM] confirmed to the Council that there were no encroachments in 6 cases and barbed wire fencing had been provided in all these 6 cases. This fact was, however, disputed by Sh Vijay Goel. Sh Jolly confirmed that he had visited the site on 26th July and reiterated that all the 6 clear sites had been fully fenced.

[c] On the remaining 5 sites, it was decided that the Commr [LM] will remove the encroachments, expeditiously and before 30th September, 1997.

[d] The Dispensary which is running on the plot between Kalyan Vihar and Sardar Nagar could be retained for the public use, if possible.

[e] Director [Hort]North informed that there was a court stay in respect of the land near Najafgarh drain. He was advised to bring the details of the court case to the notice of the CLA who shall get the matter expedited. CVO too shall initiate action in the matter.

Action taken shall be reported in the next meeting of the Council by the Commr [LM].

OTHER POINTS TAKEN UP IN THE 28TH JULY MEETING:

1 Sh J P Aggarwal M P desired to have the following information:

[i] The number of posts of senior officers lying vacant in the DDA alongwith the date of vacancy. He also wanted to know whether the posts of Deputy Director [Publicity] and Deputy Director [Public Relations] have been lying vacant for the last two years?

[ii] He asked whether the Written Test for the posts of Sr Law Officer was held in January, 1997 and why candidature of two of candidates has been rejected without mentioning any reason.

[iii] He wanted to know whether the Conversion Policy with concessional rates for conversion from Leasehold to freehold was applicable upto 30-8-96 and also whether the DDA is accepting applications for conversions without fixing the proper rates of conversion charges?

[iv] Sh Aggarwal also wanted to know about the demolition of JJ Cluster near Chandgi Ram Akhara.

LG desired that the above information be collected and sent to Sh Aggarwal.

2 Nodal Officer:

The Council was informed that Commr-cum-Secy, DDA shall be the Nodal Officer for providing information which may be sought by members of the Advisory Council from different departments of the DDA.

3 Sh J P Goel raised the issue of disposal of Tower Restaurant in Asian Games Village Complex. According to him, permission to host marriage functions would upset the environment of the residential complex. He desired the whole matter to be examined, afresh.

4 Sh J P Goel raised the issue of unauthorised construction of 65 flats on the Government land under DDA's care and maintenance near Alpana Cinema. He mentioned that unauthorised construction was continuing and that the property had been transferred under a wrong title. Commissioner [LM], Sh U S Jolly, explained that the Delhi High Court had ordered status-quo in the matter and that construction at the site had since been fully stopped. Sh J P Goel did not agree to this statement. The Council, however, decided that:

[i] C[LM] and CLA should immediately take up the matter for vacation of status-quo orders,

[ii] CVO, Commr [LM] and OSD to LG should visit the site alongwith Sh J P Goel on 29th July to have first hand information. Responsibility of delinquent



officials be fixed by the Vigilance Department under intimation to the Advisory Council.

5 Sh D K Gautam, Councillor, pointed out that allotment of flats in some cases was being cancelled without information to the allottees. He wanted extension in time to be given, on payment of normal interest.

LG ordered that:

[a] Cancellations should always be communicated through registered post.

[b] Sh Gautam was advised to bring specific cases, if any, to the notice of the VC if he felt that injustice had been done, so that remedial action can be taken, on merits.

6 Fixation of responsibility for encroachments:

To control encroachments on DDA land, the Council decided that the Commissioner [LM] shall personally ensure that information about all new encroachments is brought to the notice of the concerned disciplinary authorities and also the Vigilance Department so that responsibility could be immediately fixed on the particular delinquent officials in each case.

I Video filming of existing encroachments:

[a] Sh Vijay Goel, Sh J P Aggarwal and Sh J P Goel suggested that Video Filming should be done for all the

unauthorisedly encroached areas. The Video Films will thus become a permanent record of the existing encroachments and help ascertain whether the number of encroachments/unauthorised occupations have increased after a particular date. This will also help fixation of responsibility on the concerned staff.

[b] Commr [LM] was advised to ensure completion of Video Filming by coordinating this activity with the other land controlling departments of DDA. Commr [LM] shall complete this work and submit a report in the next meeting of the Council.

## II CBD Shahdara

Sh Ajit Singh mentioned that encroachments were continuing in the CBD Shahdara area near Vishwas Nagar. CVO was advised to visit the site and initiate action in the matter.

III Sh Tilak Raj Aggarwal suggested that DDA should plant trees around the periphery of open/vacant lands. This will help saving the valuable land, in addition to improving the environment. LG agreed to the proposal.

IV Mrs Leela Bisht drew the attention of the VC towards the continuing growth of Jhuggies for the last 2 years in Ambedkar Park, near Tigri Village, on Mehrauli-Badarpur Road. She suggested that these 50/60 Jhuggies should be removed and the area developed into a shopping complex or a school to serve the residents.

V Sh D K Gautam informed that a large stretch of land near Vasant Vihar depot was being used as a malba dumping ground by an unauthorised contractor who was making big money out of it. He also mentioned that Jhuggies in this area were increasing inspite of a number of letters/complaints made by him. LG desired that the matter be investigated by the CVO and a report submitted to him quickly after a site inspection.

VI Sh Gautam also drew the attention of the Council to the Moradabadi Masjid which was encroaching upon the DDA land. According to Sh Gautam, this was not located on Wakf property. He pointed out that even DDA's tubewell had been unauthorisedly encroached upon by the Masjid functionaries.

LG wanted a separate discussion in the matter to be fixed in his room.

VII A suggestion came from Sh Tilak Raj Aggarwal that instead of giving 25 sq.mt. plots to the people who are shifted from the Jhuggies, they could be provided temporary shelter in Ren-Baseras. The LG informed that a proposal of making allotment of plots on licence-fee basis rather than on leasehold/ownership basis was under consideration of the Government.

VIII The Council recommended that commercial structures coming up in the vicinity of religious places must be dealt with seriously.

IX Sh J P Aggarwal mentioned that the DDA staff was forcibly evicting people from the Yamuna Pushta and Chandgi Ram Akhara, even though they have been living there prior to the cut-off date of January, 1990. LG clarified that unless other resettlement arrangements are made the Jhuggies prior to Jan., 90 should be removed only if the land was required for service lines or for providing essential infrastructure.

The Vice-Chairman assured that he will look into these cases at personal level.

7 Fencing of Lands:

LG stated that the matter relating to protection of DDA lands had been engaging his attention since January, 1997 itself. Fencing of lands by DDA as directed by him had been the first major step in this direction. On a query by the LG, the EM informed that leaving aside some cases of litigation, all vacant lands of DDA had been fenced.

[b] EM admitted that there have been certain instances of re-entry on the fenced lands. The Council felt that responsibility should be fixed in each such case on the staff which has been assigned the responsibility of protecting the fenced land and a fresh survey be conducted of all the fenced sites.

[c] It was also decided that the CVO shall maintain regular liaison with the Police and ensure registration of FIRs in all cases where barbed wire fencing or the boundary wall had been broken or removed.

[d] It shall, however, be the responsibility of the Commr [LM] and the other land controlling departments to bring such instances to the notice of the CVO. Commr [LM] will coordinate this actively.

[e] LG directed that responsibility should be fixed on the concerned officers including those at higher levels for every case of encroachment. He assured that no one would be spared, howsoever high he may be.

8 Completion of land records!

The LG expressed concern over incomplete land records in respect of all lands under DDA's control. VC assured the Council that the matter regarding completion of land records was engaging his personal attention. He informed that this issue had been recently taken up by the CAG also. He assured that inventory of all DDA land and the Land Records shall be completed by the Commissioner [LM] by 30th November, 1997 and reported to the Council.

9 Encroachments in DDA parks!

LG informed the Council of the steps being taken to seek public participation for better supervision over all the 474 parks of DDA. The Council appreciated the keen interest taken by the LG in the matter.

[b] Formation of Committee!

It was decided to form "Committees" with the help of non-official members to visit all the 474 parks of DDA

alongwith the concerned officers of the Engineering and the Horticulture departments. The Committees shall propose measures for better supervision, control and improvement of the parks. The Committees shall also propose measures for effective control of encroachments in DDA parks/green areas.

The VC was authorised to constitute these Committees for different areas urgently.

10 Sh Tilak Raj Aggarwal pointed out that there was no defined policy for allotment of DDA lands/parks/community halls for marriages/other social functions. He desired that details of all such properties should be compiled in the form of a booklet. Rates at which these allotments were made and the names of the authorities competent to make these allotments should be indicated in the booklet.

It was decided that these details should be compiled and circulated to the members.

11 It was decided that the status of follow-up action on the complaints/representations received from the members shall be put up in every meeting of the Council.

Next meeting of the Council!

Next meeting of the Council shall be held on 23rd October, 1997 at 10:30 AM.

As desired, grammatical corrections have been effected at pages 6 & 9 of the Draft minutes, on this photocopy. *[Signature]*  
13/1/97

Draft minutes of the meeting of Advisory Council of DDA held on July 28, 1997 at Raj Niwas, Delhi.

Item No. 5/AC/97

*As amended*  
*P. incorporate this in the DDA file*  
Confirmation of the draft minutes of the meeting held on 26-3-97.  
No.F.1[2]/97/AC/MC/DDA *7Q*

Draft minutes of the Council meeting held on 26-3-97 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".

II Confirmation of the minutes of the meeting held on 29-11-96.

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Sh J P Aggarwal, MP mentioned that he was not present in the last meeting when confirmation of minutes of the 29th November meeting was taken up. He pointed out that though the issues raised by him and the decisions taken have been correctly recorded, but his name has not been mentioned in para 3 [a].

Amendment moved by Sh J P Aggarwal to para 3 [a] of the minutes was accepted even though, the minutes of this meeting had been confirmed on 26-3-97. Para 3 [a] of the minutes of the 29th November, 1996 meeting shall now read as under:

*al. fair, all accordingly*  
*[Signature]*  
16/8/97  
*Discussed. Action is to be taken by you. If approved the Council copy may be sent to the member.*  
*[Signature]*  
18/8/97  
*[Signature]*  
18/8/97  
*Secretary*  
*[Signature]*  
18/8/97  
*18/8/97*

"It was decided to furnish the following information to the members in pursuance of the queries raised by Sh J P Aggarwal, MP:"

Item No. 6/AC/97

Rehabilitation of commercial structures falling in JJ Clusters.  
No.F.17[158]/94/LM/Coordn

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

(a) Since there was no concept of land use <sup>viz. Residential or Commercial</sup> 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 <sup>may</sup> should be earmarked for commercial use ~~zone to be~~ <sup>to meet</sup> subservient to the requirements of these residents.

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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, MP; 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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Planning and Development of Trade relating to Kabaris/Junk Materials in and around Delhi.  
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It was felt that this matter requires to be examined in <sup>a</sup> larger perspective. It was decided that a presentation should be made on various aspects of the problem in the next meeting of the Council:

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OTHER ITEMS OF 26-03-97 MEETING:

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[ii] Regarding encroachments in Mangolpuri Industrial Area and the Park, Sh Chatter Singh was informed that there were no encroachments in the area under DDA's jurisdiction.

It was decided that the matter should be reported to the MCD to take necessary action in the matter as the area was now under their jurisdiction. This should be done under intimation to Sh Chatter Singh.

[iii] Sh Vijay Goel appreciated the site inspection report submitted by the Principal Commissioner and admitted that it gives true version of the ground realities. He, however, desired to know:

[a] Why no action had been taken in removing these encroachments during the last 7 months; specially when encroachments had been admitted in 5 out of 11 cases in the report of the Principal Commissioner.

[b] Sh Jolly, Commr [LM] confirmed to the Council that there were no encroachments in 6 cases and barbed wire fencing had been provided in all these 6 cases. This fact was, however, disputed by Sh Vijay Goel. Sh Jolly confirmed that he had visited the site on 26th July and reiterated that all the 6 clear sites had been fully fenced.

[c] On the remaining 5 sites, it was decided that the Commr [LM] will remove the encroachments, ~~most~~ expeditiously and before 30th September, 1997.

[d] The Dispensary which is running on the plot between Kalyan Vihar and Sardar Nagar could be retained for the public use, if possible.

[e] Director [Hort]North informed that there was a court stay in <sup>respect of</sup> the land near Najafgarh drain. He was advised to bring the details of the court case to the notice of the CLA who shall get the matter expedited. CVO too shall initiate action in the matter.

Action taken shall be reported in the next meeting of the Council by the Commr [LM].

OTHER POINTS TAKEN UP IN THE 28TH JULY MEETING

1 Sh J P Aggarwal M P desired to have the following information:

(i) *The number of* How many posts of senior officers are lying vacant *the almost with the date of vacancy. He also wanted to know whether* in DDA and since when? *Is it true that the* posts of Deputy Director [Publicity] and Deputy Director [Public Relations] *have been* are lying vacant for *the* last two years?

(iii) *He asked* *the* Is it true whether Written Test for the posts of Sr Law Officer was held in January, 1997? *and why* The candidature of two of candidates has been rejected without mentioning any reason. *Why?*

(iiii) *He wanted to know whether* Is it true that the Conversion Policy with concessional rates for conversion from Leasehold to freehold was applicable upto 30-8-96? *and also* Is it true *whether* that the DDA is accepting applications for conversions without fixing the proper rates of conversion charges?

(iv) *Sh. Aggarwal also wanted to know about the* Demolition of JJ Cluster near Chandgi Ram Akhara.

LG desired that the above information be collected and sent to Sh Aggarwal.

2 Nodal Officer:

The Council was informed that Commr-cum-Secy <sup>DDA</sup> shall be the Nodal Officer for seeking information from different departments of the DDA. *(which may be sought by members of the Adm. Jang. Council)* *(pending)*

3 Sh J P Goel raised the issue of disposal of Tower Restaurant in Asian Games Village Complex. According to him, permission to host marriage functions would upset the environment of the residential complex. He desired the whole matter to be examined, afresh.

4 Sh J P Goel raised the issue of unauthorised construction of 65 flats on the Government land under DDA's care and maintenance near Alpana Cinema. He mentioned that unauthorised construction was continuing and that the property had been transferred under a wrong title. Commissioner [LM], Sh U S Jolly, explained that the Delhi High Court had ordered status-quo in the matter and that construction at the site had since been fully stopped. Sh J P Goel did not agree to this statement. The Council, however, decided that:

[i] C[LM] and CLA should immediately take up the matter for vacation of status-quo orders,

[ii] CVO, Commr [LM] and OSD to LG should visit the site alongwith Sh J P Goel on 29th July to have first hand information. Responsibility of delinquent officials be fixed by the Vigilance Department under intimation to the Advisory Council..

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[B]

LG ordered that:

[a] Cancellations should always be communicated through registered post:

[b] Sh Gautam was advised to bring specific cases, if any, to the notice of the VC if he felt that injustice had been done, *So that remedial action can be taken, in merits?* ~~in any case.~~

6 Fixation of responsibility for encroachments!

To control encroachments on DDA land, the Council decided that the Commissioner [LM] shall personally ensure that information about all new encroachments is brought to the notice of the concerned disciplinary authorities and also the Vigilance Department so that responsibility could be immediately fixed on the *particular* delinquent officials in each case.

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Sh Ajit Singh mentioned that encroachments were continuing in the CBD Shahdara area near Vishwas Nagar. CVO was advised to visit the site and initiate action in the matter.

III Sh Tilak Raj Aggarwal suggested that DDA should plant trees around the periphery of open/vacant lands. This will help saving the valuable land, in addition to improving the environment. *L.G. agreed to the proposal.*

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*investigated by the CVO and a report submitted to him after a site inspection*  
*quickly*

~~The CVO was asked to visit both these areas and submit inquiry reports.~~

VI Sh Gautam also drew the attention of the Council to the Moradabadi Masjid which was encroaching upon the DDA land. According to Sh Gautam, this was not located on Wakf property. He pointed out that even DDA's tubewell had been unauthorisedly encroached upon by the Masjid functionaries.

LG wanted a <sup>separate</sup> discussion in the matter to be fixed in his room.

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The Vice-Chairman assured that he will look into these cases at personal level.

7 Fencing of Lands!

LG ~~assured the Council~~ <sup>stated</sup> that the matter relating to protection of DDA lands ~~was~~ <sup>has been</sup> engaging his attention. <sup>since Jan 1997 itself</sup> Fencing of lands by DDA ~~was~~ <sup>as directed by him</sup> the first major step in this direction.

On a query by the LG, the EM informed that leaving aside some cases of litigation, all vacant lands of DDA had been fenced.

[b] EM admitted that there have been certain instances of re-entry on the fenced lands. The Council felt that responsibility should be fixed in each such case on the staff <sup>which has been</sup> assigned the responsibility of protecting the fenced land and a fresh survey be conducted of all the fenced sites.

[c] It was also decided that the CVO shall maintain regular liaison with the Police and ensure registration of FIRs in all cases where barbed wire fencing or the boundary wall had been broken or removed.

[d] It shall, however, be the responsibility of the Commr [LM] and the other land controlling departments to bring such instances to the notice of the CVO. Commr [LM] will coordinate this actively.

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8 Completion of land records:

The LG expressed concern over incomplete land records <sup>in respect of all lands under DDA's control</sup>. VC assured the Council that the matter regarding completion of land records was engaging his personal attention. He informed that this issue had been recently taken up by the CAG also. He assured that inventory of all DDA lands and the Land Records shall be completed by the Commissioner [LM] by 30th November, 1997 and reported to the Council.

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LG informed the Council of the steps being taken to seek public participation for better supervision <sup>over</sup> ~~and control~~ ~~of~~ all the 474 parks of DDA. The Council appreciated the keen interest taken by the LG in the matter.

(b) Formation of Committees:

It was decided to form "Committees" with the help of non-official members to visit all the 474 parks of DDA alongwith the concerned officers of the Engineering and the Horticulture departments. The Committees shall propose measures for better supervision, control and improvement of the parks. The Committees shall also propose measures for effective control of encroachments in DDA parks/green areas.

The VC was authorised to constitute these Committees for different areas *urgently*

10 Sh Tilak Raj Aggarwal pointed out that there was no defined policy for allotment of DDA lands/parks/community halls for marriages/other social functions. He desired that details of all such properties should be compiled in the form of a booklet. Rates at which these allotments were made and the names of the authorities competent to make these allotments should be indicated in the booklet.

It was decided that these details should be compiled and circulated to the members.

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Next meeting of the Council

Next meeting of the Council shall be held on 23rd October, 1997 at 10:30 AM.

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Amendments against para No. 3 [a]:

Sh J P Aggarwal, MP mentioned that he was not present in the last meeting when confirmation of minutes of the 29th November meeting was taken up. He pointed out that though the issues raised by him and the decisions taken have been correctly recorded, but his name has not been mentioned in para 3 [a].

Amendment moved by Sh J P Aggarwal to para 3 [a] of the minutes was accepted even though, the minutes of this meeting had been confirmed on 26-3-97. Para 3 [a] of the minutes of the 29th November, 1996 meeting shall now read as under:

"It was decided to furnish the following information to the members in pursuance of the queries raised by Sh J P Aggarwal, MP:"

Item No. 6/AC/97

Rehabilitation of commercial structures falling in JJ Clusters.  
No.F.17[158]/94/LM/Coordn

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

[a] Since there was no concept of land use <sup>viz. residential or Commercial</sup> 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 should be earmarked for commercial use zone to be subservient to the requirements of these residents.

Item No.7/AC/97

Action Taken Report on the recommendations of the Council meeting held on 29-11-96.  
No.F.1[21]/97/AC-MC/Vol.I/DDA

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, MP, 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.

Item No.8/AC/97

Planning and Development of Trade relating to Kabaris/Junk Materials in and around Delhi.  
No.F.PS/Commr[Plg]/97/107

It was felt that this matter requires to be examined in larger perspective. It was decided that a presentation should be made on various aspects of the problem in the next meeting of the Council.

Item No.9/AC/97

Follow-up Action Report on the recommendations of the Council meeting held on 26-3-97.  
F.1[2]/97-AC/MC/Vol.II/DDA

The Council noted the present status of the Follow-up Action on the recommendations of the 26th March meeting. It also made the following observations against individual items:

I Item No.2/AC/97:  
26-3-97

Details of the penalty relief scheme were again explained. The Council was informed that the Scheme in its present form was receiving good response. It was decided that:

[i] details of the Penalty Relief Scheme be again sent to the members,

[iii] adequate publicity be given to the Scheme.

OTHER ITEMS OF 26-03-97 MEETING:

1 Removal of encroachments

[i] Regarding encroachments in Mangolpuri Industrial Area and the Park, Sh Chattar Singh was informed that there were no encroachments in the area under DDA's jurisdiction.

It was decided that the matter should be reported to the MCD to take necessary action in the matter as the area was now under their jurisdiction. This should be done under intimation to Sh Chattar Singh.

[iii] Sh Vijay Goel appreciated the site inspection report submitted by the Principal Commissioner and admitted that it gives true version of the ground realities. He, however, desired to know!

[a] Why no action had been taken in removing these encroachments during the last 7 months; specially when encroachments had been admitted in 5 out of 11 cases in the report of the Principal Commissioner.

[b] Sh Jolly, Commr [LM] confirmed to the Council that there were no encroachments in 6 cases and barbed wire fencing had been provided in all these 6 cases. This fact was, however, disputed by Sh Vijay Goel. Sh Jolly confirmed that he had visited the site on 26th July and reiterated that all the 6 clear sites had been fully fenced.

[c] On the remaining 5 sites, it was decided that the Commr [LM] will remove the encroachments, most expeditiously and before 30th September, 1997.

[d] The Dispensary which is running on the plot between Kalyan Vihar and Sardar Nagar could be retained for the public use, if possible.

[e] Director [Hort]North informed that there was a court stay in the land near Najafgarh drain. He was advised to bring the details of the court case to the notice of the CLA who shall get the matter expedited. CVO too shall initiate action in the matter.

Action taken shall be reported in the next meeting of the Council by the Commr [LM].



OTHER POINTS TAKEN UP IN THE 28TH JULY MEETING:

1 Sh J P Aggarwal M P desired to have the following information:

[i] How many posts of senior officers are lying vacant in DDA and since when? Is it true that the posts of Deputy Director [Publicity] and Deputy Director [Public Relations] are lying vacant for last two years?

[ii] Is it true whether Written Test for the posts of Sr Law Officer was held in January, 1997? The candidature of two of candidates has been rejected without mentioning any reason. Why?

[iii] Is it true that the Conversion Policy with concessional rates for conversion from Leasehold to freehold was applicable upto 30-8-96? Is it true that the DDA is accepting applications for conversions without fixing the proper rates of conversion charges?

[iv] Demolition of JJ Cluster near Chandgi Ram Akhara.

LG desired that the above information be collected and sent to Sh Aggarwal.

2 Nodal Officer!

The Council was informed that Commr-cum-Secy shall be the Nodal Officer for seeking information from different departments of the DDA.

3 Sh J P Goel raised the issue of disposal of Tower Restaurant in Asian Games Village Complex. According to him, permission to host marriage functions would upset the environment of the residential complex. He desired the whole matter to be examined, afresh.

4 Sh J P Goel raised the issue of unauthorised construction of 65 flats on the Government land under DDA's care and maintenance near Alpana Cinema. He mentioned that unauthorised construction was continuing and that the property had been transferred under a wrong title. Commissioner [LM], Sh U S Jolly, explained that the Delhi High Court had ordered status-quo in the matter and that construction at the site had since been fully stopped. Sh J P Goel did not agree to this statement. The Council, however, decided that:

[i] C[LM] and CLA should immediately take up the matter for vacation of status-quo orders,

[ii] CVO, Commr [LM] and OSD to LG should visit the site alongwith Sh J P Goel on 29th July to have first hand information. Responsibility on delinquent officials be fixed by the Vigilance Department under intimation to the Advisory Council.

5 Sh D K Gautam, Councillor, pointed out that allotment of flats in some cases was being cancelled without information to the allottees. He wanted extension in time to be given, on payment of normal interest.

[8]

LG ordered that:

[a] Cancellations should always be communicated through registered post.

[b] Sh Gautam was advised to bring specific cases, if any, to the notice of the VC if he felt that injustice had been done in any case.

6 Fixation of responsibility for encroachments!

To control encroachments on DDA land, the Council decided that the Commissioner [LM] shall personally ensure that information about all new encroachments is brought to the notice of the concerned disciplinary authorities and also the Vigilance Department so that responsibility could be immediately fixed on the delinquent officials in each case.

I Video filming of existing encroachments!

[a] Sh Vijay Goel, Sh J P Aggarwal and Sh J P Goel suggested that Video Filming should be done for all the unauthorisedly encroached areas. The Video Films will thus become a permanent record of the existing encroachments and help ascertain whether the number of encroachments/unauthorised occupations have increased after a particular date. This will also help fixation of responsibility on the concerned staff.

[b] Commr [LM] was advised to ensure completion of Video Filming by coordinating this activity with the other land controlling departments of DDA. Commr [LM] shall complete this work and submit a report in the next meeting of the Council.

II CBD Shahdara

Sh Ajit Singh mentioned that encroachments were continuing in the CBD Shahdara area near Vishwas Nagar. CVO was advised to visit the site and initiate action in the matter.

III Sh Tilak Raj Aggarwal suggested that DDA should plant trees around the periphery of open/vacant lands. This will help saving the valuable land, in addition to improving the environment.

IV Mrs Leela Bisht drew the attention of the VC towards the continuing growth of Jhuggies for the last 2 years in Ambedkar Park, near Tigri Village, on Mehrauli-Badarpur Road. She suggested that these 50/60 Jhuggies should be removed and the area developed into a shopping complex or a school to serve the residents.

V Sh D K Gautam informed that a large stretch of land near Vasant Vihar depot was being used as a malba dumping ground by an unauthorised contractor who was making big money out of it. He also mentioned that Jhuggies in this area were increasing inspite of a number of letters/complaints made by him.

The CVO was asked to visit both these areas and submit inquiry reports.

VI Sh Gautam also drew the attention of the Council to the Moradabadi Masjid which was encroaching upon the DDA land. According to Sh Gautam, this was not located on Wakf property. He pointed out that even DDA's tubewell had been unauthorisedly encroached upon by the Masjid functionaries.

LG wanted a discussion in the matter to be fixed in his room.

VII A suggestion came from Sh Tilak Raj Aggarwal that instead of giving 25 sq.mt. plots to the people who are shifted from the Jhuggies, they could be provided temporary shelter in Ren-Baseras. The LG informed that a proposal of making allotment of plots on licence-fee basis rather than on leasehold/ownership basis was under consideration of the Government.

VIII The Council recommended that commercial structures coming up in the vicinity of religious places must be dealt with seriously.

IX Sh J P Aggarwal mentioned that the DDA staff was forcibly evicting people from the Yamuna Pushta and Chandgi Ram Akhara, even though they have been living there prior to the cut-off date of January, 1990. LG clarified that the Jhuggies prior to Jan., 90 should be removed only if the land was required for service lines or for providing essential infrastructure.

The Vice-Chairman assured that he will look into these cases at personal level.

7 Fencing of Lands:

LG assured the Council that the matter relating to protection of DDA lands was engaging his attention. Fencing of lands by DDA was the first major step in this direction. On a query by the LG, the EM informed that leaving aside some cases of litigation, all vacant lands of DDA had been fenced.

[b] EM admitted that there have been certain instances of re-entry on the fenced lands. The Council felt that responsibility should be fixed in each such case on the staff assigned the responsibility of protecting the fenced land and a fresh survey be conducted of all the fenced sites.

[c] It was also decided that the CVO shall maintain regular liaison with the Police and ensure registration of FIRs in all cases where barbed wire fencing or the boundary wall had been broken or removed.

[d] It shall, however, be the responsibility of the Commr [LM] and the other land controlling departments to bring such instances to the notice of the CVO. Commr [LM] will coordinate this actively.

[e] LG directed that responsibility should be fixed on the concerned officers even at the highest levels for each and every case of encroachment. He assured that no one shall be spared, howsoever high he may be.

8 Completion of land records:

The LG expressed concern over incomplete land records. VC assured the Council that the matter regarding completion of land records was engaging his personal attention. He informed that this issue had been recently taken up by the CAG also. He assured that inventory of all DDA lands and the Land Records shall be completed by the Commissioner [LMI] by 30th November, 1997 and reported to the Council.

9 Encroachments in DDA parks:

LG informed the Council of the steps being taken to seek public participation for better supervision and control of all the 474 parks of DDA. The Council appreciated the keen interest taken by the LG in the matter.

[b] Formation of Committees:

It was decided to form "Committees" with the help of non-official members to visit all the 474 parks of DDA alongwith the concerned officers of the Engineering and the Horticulture departments. The Committees shall propose measures for better supervision, control and improvement of the parks. The Committees shall also propose measures for effective control of encroachments in DDA parks/green areas.

The VC was authorised to constitute these Committees for different areas.

10 Sh Tilak Raj Aggarwal pointed out that there was no defined policy for allotment of DDA lands/parks/community halls for marriages/other social functions. He desired that details of all such properties should be compiled in the form of a booklet. Rates at which these allotments were made and the names of the authorities competent to make these allotments should be indicated in the booklet.

It was decided that these details should be compiled and circulated to the members.

11 It was decided that the status of follow-up action on the complaints/representations received from the members shall be put up in every meeting of the Council.

Next meeting of the Council

Next meeting of the Council shall be held on 23rd October, 1997 at 10:30 AM.



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

( 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.,                    [Represented by Shri  
Ministry of Transport.                    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.112196-97/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  
Mangolouri 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.221255194/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  
17/AC/97 Requirement of infrastructural support for  
planned development of Urban Extension Area  
and Housing Programmes.

F.EM.31125189/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.:  
4/AC/97

Pre-budget survey for 1997-98.

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;
- (iii) Advertisements should be issued in newspapers within 7 days, informing the general public that encroachers of Government land will be prosecuted.
- (iiii) 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 Jhuqi-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.

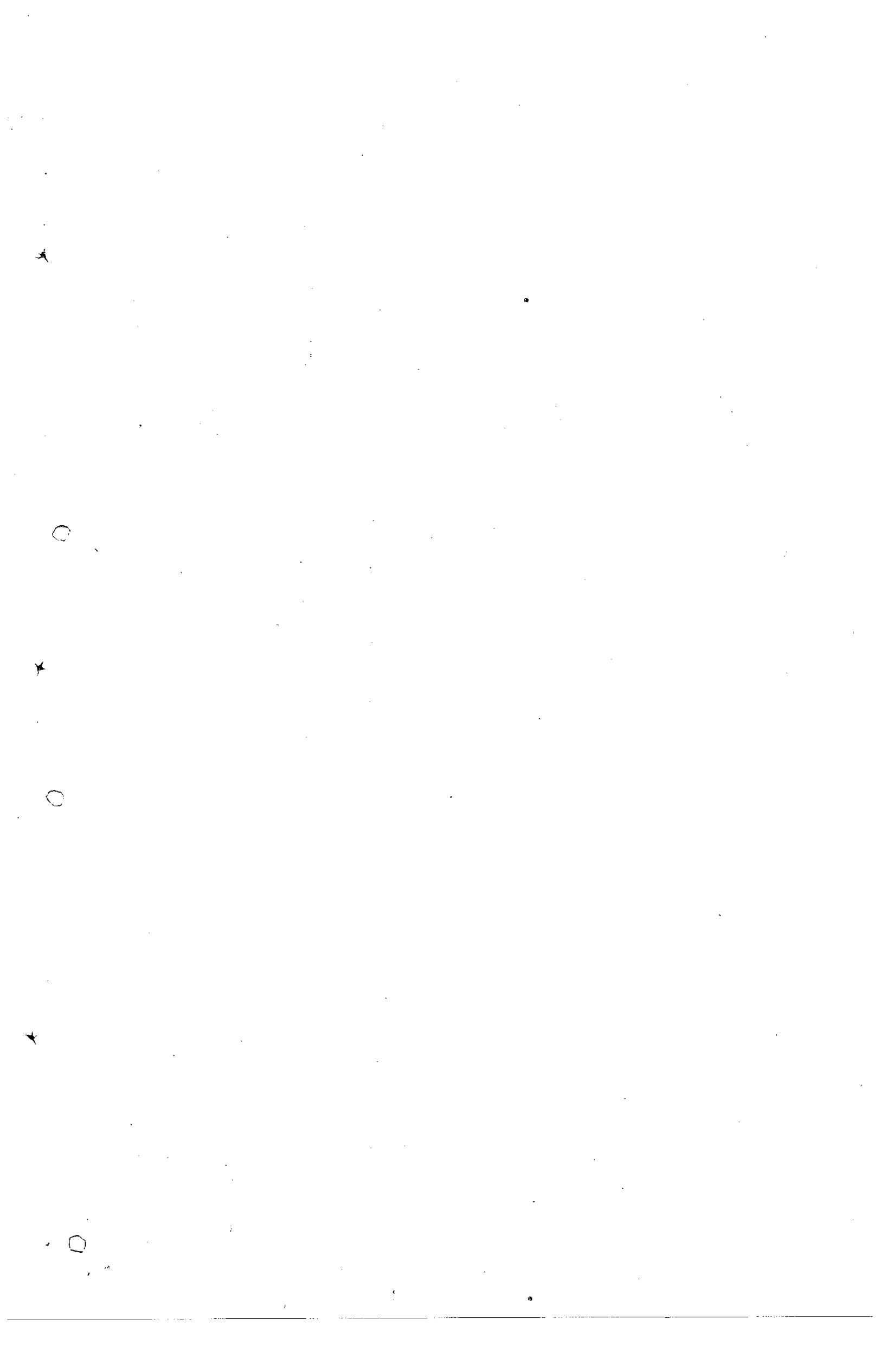
The Council recommended that the matter may be entrusted to some Consultants who may examine it under the parameters of the Master Plan, keeping in view the load bearing capacity of different structures. Based on the report of the Consultants, permissions could be considered by the DDA in individual 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, 1997.



ITEM NO.

6/AC/97

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

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 indentity 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

Contd/.....

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.

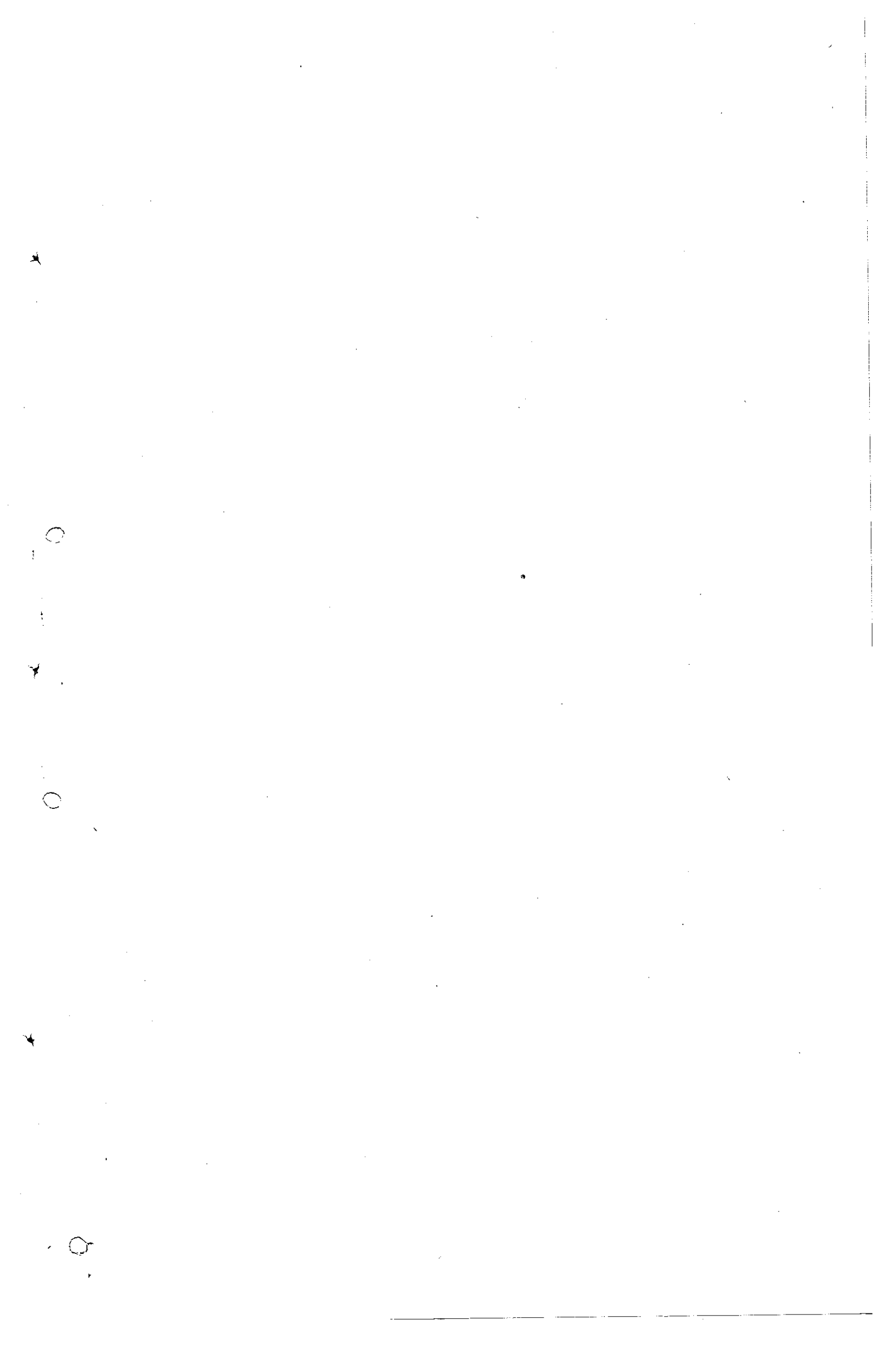
RECOMMENDATION

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

List of the Supplementary Agenda items to be discussed in the meeting of the Council fixed for 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

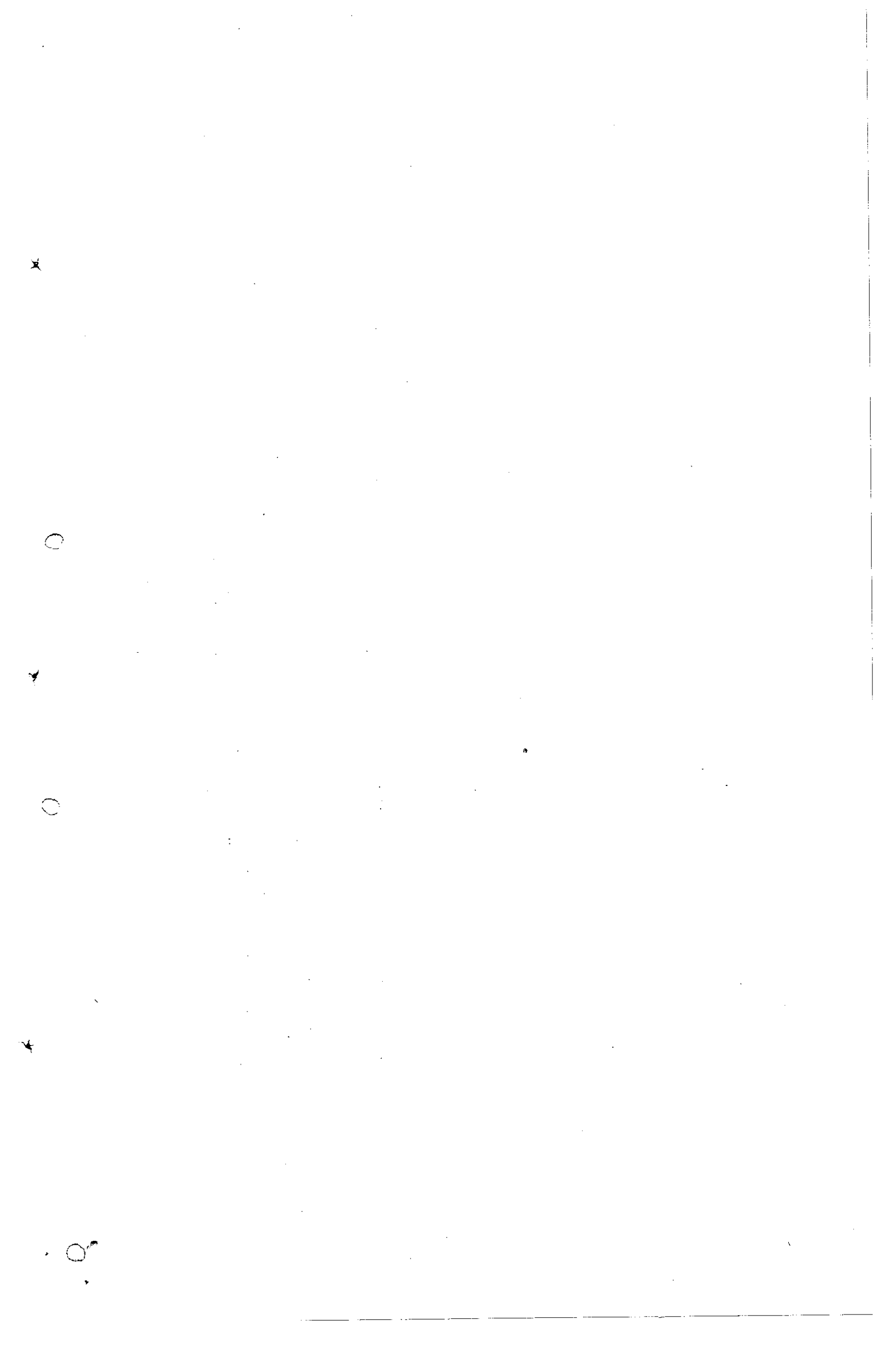
Draft minutes of the meeting held on 29.11.1996 were placed before the Council in its meeting held on 26.03.1997. The same were confirmed with the following additions proposed by Shri Chattar Singh to para 3(b) of the minutes.

"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





(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.

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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:
- 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 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)(i)

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;

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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.

\*\*\*

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.

Contd.../-

PARA - 3(b)

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

\*\*\*

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 preceeding 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 A.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-11 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.

\*\*\*

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.

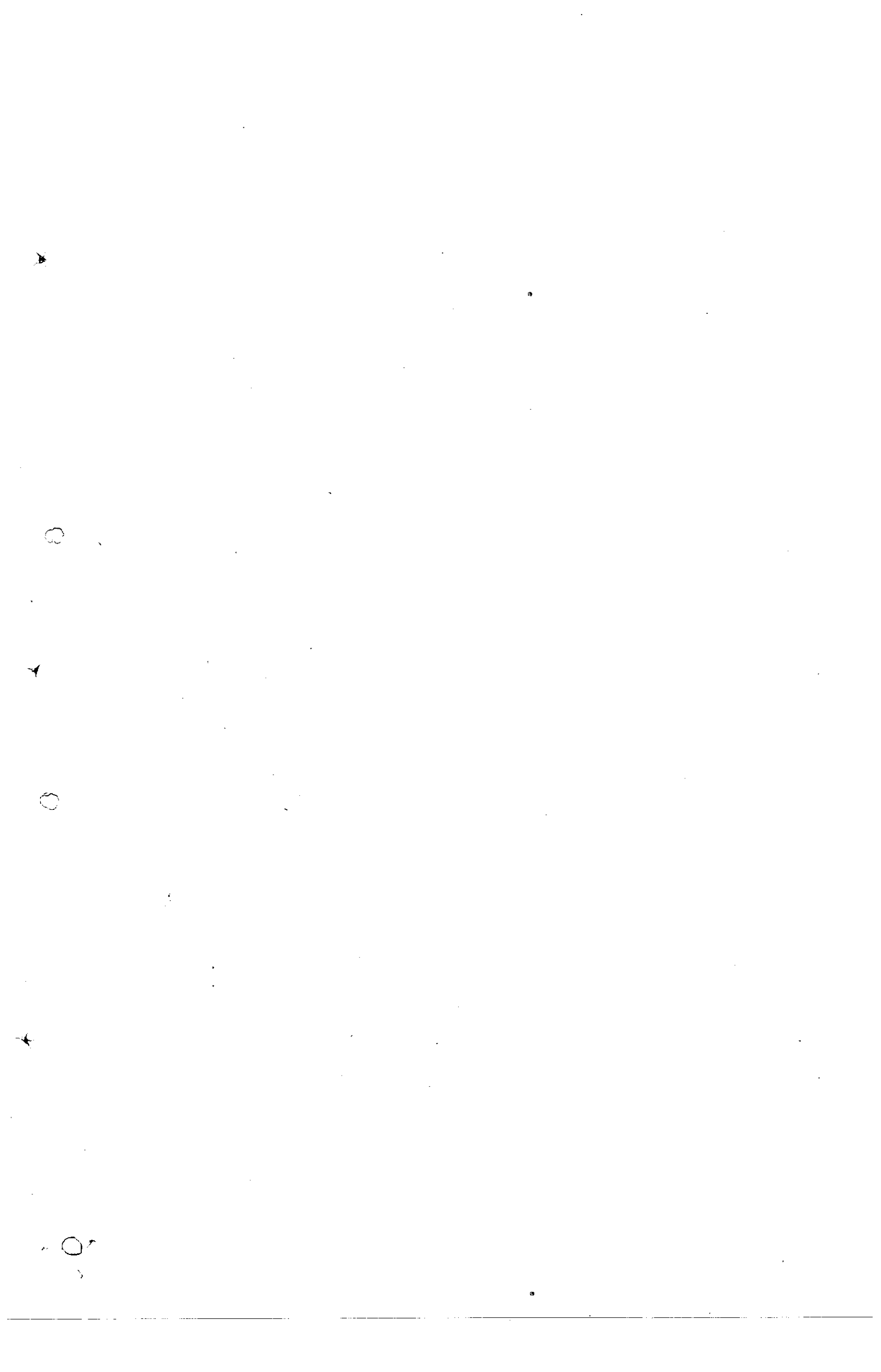
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FOLLOW UP ACTION

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.

\*\*\*\*





जीवू सरमा  
(एन.सी.आर.)  
Sanjib Sarma  
Regional Chief (N.C.R.)

Annexure - 'A'

- 21 -

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 पीएबीएक्स: 4648190-93-94-95 फैक्स: 011-4618619 टेलिफैक्स: 031-61037 एचयूडीसी 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 HUDC IN Gram: HUDCO

EX NO. HUDCO: EON: DELHI: GENL: 06  
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 Intt.
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.

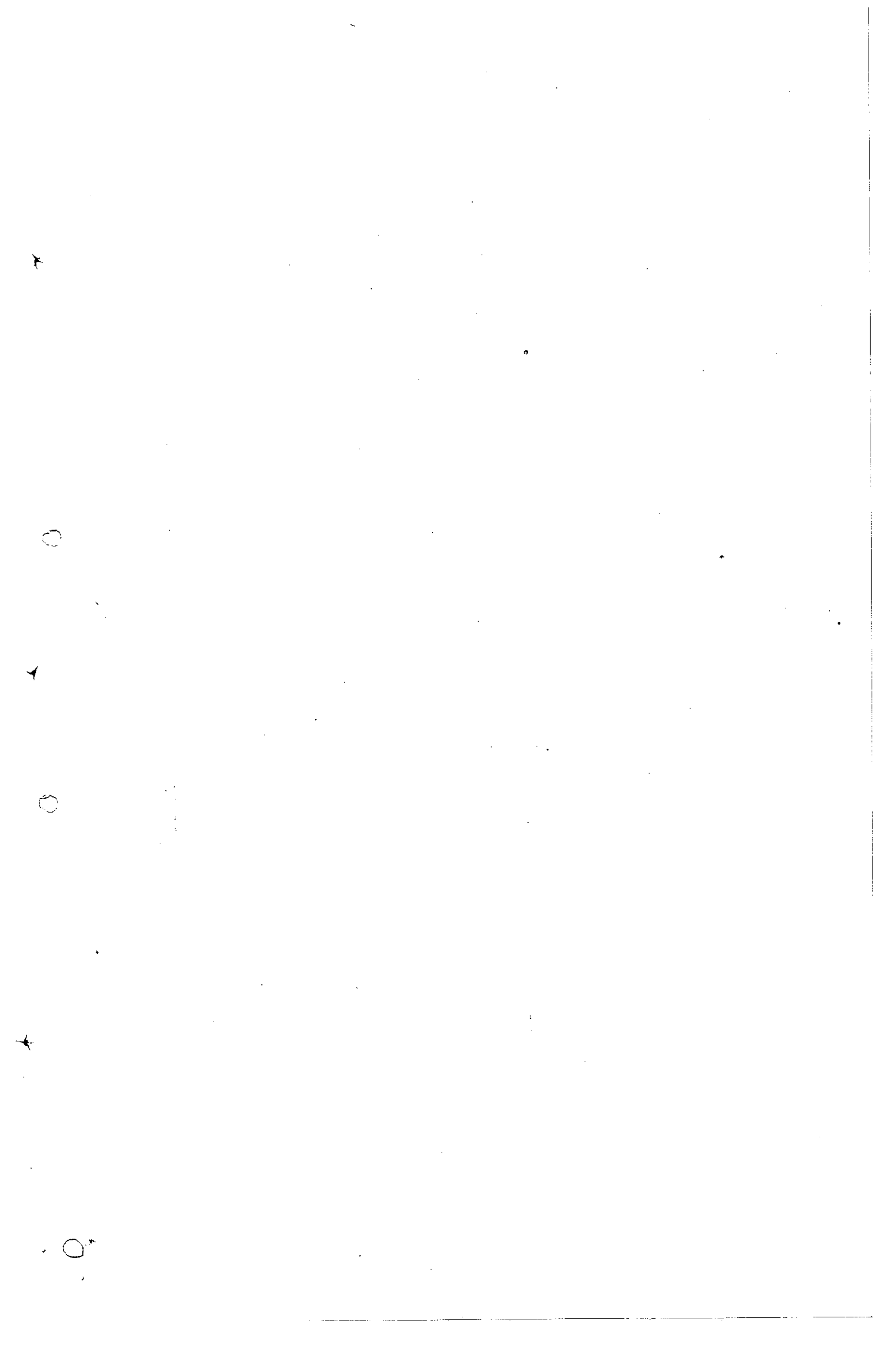
With best regards,

Yours sincerely,

  
( Sanjib Sarma )

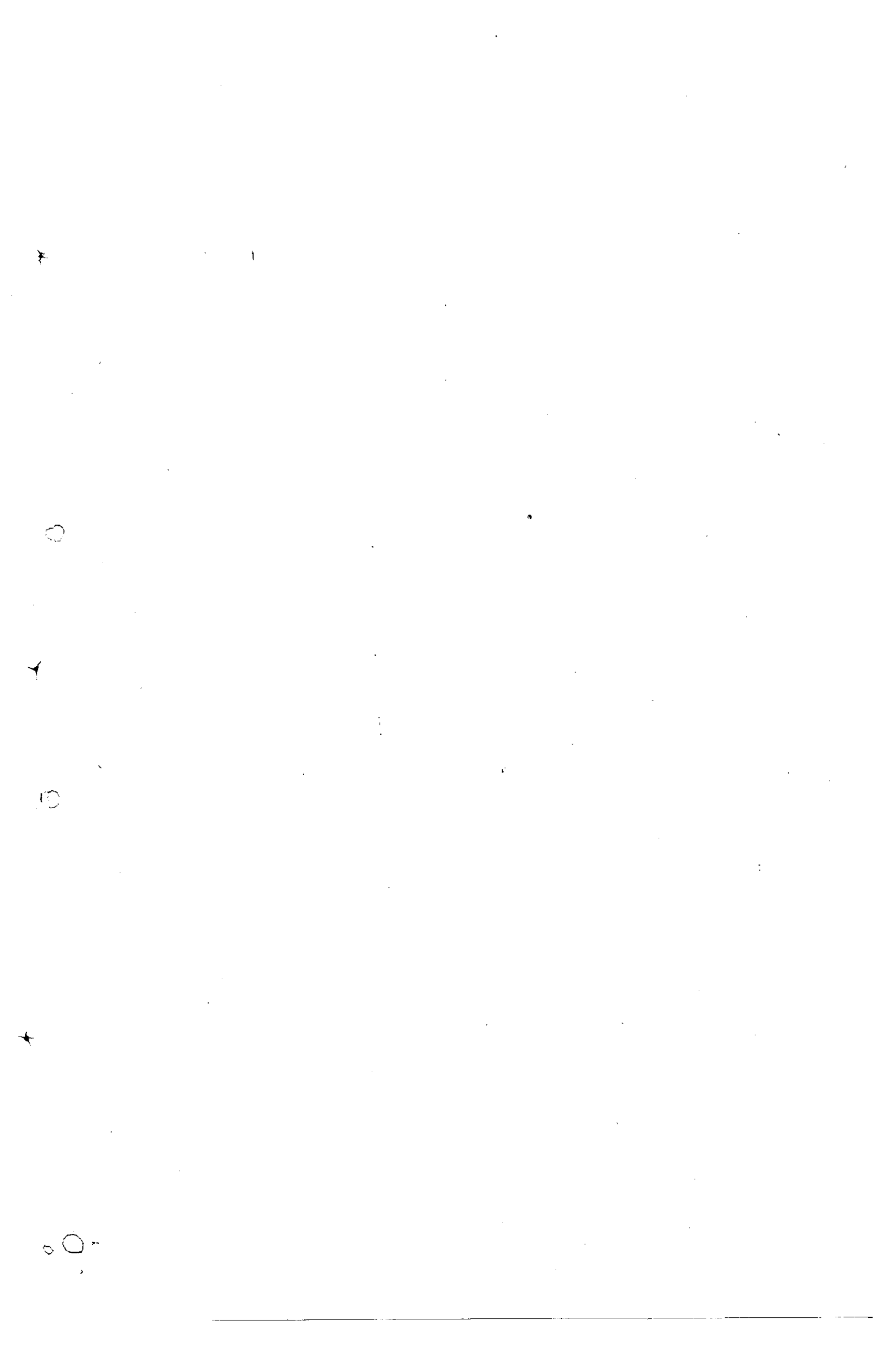
Shri K.N. Khandelwal  
Member Finance  
Delhi Development Authority  
INA, VIKAS BHANJA  
New Delhi-110023.





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	2760	5654	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	1460	3104
Likely to be taken up by 31-3-97.	2148	1560	1296	4414	9418

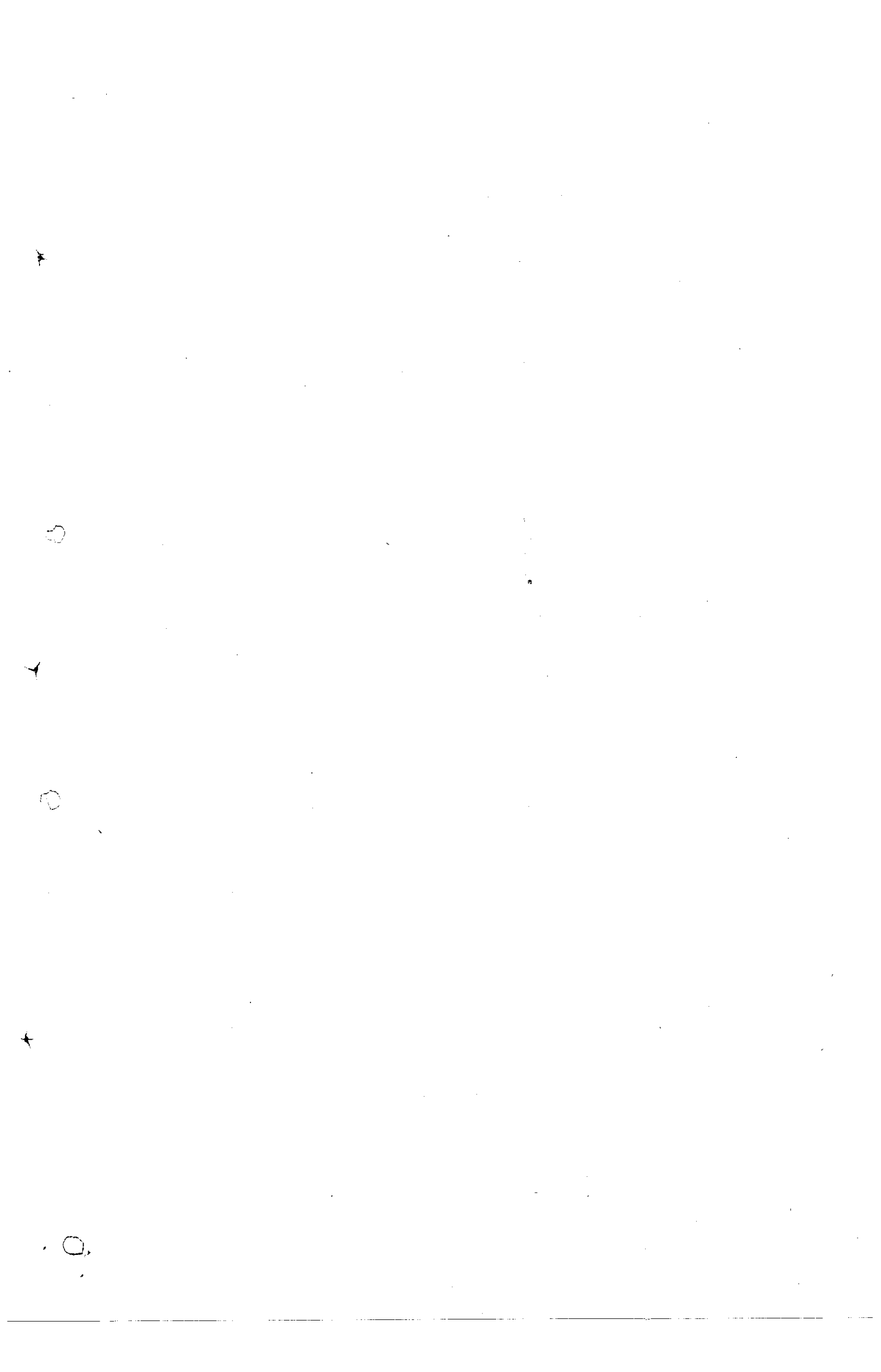


BUDGETARY PROVISIONS & ACHIEVEMENTS

ANNEXURE - Y

(ALL FIGURES IN Rs. LACS)

HEAD OF A/C	EXPENDITURE 1995-96	B.E. 1996-97	R. E. 1996-97 (ANTICIPATED)	CORRESPONDING RE 1995-96	EXPENDITURE UPTO 9/96	CORRESPONDING RE 1995-96	EXPENDITURE UPTO 9/96	CORRESPONDING RE 1995-96	EXPENDITURE UPTO 9/96
3.	4.	5.	6.	7.	8.	9.	10.	11.	12.
NAZUL A/C-I	569	834	818	676	247	623	-	-	-
NAZUL A/C-II	11438	31898	29444	20252	7919	4051	-	-	-
B.S.D.R.	16375	29354	25067	24187	7364	7761	-	-	-
<b>TOTAL</b>	<b>30382</b>	<b>62086</b>	<b>55329</b>	<b>45095</b>	<b>15530</b>	<b>12045</b>	<b>12045</b>	<b>12045</b>	<b>33500</b>



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.

vi) 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 Darod-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.

vii) 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&DO 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

~~VG~~  
~~LG~~

ITEM NO.  
8/AC/97

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

ITEM NO.

5/AC/97

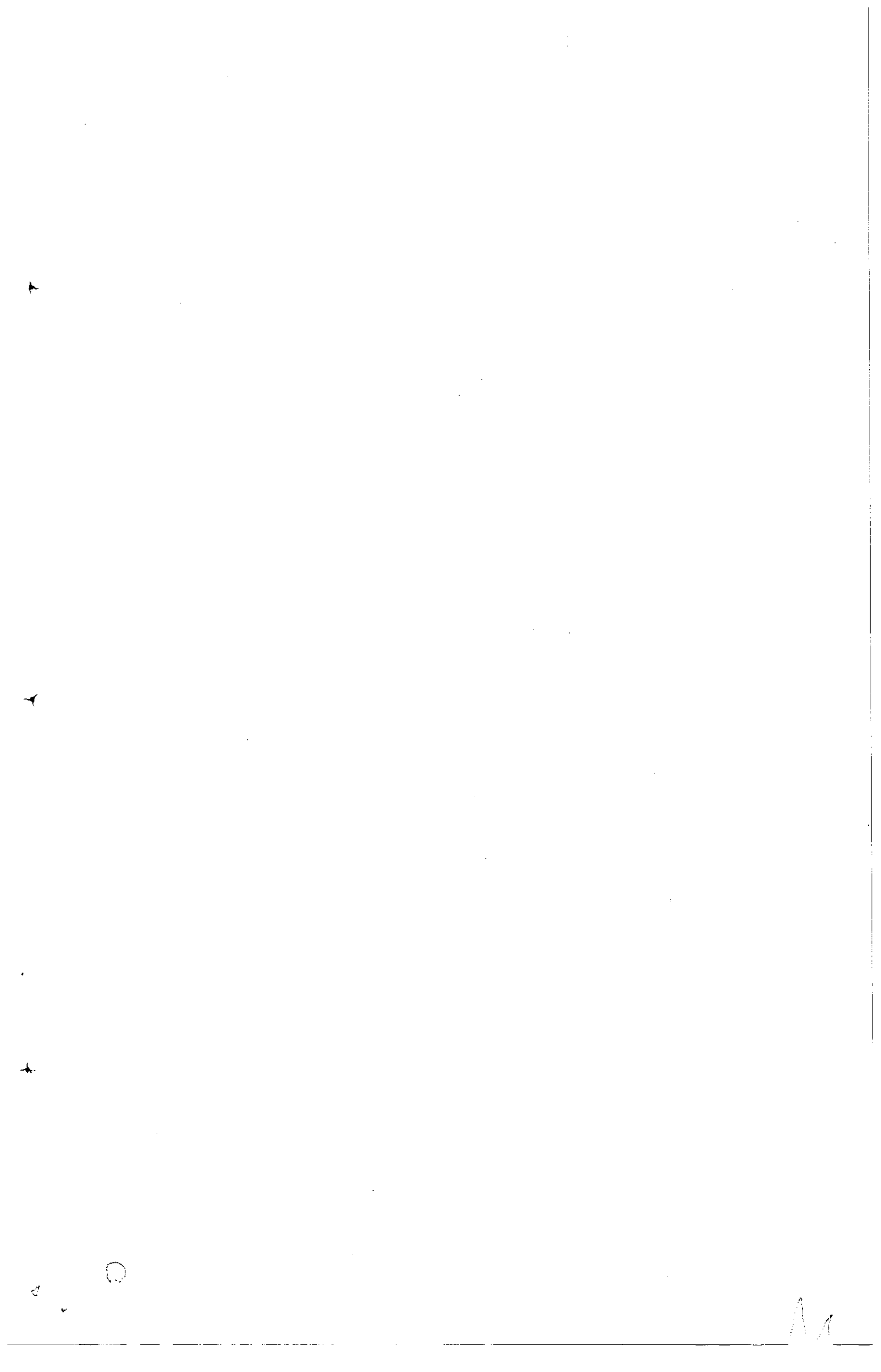
Sub: Confirmation of the draft minutes of the meeting held on 26.03.1997.

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



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.

---

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.,                    [Represented by Shri  
Ministry of Transport.                    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/.....



: 3 :

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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BRANCH MINUTES OF THE MEETING OF THE ADVISORY COUNCIL HELD ON  
26TH 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.11[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  
Mangolpuri 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 communication 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  
4/AC/97

Pre-budget survey for 1997-98.

F.4[33]/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 Chattar 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.

### 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.

### 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

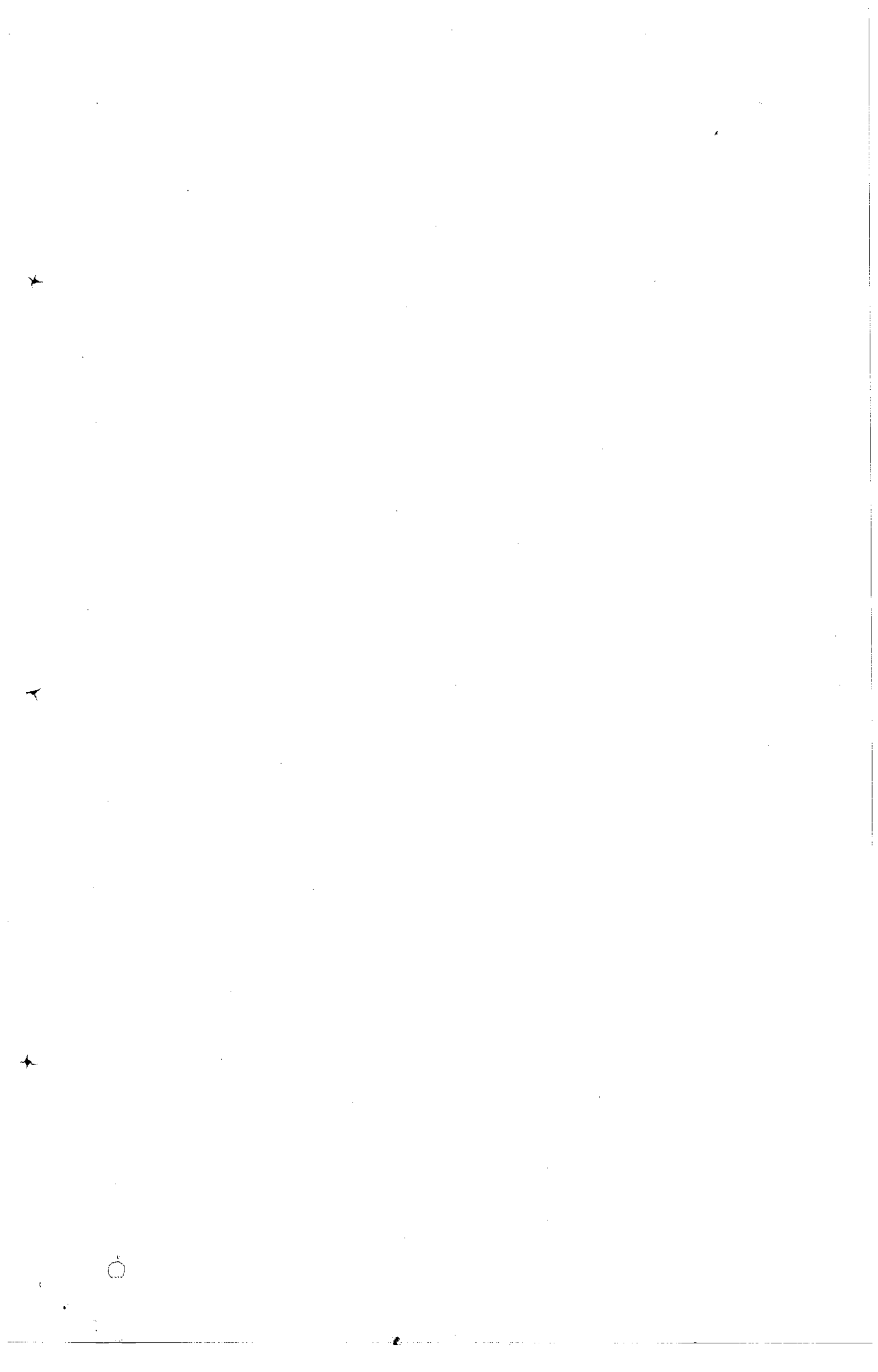
Flats for MPs:

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, 1997.





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

Yes, as much as he has for Comm also  
2) AIS to it was amount double benefit man with jhuggi bas also this was the street hum.

There is no need for such a policy - VG + AIS + TR + P.B. It will only encourage

Such things - all jhuggi will be converted into

JPA - yes, we should give - CS

to the policy for allotment to such comm. structures can shed/ build be scanned

NO separate policy since the concept of land use is non-existent in Contd/ JJA Cluster/ Port while planning Comm of line comm. separate categories to the separate clusters/ separate

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

work raised by Sh. J.K. Goel  
17/11/96

POSITION ABOUT 3.044 ACRES L & D.O. LAND AT  
MODEL TOWN

This land was transferred to D.D.A. in July, 1974 by L & D.O. for care and maintenance. In 1974 when notification about transfer of this land was issued by L & D.O., the land was not free of encroachment. One Shri Rati Ram was already squatting over there.

2. The occupant Shri Rati Ram was in litigation with L & D.O. even in 1974 when a court order was issued by Tis Hazari Court that the occupant should be evicted by due process of law.

3. Accordingly, DDA initiated eviction proceedings against the occupation before the Estate Officer, DDA. However, the Estate Officer passed orders against D.D.A.

4. D.D.A. went in appeal in court of Addl. District Judge, which is still pending. The next date of hearing is 1.9.97 for final argument. Shri J.L. Jain, Special Council is engaged by D.D.A.

5. During the pendency of litigation Shri Rati Ram expired and his wife Smt Ram Piari, sold the land to a number of persons (Shri Ashok Arora & others). Shri Ashok Arora further sold this land to M/s Kutub Developers.

6. M/s Kutub Developers got their building plan sanctioned from M.C.D. in January, 1996. They started construction at site. Since DDA was not aware of the plans having been sanctioned by the M.C.D., DDA immediately lodged complaint with the Police against the unauthorised construction on 30.5.96, 19.6.96 and 4.7.96 to stop the work.

...../-



7. Letters were also sent to Commissioner, M.C.D., Deputy Commissioner, Delhi and L & D.O. on 2.7.96. MCD was told to revoke the plan and L & D.O. was told to produce the ownership record. Letter was also sent to Sub-Registrar, Kashmere Gate to have the authenticity of the sale-deed.

8. Letter was also sent to D.C.P., North-West to stop the work.

9. D.D.A. also chalked out the demolition programme on 25.7.96, but, was not carried out on the legal advise, that since the building plan was sanctioned by a competent authority, demolition cannot be carried out.

10. Letter was sent to L & D.O. on 8.8.96 to produce necessary relevant record in the court and also get impleaded as a party in the Court. Letter was also sent to M.C.D. again to withdraw the sanction of building plan. D.D.A. also sent a letter to Joint - Secretary, Min. of U.D. requesting that the L & D.O. should be told to establish title of the land. This was done because L.&.D.O. was unable to produce any document to establish ~~any document~~ as the land owning agency and defend its claim in the Court.

In mean time on 17.9.96,  
11. ~~Against this~~ M/s Qutub Developers on 17.9.96 has filed another suit No. 380/96 against the DDA and MCD for permanent injunction against DDA & MCD. Hon'ble Sub-Judge rejected the application of any relief on 23.9.96.

12. Against this order M/s Qutub Developers filed an appeal before Addl. Distt. & Session Judge. This was ~~rigorously~~ <sup>perused</sup> by the DDA and Hon'ble A.D.J. rejected the appeal (22.10.96). Court also observed



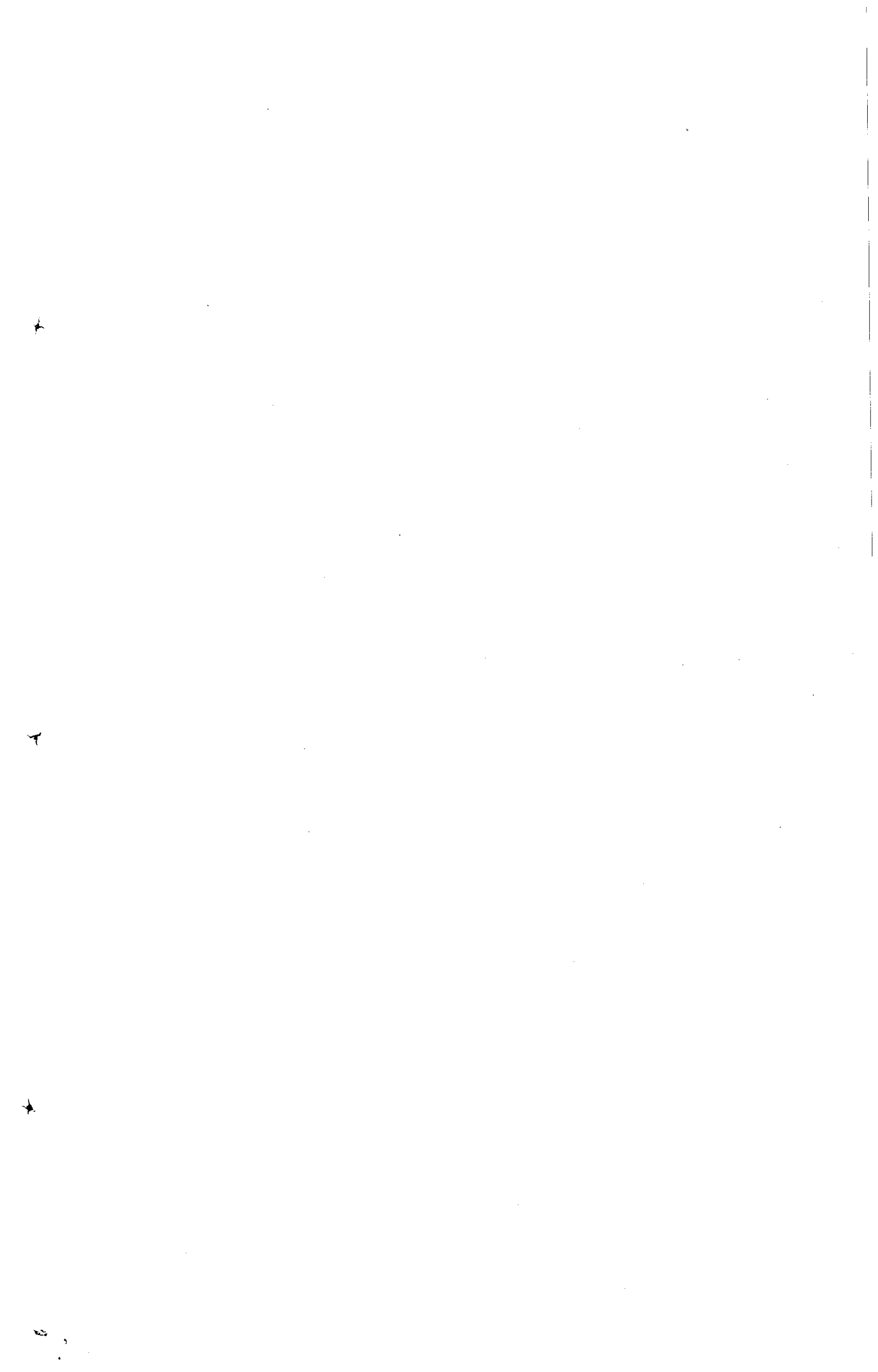
that the title in respect of suit land is still being verified by MCD, so Municipal authorities could have asked the plaintiff to stop construction and should have exercised the power of revocation of plan and suspend the plan.'

13. The matter was vigorously <sup>pursued</sup> pursued with the L & D.O.. Copies of the judgement were also given to L & D.O., M.C.D. for producing land title by the L & D.O. and revocation of building plan by the MCD, even through Ministry. L & D.O. provided some documents pertaining to the land under reference. These documents were sent by DDA to MCD on 21.3.97. The matter was also discussed in a meeting with the Lt. Governor, and it was desired that L & D.O. be asked to lodge a formal complaint with Addl. Commr. of Police. The sanctioned plan was revoked by MCD on 20.6.97. The construction at site has now stopped.

15 A court case was also filed by one Shri G.E. Tiwari against the builders, in which the Hon'ble High Court passed orders on 1.4.97 to restrain carrying out further construction. // The Builders have filed an appeal with the MCD Tribunal against the orders of the M.C.D. to revoke the building plan.

16 Thus, it is seen from the facts that D.D.A. from the very first day was seriously concerned with the matter and took all steps and repeatedly <sup>pursued</sup> pursued the matter with L & D.O., M.C.D., D.C. Office, Delhi, Police and Ministry of Urban Affairs.

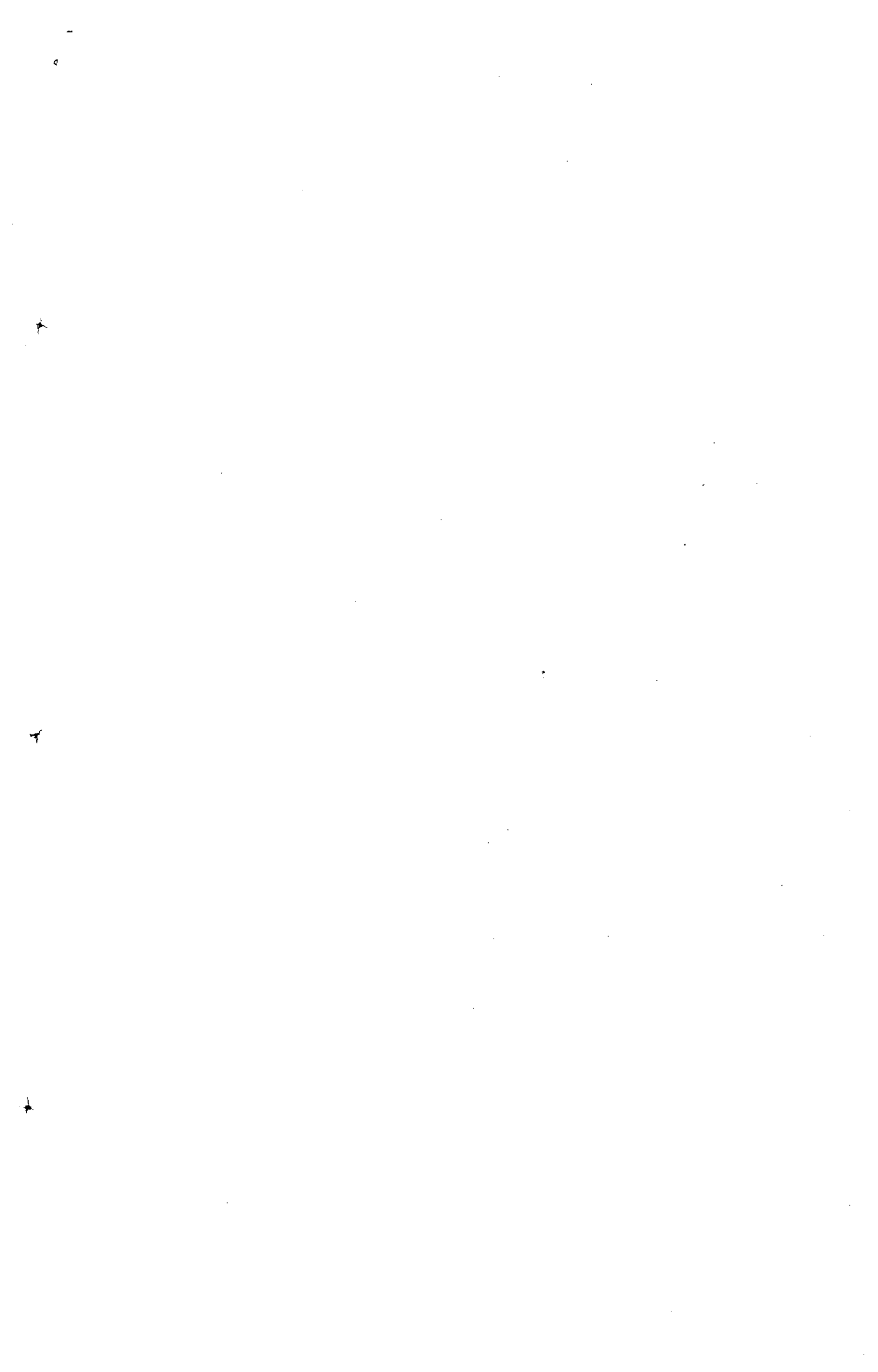




REPORT ON THE POINTS RAISED IN THE MEETING OF ADVISORY COUNCIL BY  
SHRI VIJAY GOEL, M.P. REGARDING ENCROACHMENTS ON DDA LAND IN HIS  
CONSTITUENCY.

ISSUES RAISED                      ACTION TAKEN                      REPORT

1. Plot near Najafgarh drain opposite Gurmandi.  
This plot is of about 1000 sq. yards, and is under the Hort. Department of the DDA. Plot is still unauthorisedly occupied by somebody who is keeping animals over there. It is fenced DDA land.
2. Plot No. B-14, G.T.Karnal Road Indl. Area.  
Plot No. B-14, G.T.K. Road has been reserved for M/s Amarjeet Singh by the order of Hon'ble High Court. The Hon'ble High Court has ordered the DDA to handover the possession of the plot to the Petitioner (M/s Amarjeet Singh) but the DDA has filed an appeal in Double Bench challenging the order of single Bench in October, 1996. The claim of the petitioner was for alternative allotment. (CUP No. 154/84). The entire plot is encroached by jhuggies which are prior to January, 1990.
- 2(i) Plot No. B-42, G.T.Karnal Road Indl. Area  
Jhuggies have been removed and the plot is under the possession of Industrial Branch of DDA.
- 2(ii) Plot No. B-79, G.T.Karnal Road Indl. Area  
There is no encroachment on this plot.
3. Plot in between Singh Petrol Pump & FCI Godown - Opp SBI colony.  
There is no encroachment on this plot.
4. Plot in between Kalyan Vihar and Sardar Nagar C.C. Colony  
Plot is earmarked for facility centre. Boards of DDA have been displayed. About 55 ineligibile squatters were removed. About 20-25 eligibile squatters are still there. There is a dispensary functioning in an area of about 100 sq. yards and it will be removed as and when the facility centre is taken up.



ACTION TAKEN REPORT

ISSUES RAISED

There is no encroachment.

5. Plot at Chamariwala Bagh near Gujranwala Town Part-I.

Eligible jhuggy dwellers are still squatting there. However, one jhuggy made by suspended Delhi Police Employee has been removed. The area is under the charge of Horticulture Deptt. of DDA.

6. Plot at Cigaretewala Bagh at Bhamshah Road (Opp. New Police Line)

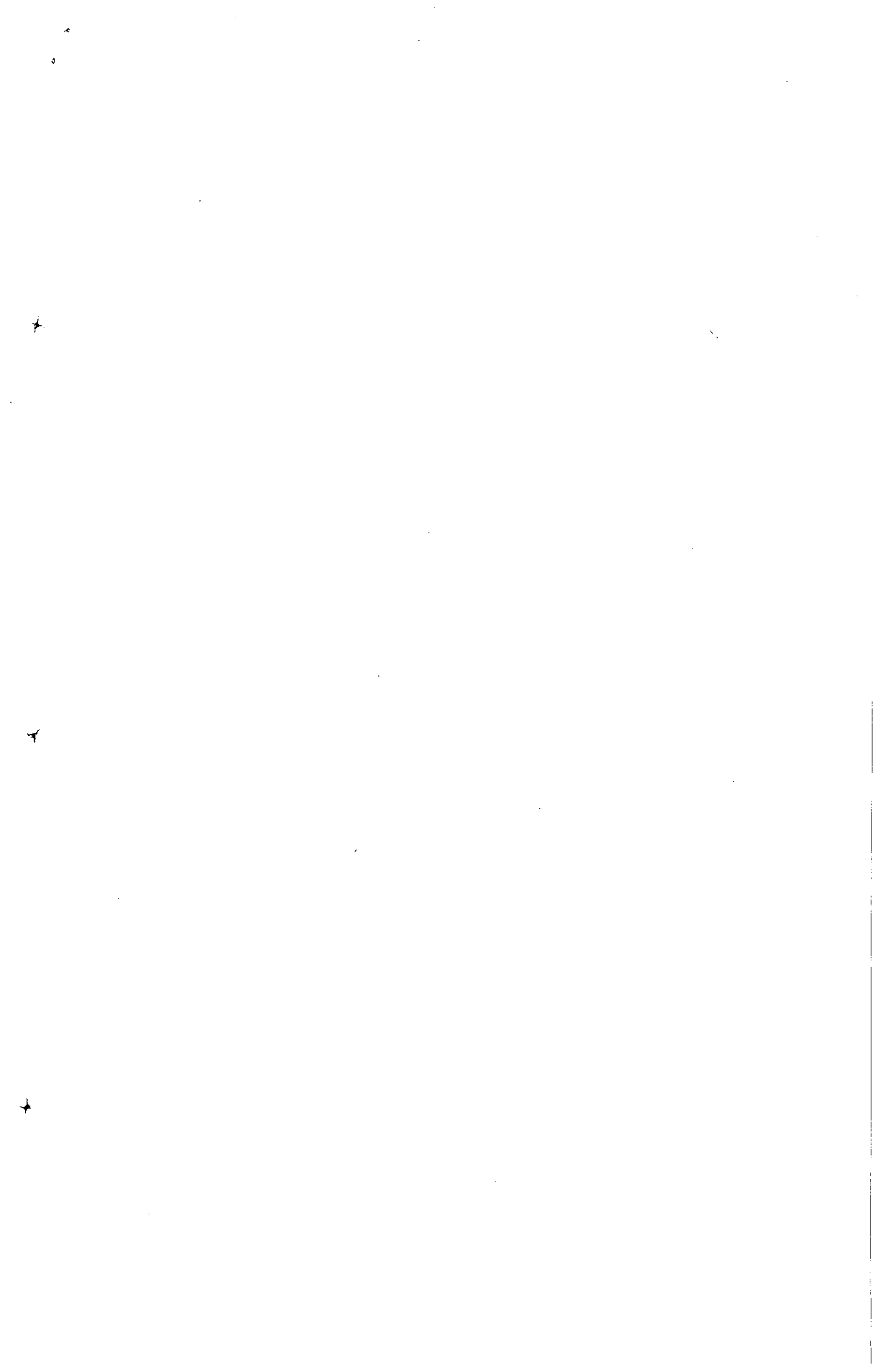
The area of the plot is 3.20 acres. This is 1.800 land and there are about 50-60 structures in the shape of motor garage, tea stalls, service stations and a temple. The plot is involved in two court cases. In one case, i.e. Budh Ram & Nathu Singh vs DDA there are orders of status quo from the Court of ADJ. Next date of hearing is 10.9.97 and in case of Shri Maman Singh Vs DDA, the court of Civil Judge vide judgement dated 27.7.95 has restrained DDA to dispossess the suit property measuring 2.30 acres except by due process of law. The matter was referred to CLA and the Panel Lawyer Shri Jayant Bhushan for opinion. Both of them have opined that in this case there are orders from the High Court of the year 1983/04 Notice for January, 6, 1984 : In the meantime Petitioner will not be dispossessed from the said land physical or de jure i.e. either by demolition or by otherwise. Dasti. The said orders were made absolute till further orders on 18.7.94. The case will be taken on its turn.

CLA as well as Panel Lawyer advised that we cannot do anything except to move the application for early hearing for vacation of stay in the Hon'ble High Court. ~~Application for early hearing~~ Application for early hearing being moved very shortly.

There is no encroachment on this plot. The site is earmarked as green and under the charge of Hort. Department, DDA.

7. Plot in between Model Town-I & Tagore Park Extension on Prince Road.

8. Plot near Dolphin Banquet, Gujranwala Town, Part-III.

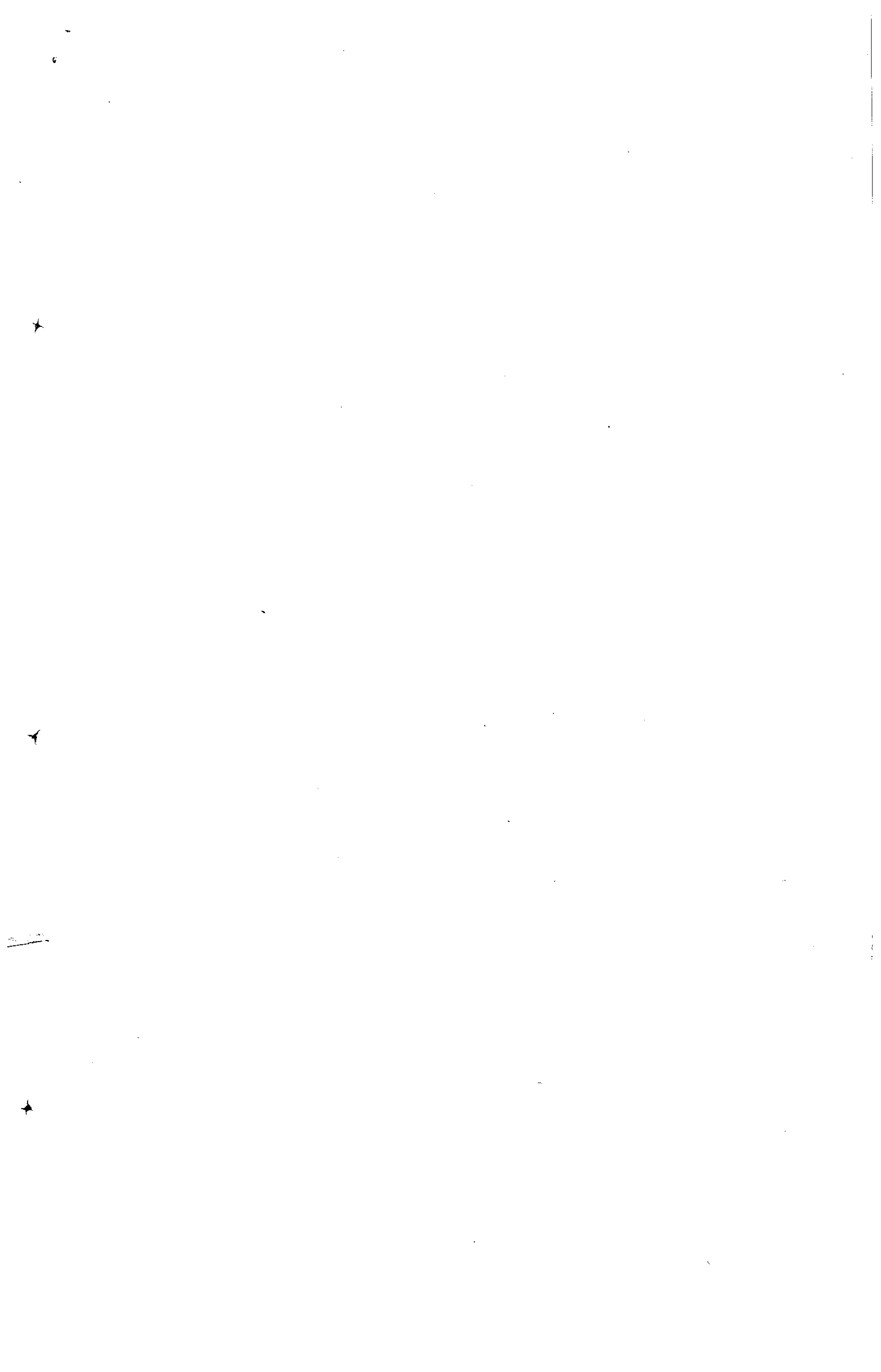


ISSUES RAISED

9. Plot in between Bhamshah Road & Lala Achint Ram Marg (near Dog's Clinic).

ACTION TAKEN REPORT

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 area of 0.77 acres, lease documents or the allotment papers are not available. There is a copy of the possession report in DDA's record and as per this 0.77 acres was transferred to the Animal Friends Society on 1.4.76. The papers regarding transfer of this 0.77 acres land are enclosed.



Schedule of land allotted to Animal's Primals

Name of village	Kh. No.	Area	Remarks
-----------------	---------	------	---------

Kaj pus. Chhawan

2/2/2/2/2  
1

13 13

1-7

8  
2  
1

2-5

615/10-12-06  
1

0-2

3-11

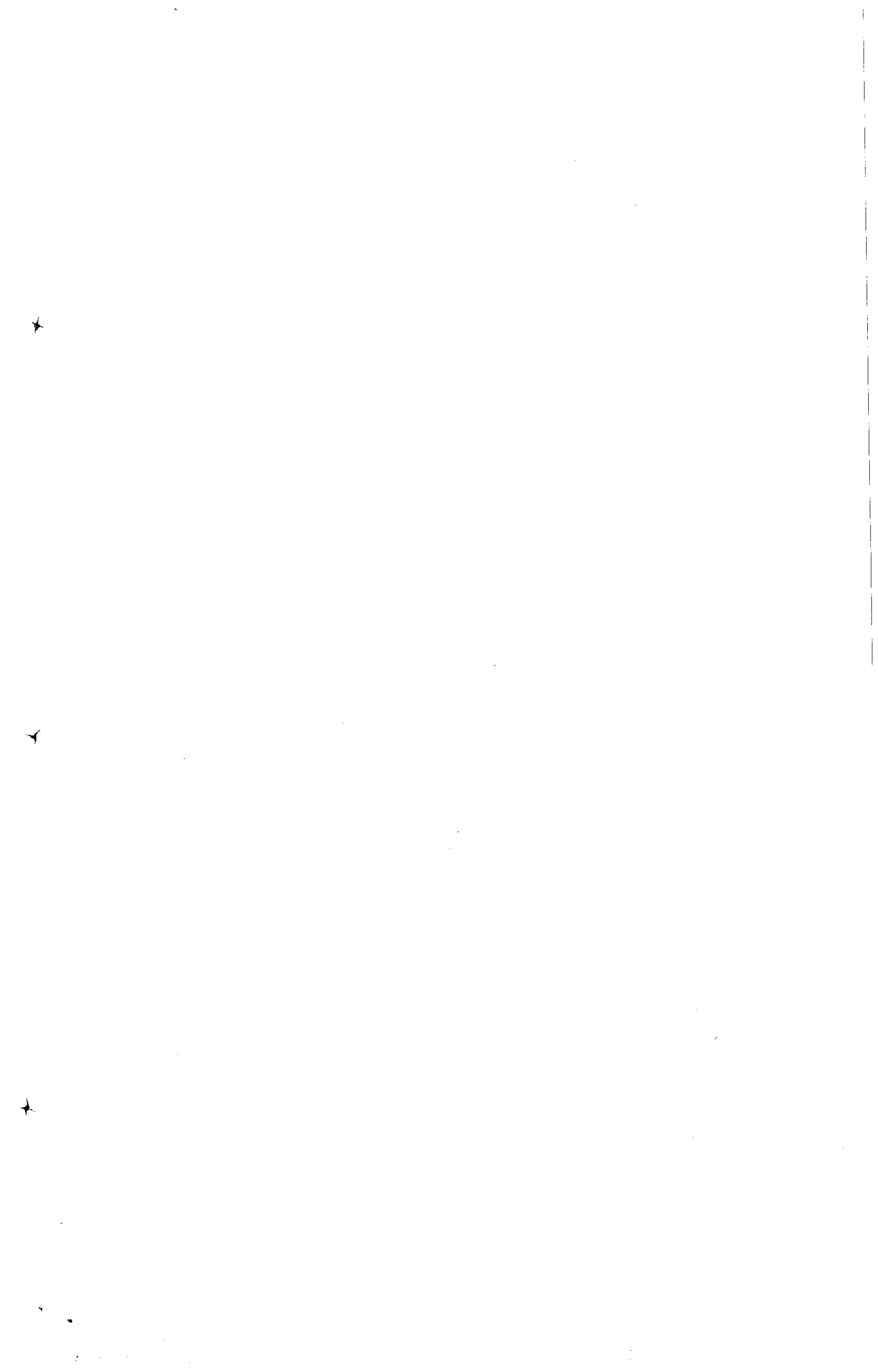
(0-77 Acres)

5  
S. J. Prasad  
19-3-76

Handled over  
to Shri. M. S. Prasad  
at (11) 1/4/76  
S. J. Prasad  
1/4/76

Called over  
to Shri. M. S. Prasad  
Animal's Primal  
1/4/76





DELHI DEVELOPMENT AUTHORITY  
[OFFICE OF COMMR-CUM-SECY]

Dated: 25-07-97

No.F.1E2J97/AC-MC/DDA/107

Subj: Meeting of the Advisory Council fixed for 28th July, 1997.

JPG  
USJ up to that construction is stopped  
Land is under DDA's Care & maintenance  
CVO to take details regarding and take up with the related vigilance agencies  
Ed. Car

Sh J P. Goel, Member, Advisory Council, has sent the enclosed set of documents through fax for discussion in the Advisory Council meeting fixed for 28th July. Though the time is very short, yet Commr [LM] may please prepare himself on the subject so as to provide necessary information to the Member.

[V M BANSAL]  
COMMR-CUM-SECY  
25-07-97

COMMR [LM]

2) Take up the matter for vacation of stay in the matter

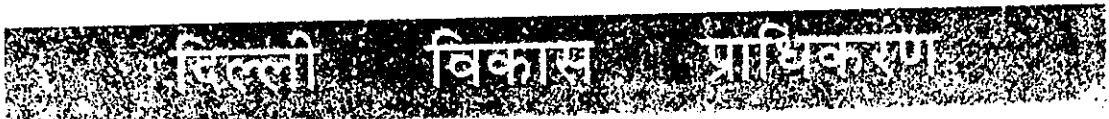
CC:

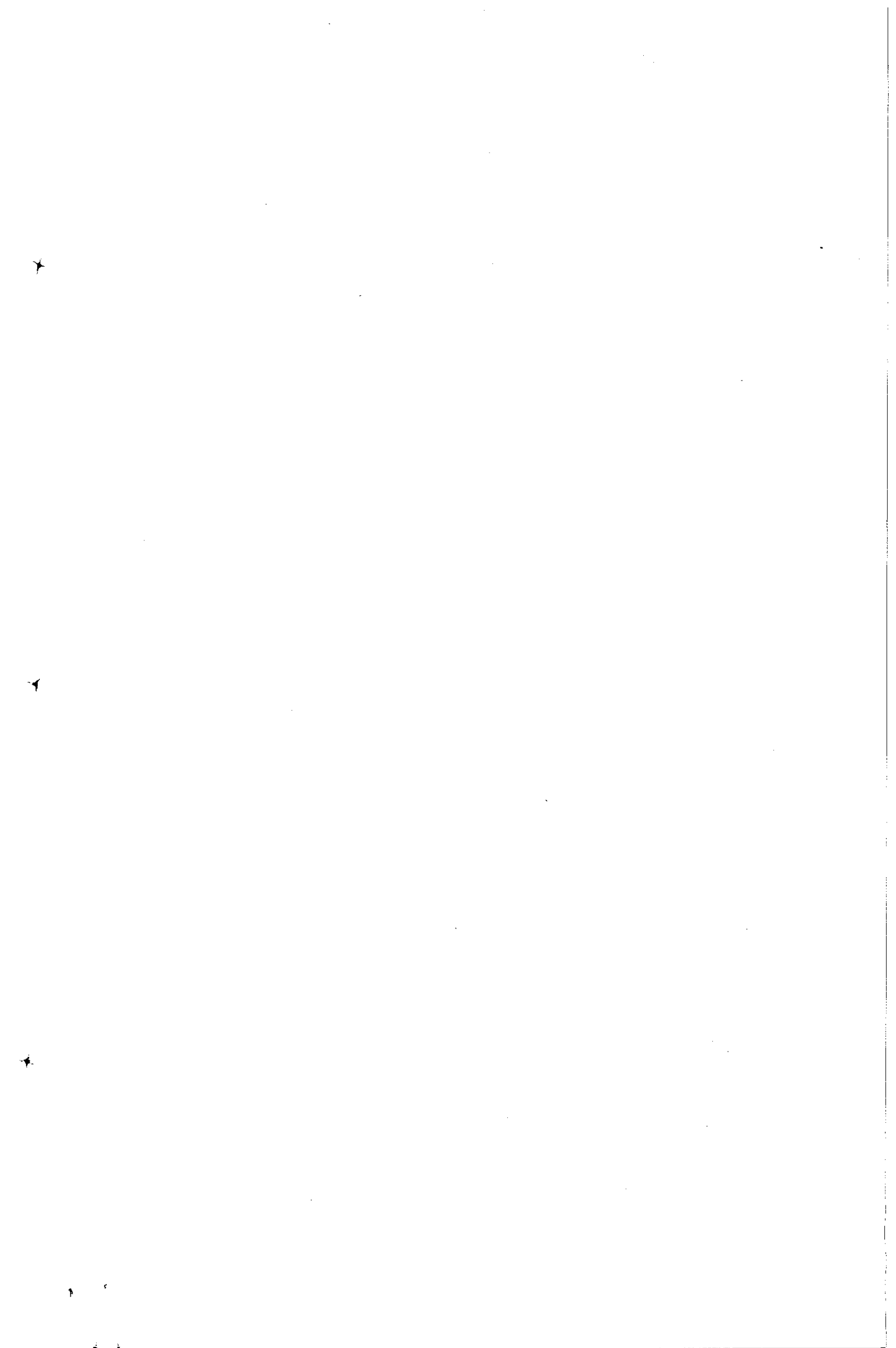
- 1. The Vice-Chairman, alongwith enclosures.
- 2. The Pr Commissioner, alongwith enclosures.

3) CVO, OADWKG & CLM will visit the site on 29/7

[V M BANSAL]  
COMMR-CUM-SECY  
25-07-97

cc: Sh. H. K. Sabharwal Secy. for record.





J.P.Goel  
Member  
DDA Advisory Council

Phone:3715566/7251111  
14 School Lane  
Bengali Market  
New Delhi-110001  
Dated 25<sup>th</sup> July,1997

Shri Tejendra Khanna  
Lt.Governor,Delhi,  
President,DDA Advisory Council

Dear Shri Khannaji,,

I am,herewith,forwarding copy of the letter from Director,Land,Government of Delhi to the Commissioner ,Land Management,DDA,Delhi.

It is quite revealing and needs to be probed through CBI as the land in question is worth more than Rupees 20 crores.

I shall be grateful if these facts are brought to the notice of of DDA Advisory Council meeting to be held on 28<sup>th</sup> July,1997 at Raj Niwas.

Best regards,

Yours Faithfully,

J.P.Goel .

Encs:The copy of the letter as above with 4 other pages  
Copy to Shri V.M.Bansal,Secretary,DDA,Vikas Sadan  
New Delhi

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y  
z

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# **Fax Note**

Sent with a  Robotics fax modem.

## FAX COVER SHEET

Fri, 25-07-1997 02:24:53 PM

Fax #: 4623968

From: 3354477

Company: STONE TRAVELS PVT. LTD.

Fax #: 3354477

Voice: 3354477

Fax: 1 page and a cover page.

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# **Fax Note**

Sent with a **Robotics** fax modem.

## FAX COVER SHEET

Fri, 25-07-1997 02:28:14 PM

Fax #: 4623968

From: 3354477

Company: STONE TRAVELS PVT. LTD.

Fax #: 3354477

Voice: 3354477

Fax: 6 pages and a cover page.





Dear Shri Ravi Kanth.

1. Please refer to your D.O.No.DNB-12(10)/14-Acc(1)/ dated 18/19 Feb. 1997 Additional to joint Secretary (SD) regarding this No. 10/1810 Model Town, Delhi undersigned to DDA for maintenance.

2. The land in question was transferred to DDA by way of a Notification and possession was also handed over to DDA. In the Notification, it was stipulated that:

“Placed at the disposal of the DDA for the purpose of development and maintenance of the said lands as green and for taking such steps as may be required to serve the said purpose, subject to the condition that the DDA shall not make, or cause or permit to be made any construction on the said land.”

3. After transfer of land & handing over its possession to DDA, it was obligatory on the part of DDA to have protected this land from squatting/encroachment and construction etc. & maintain it green in the spirit of above directions.

L&DO vide their letter No.L-III/8/16(80)/PO file/122 dated 15.7.96 (copy enclosed ready reference) had written to DDA inter alia about the purchase of this land by one Shri. D.D. Mittal and commencement of construction and further remove the unauthorised construction from the site immediately. It seems that DDA has not taken any action in this regard.

4. This office had already furnished all available papers to the Delhi Development Authority providing ownership of said land, while depositing evidence before the Estate office of DDA during PPE Act proceedings against late Shri. Rati Ram, encroacher through his widow Smt. Ram Piyari.

5. This position was clearly brought to the notice of Shri Jolly your predecessor by the Engineer Officerly Shri. L.D. Ganotra. However I am again sending copies of the available record as listed below:-

- (i) Letter No.F.5/15/58/LSG(iii) dated 31.3.58-decision of transferring lands from NAC to L&DO.

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- (ii) D.O.Letter No.F.(15)/58/LSG dated 31.3.58 conveying decision of the Govt. regarding transfer of nazul lands within the jurisdiction of NAC to L&DO.
- (iii) Extracts from property Register indicating ownership of the said land.

Para(A) of the same indicates the acquisition of said land by the Committee (NAC) from its funds.

Further copies of the correspondence regarding allotment of subject land to Delhi Administration for construction of Staff Quarters by them, handing over-taking over notes and other relevant papers are also enclosed which prove title of the said land in favour of Government of India.

6. I may mention that copy of the Order RAC No.90-A/1974 sent by Shri. Jolly vide his letter dated 28.6.96 clearly indicates that the said land was in unlawful occupation of Shri. Rati Ram and any person coming in his place cannot have better title than the occupant Shri. Rati Ram. In this connection para 10 of the Judgement refers.
7. In view of above, I request you to pursue the case vigorously at the concerned forum(s) to protect the Govt. interest & keep L&DO apprised of the developments in the matter. L&DO is ready to provide any assistance in the matter. L&DO is ready to provide any assistance in the matter as and when required.

]With regards.

Yours Sincerely

( B.L. Nimesh)

Encl: AS above

Shri. Ravi Kanth, IAS  
Commissioner (Land Management)  
Delhi Development Authority  
Vikas Sadan, INA  
New Delhi 110 023.

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DELHI ADMINISTRATION DELHI

No. F.5/15-58-LSU (iii)

Dated : 31<sup>st</sup> March 1958.

From:

Shri. K.G. Mathur  
Secretary (Local Self Govt.)  
Delhi Admn. Delhi.

To:

The Commissioner of Local Authorities  
Delhi.

Sir,

I am directed to state that the Chief Commissioner has in accordance with the instructions received from the Government of India decided that the Nazul lands, the management of which was entrusted to Notified Area Committee, Fort, Delhi vide letter No. 2650-L(D.4) dated 17<sup>th</sup> September 1936 from the Government of India later Defence Department, Simla to the Chief Commissioner Delhi should be resumed from the Notified Area Committee, Fort, I am to request that this land, alongwith the records pertaining thereto, may be handed over to the land and Development Officer New Delhi, immediately.

Yours Faithfully,

Sd/-

(K.G. Mathur)

Secretary, (Local Self Govt.) Delhi Admn, Delhi.

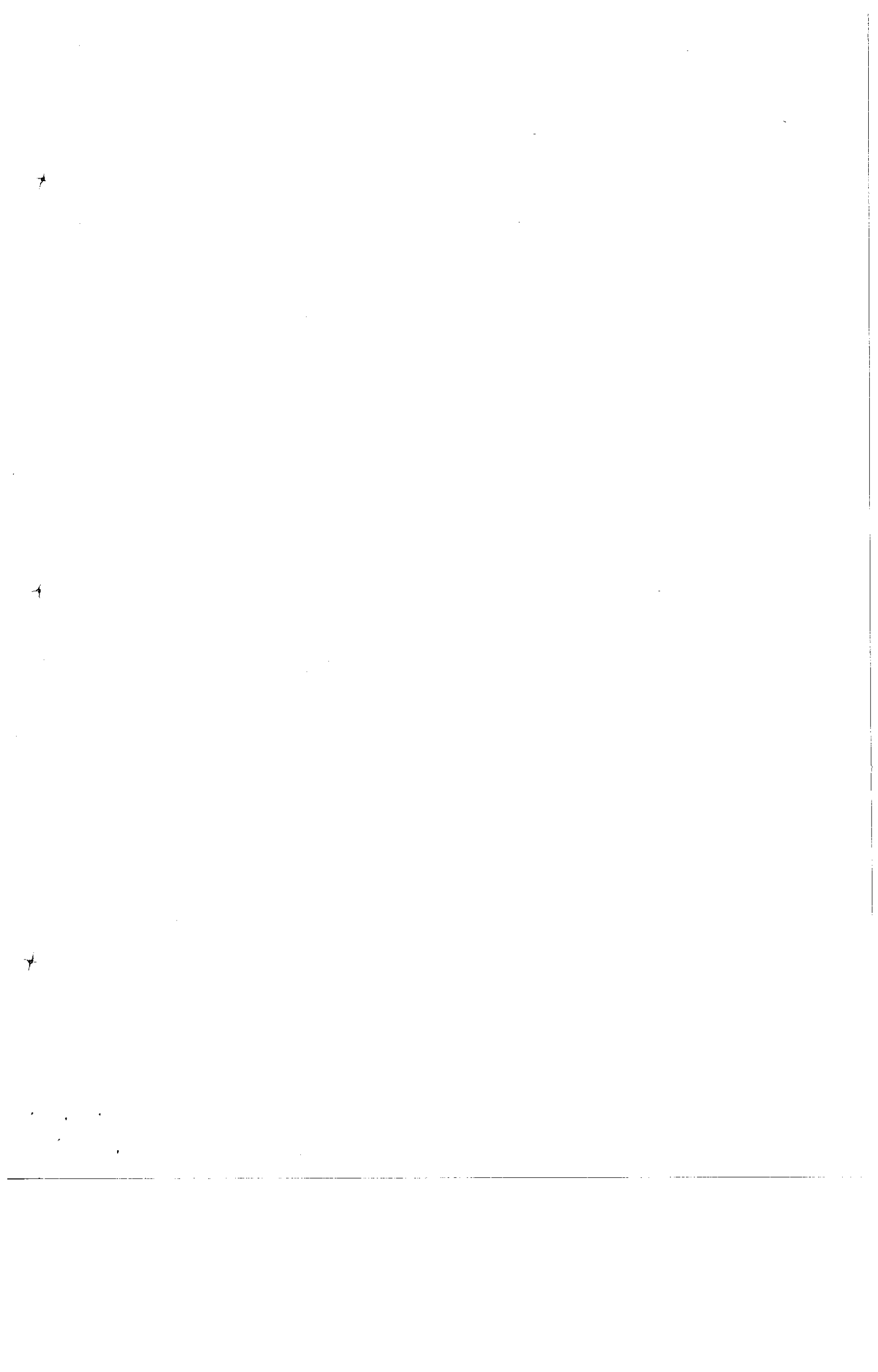
No. F5/15-58-SLG(iii) Dated the 31<sup>st</sup> March 1958.

Copy forwarded to the Land and Development Officer, New Delhi for information, with the request that he should take charge of land, neither to managed by the notified Area Committee alongwith the records pertaining thereto, and memo arrangement their management as in the case of other Nazul lands.

Sd/-

(K.G. Mathur)

Secretary (Local Self Govt.) Delhi Admn. Delhi.



LAND AND DEVELOPMENT OFFICE

Land measuring about 7.86 acres in the village of Malakpur Chini was leased to Messrs. Edward Keventers Ltd. For a period of 30 years at an annual rate of Rs. 500/- with effect from 1.11.1920.

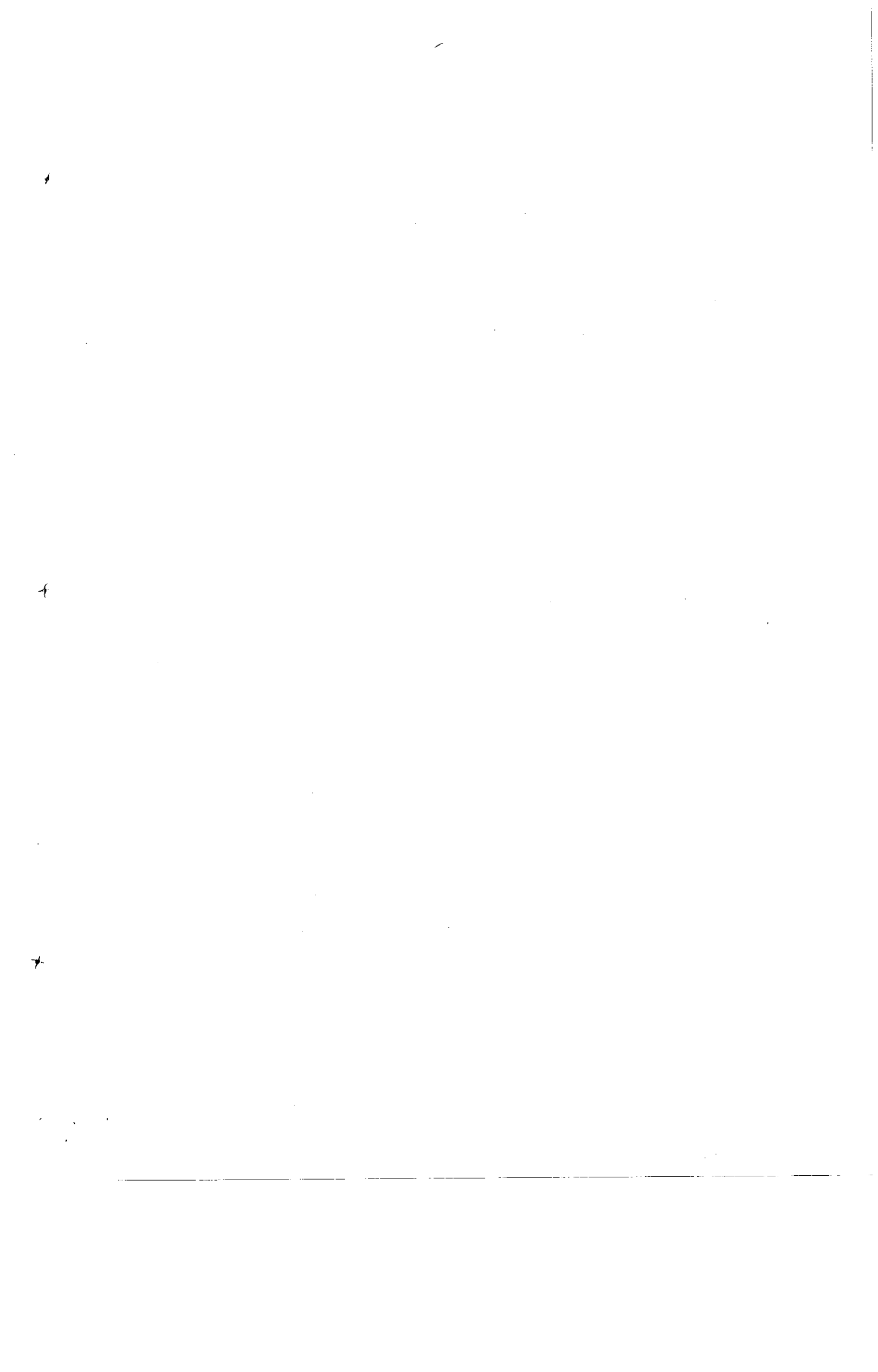
Actually the area appears to be only 6.43 acres (i.e. 29 bighas and 7 biswas and not 7.86 acres) Subsequently the lease was transferred (By Resolution No.42, dated 2.7.48 by the N.A.C to Messrs. Edward Kenventoers (Successors) Ltd. For the unexpired period of the lease i.e. upto October 31, 1950 on the same terms and conditions which existed for the original lease.

A copy of the lease may be seen on c.p. 143 to 147. After the expiry of the period of the lease i.e. October, 31 1950 the lease failed to hand over the possession of the land. Therefore, N.A.C filed a suit for ejectment. Meanwhile there were some stay orders from the State Government pending the passage of the Delhi Land Reforms Act. As such the case remained undecided. In the meantime a compromise was also tried to be effected. In the compromise, there was an offer by N.A.C of Rs. 7000/- to be paid to the lessee to cover the value of the buildings standing at site. This ofcourse did not materialise, and no further action seems to have been taken.

Now we have taken action P.P.Act to take physical possession of the premises from Edward Reventers (Successors) Ltd. As they are in unauthorised possession of the land. It is also seen that there are about 39 persons at site who are sub-tenants of the Edward Keventers Ltd. In this site water connection and electric connection are also available to the buildings. These people are paying rent to the Edward Keventers Ltd. A Portion of the land is being used for cultivation also.

As the case is proceeding in the court of the Estate officer, Edward Keventers have now come for compromise. Their offer (verbal) is that we should not charge them damages and on their side they will not claim any compensation for buildings standing at site. They will give possession of the land.





They also say that they are spending a lot of money on the site by way of maintenance charges, namely, sweeper charges, water charges, electric charges etc. and as such it is not only not arrocitable to them.

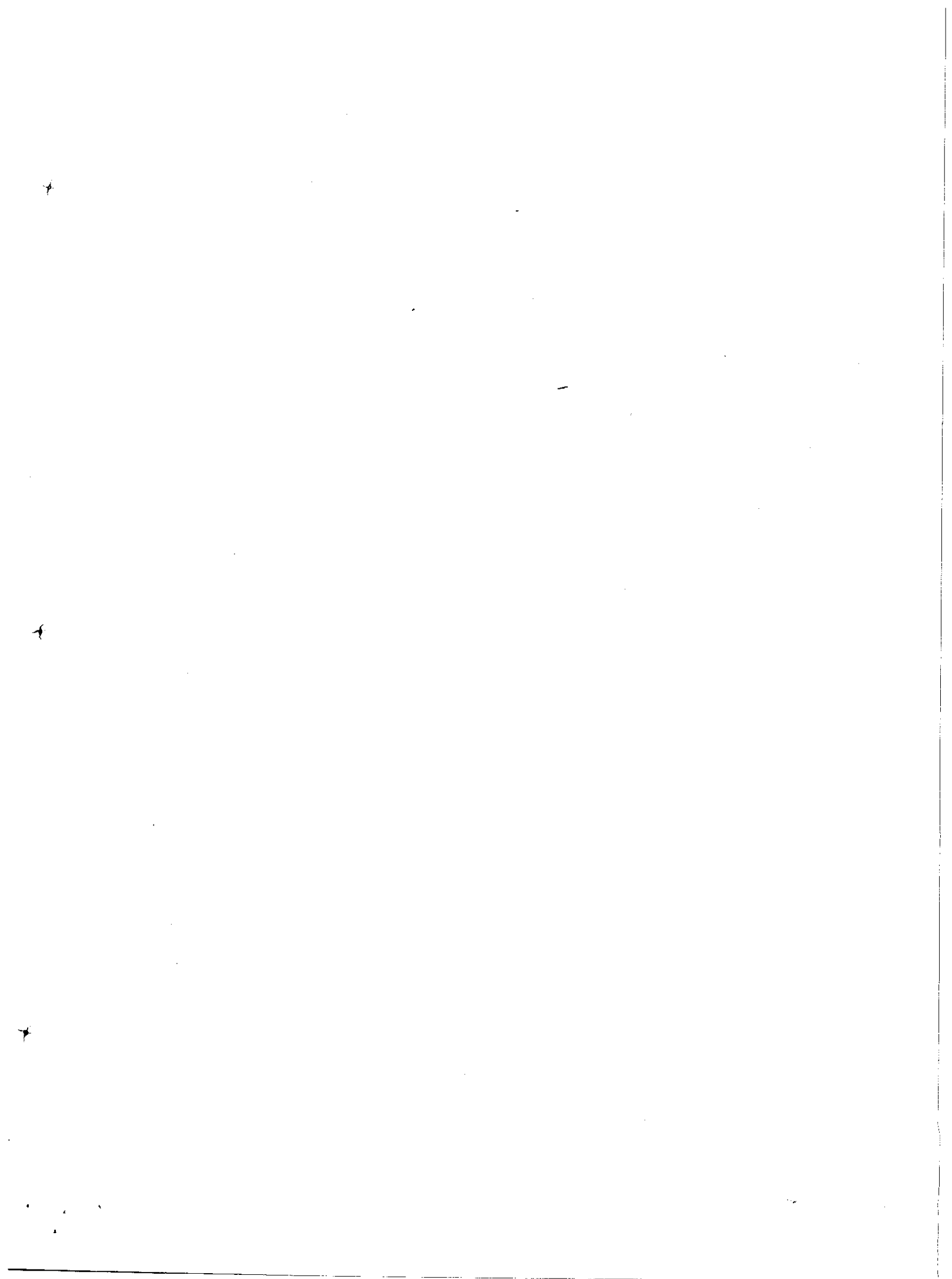
The following terms of compromise may be approved before they are offered to the party:

Site was leased for running a dairy. This has never been done and Edward Keventers have get a pacca dairy in Diplomatic Enclave. Therefore, the land has not been for the purpose it was leased.

AS the Government required this land for its other uses, the land should be taken been from their possession.

1. Annual lease amount namely Rs. 500/- must be paid by the party from 1.11.50 upto the date of handing over. (It is presured that they have paid their dues upto 31.10.52) to N.A.C To verify this, they will be asked to reduce N.A.C. receipts otherwise the arroars also must be paid.
2. As per clause 9 and 10 of the lease we should say that the Government do not want the buildings which are standing at site. Therefore as per clause 10, the party should remove them and level the land and restore to its original condition.
3. As there are may people living at site and a small thermometer factory is also runnin at site we may b not insit on this condition namely demolishing the buildings and retesting to its original condition. We may follow them to hand over as it is at site
4. My damages as per rate for the period they have occupied beyond 31.10.50 upto the date of handling over, as a special case in as much as
  - (i) No prompt action has been taken to get physical possession of the land and
  - (ii) An offer of Rs. 7000/- was actually once made for the value of buildings standing at site.

If the above terms are acceptable to the party, we may get the amount from the party and withdraw the case from the Estate Officer's court and take possession of land about (6.43 acres).



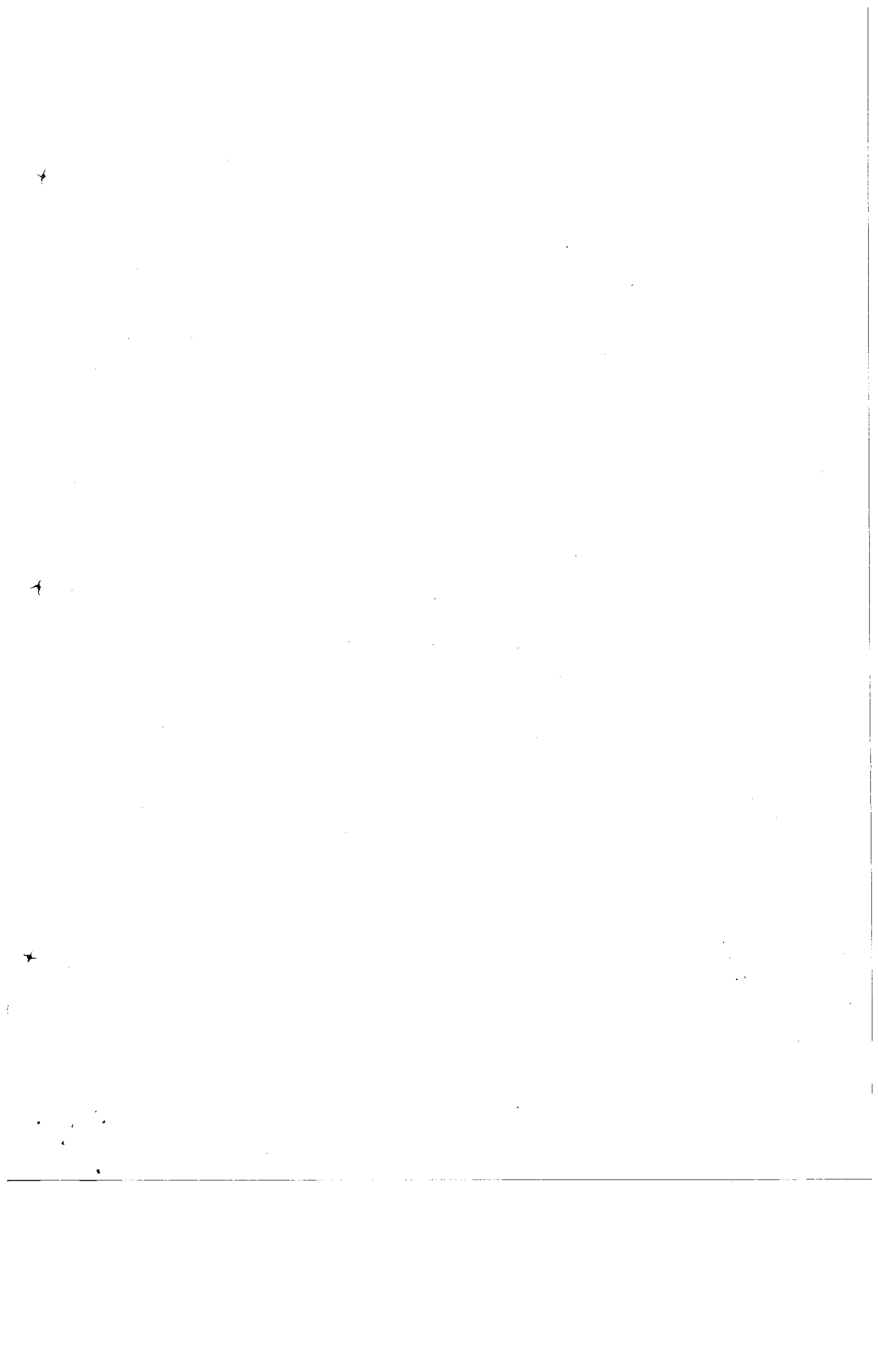
As there are many families residing at site with water and electric connections, we will have to take action for evicting them separately under P.P. Act. I do not think that Edward Keventers will be able to evict them especially as they are not entitled to the land.

The water connection and electric connection must be cut out from the site to avoid troubles to this office. It is for consideration whether we should include this also as one of the conditions of the compromise or we may ourselves get them cut out after taking over possession of the land, or it may be decided whether the water and electric connections may be continued till the parties are ejected.

It is also for consideration whether we should collect rent or damages from the parties occupying these lands separately. For the present we may try to get the renewal (or damages) as at present being paid to Edward Keventer.

(K.B. MENON)  
Land and Development Officer

Encl: Files in original to be returned.



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.

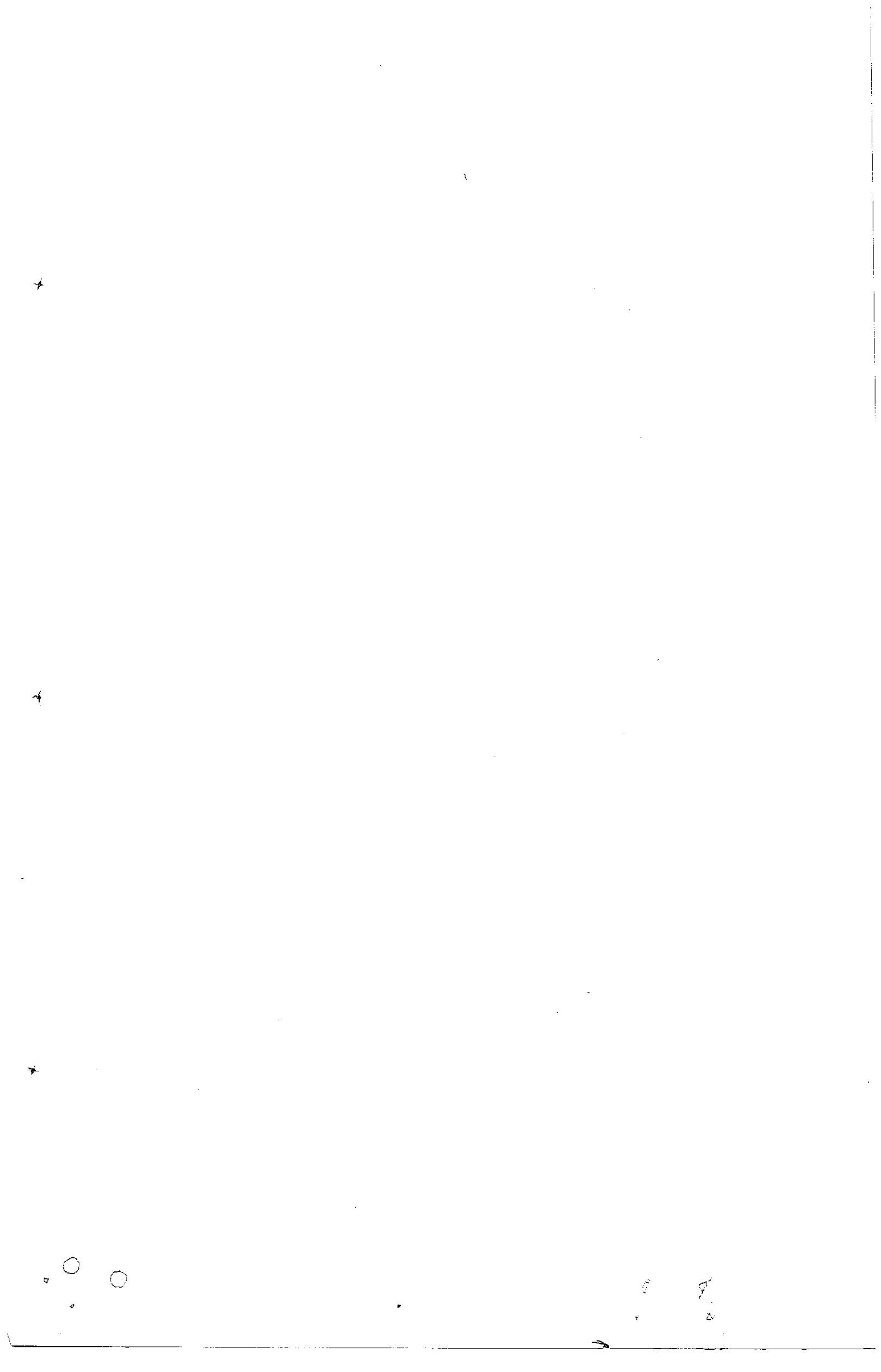
P R E C I S

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



(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:
- 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 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)(i)

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

\*\*\*

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.../-

*Handwritten notes:*  
 AGP  
 HUDCO/HUDCO Group  
 HUDCO specification of  
 DDA/2 DDA in 1/4/16  
 Sanction of use  
 Method DDA's security  
 Cong come down  
 EWS  
 T

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.

\*\*\*

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.

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.

\*\*\*

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'.

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;

*Handwritten notes:*  
A clear copy sent to  
defending you were  
ejected and are not  
C/O to initiate  
detention and report  
left for 4/15 and  
the department here  
9 case  
D.D.G. Take action  
10/5/7

*Handwritten notes:*  
D.D.G. (Adm) advised that  
that cases of stay orders and  
be brought to the notice  
& C.A.  
C.A. & S.O. shall  
see and report  
may inform the  
members of the  
A.C.N. / C.A. /  
do

Contd.../-

FOLLOW UP ACTION:

1. HOUSING:

- i) 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 preceeding 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.

\*\*\*

Contd.../5

*On 6/9/96  
2. Babbar in the  
USF visited  
on 5/11/96*

*1) To be done by 30/11/96  
2) For Budget  
stay located*

*12/9  
We def...  
Army meet...  
cust*

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 emphasize 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 besides the fact that with the transfer of colonies to MCD, there will be reduction in maintenance expenditure.

\*\*\*

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.../-

*JPA*  
*Three Reelcut*  
*Coming up*  
*Bangorhall will*  
*be all right*

- 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.

\*\*\*

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.

\*\*\*

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.

\*\*\*\*

and anyone who  
wants to be associated  
with nulls  
should use  
and those be  
individual areas  
M... ..

TRP  
Saul Den  
TRP  
Gantam

Any commercial outlet in the  
vicinity of religious places  
should be unauthorised.

GS

Maybe all religious groups/leaders  
should be brought together and  
have a call out of  
religious places.

जीवू सरमा  
(एन.सी.आर.)  
Sanjib Sarma  
Regional Chief (N.C.R.)

Annexure - 'A'

- 21 -

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 पीएबीएक्स: 4648190-93-94-95 फैक्स: 011-4618619 टेलीफोन: 031-61037 एल्यूमीनी 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 HUDC IN Gram: HUDCO

DO NO. HUDCO: RON: DELHI: GENL: 96  
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 Intt.
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 BHANJA  
New Delhi-110023.





TRA

Wayant from 29 Sept  
rather than permanent  
D/O / Juggi space 25 Sept

AG membership (partly may be)  
don't forget idea  
AGs - different basis  
On G. Rent - membership  
membership - and of  
he stays there for 5 yrs  
or so then ownership  
right can be considered

AG lands being all the way  
managed -> both being  
Why not compile details and early  
And - essentially early members

AG CG of sp. implant then send to CGO

FPA

J

In their bid to fence off lands  
don't staff is taking  
but to US hands and being  
the legal people setting up  
Tang, to treat. Agree

AG Clarifies

vacant lands and being done for  
enc. of essentially Egel. be  
AG - Service lines / infrastructure

Respecti Creeds  
Yanunaru  
Shyandus them

ANNEXURE-X

HOUSING PROGRAMME 1996-97	S.F.S.	M.I.G.	L.I.G.	JANTA	TOTAL
	2	3	4	5	6
1					
In progress as on 1-4-96.	5331	4827	2140	56	12354
To be taken up during 1996-97.	2148	1560	2960	5854	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

25  
no name of hall in 474  
local residents. Gradually inform them  
actives will pass to SSA and  
initiate against departure

Details of Architects & Engineers

S.D  
Let's form a committee of  
officers & the council members  
for effective meeting & Encouragements

He all in  
details

Engg,  
the floor  
flats  
CVD

Members may send in form  
and to the SSA and the SSA of any  
complaint / Inform architect using

2



Wg / way of action -  
way of resp. being fine now  
being / already being taken.

Wg / let us proceed ahead.  
let us not spend time in one  
old follies  
we must avoid effective action  
hmg & as follows

let us handle the 1st step in this direction  
let us handle sp. action / possibility of sp. fines  
as all these individual ones.

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

manuscript

TRA -

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.

*Heart of village  
Jhuggies  
Continuing to exist  
Why not develop into a school/club*

*on the periphery of all open lands*

*CRA  
Greenery trees can be planted in all open lands & saved under Environment Impoves.*

*rehabilitate 50 jhuggies*

*no enc. (M/s)*

*no enc. (M/s)*

*no enc. (M/s)*

*no enc. (M/s)*

*no enc. (M/s)*

*Where center cutting of  
Base since the cutting  
boundary - Cro will get  
FR's sign - every and ensure  
Wash with me & will  
every body will know  
Cro's article*

*AS - C B...  
encroachment is  
today - reach...  
Site - advise to visit site*

*2*

vi) 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 Darodawala 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.

vii) 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&DO 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

9  
DLG -  
from Village Deptt out  
Village road  
has been  
Mallikar ground  
and big business  
for many years -  
CVO to hold an  
enquiry  
Village, to  
Pragya Amara  
Ad -

2) Also in  
the jhuggies  
increasing  
w/Spate of  
letters (Ampland  
CVO to look  
into

D Block part  
in VV -> 207  
under road built  
Amara has  
come up 131 high  
D.A. has  
also has  
under the  
Cage a  
whether do  
what for  
This case is  
will give  
in the room -  
road side  
referred

JPG, Reg. D. D. R. 65 Plate, Come up, unauthorised, CVO also, for enquiry, delimiting, land, road, M. D. R. 65, road side, referred



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

*Soely. We told on G.A. ... charges of Soely to ...*

*Handwritten notes in a box: Karamulla to ... leaving aside some cases of litigation ... have done it and some reports ...*

*Handwritten notes: Reports are ... only 12 prop. - reports are on 9 only*

*Handwritten notes: DDA should be ... DDA should be ...*

*Handwritten notes: No action ... 2) If Govt ...*

*Handwritten notes on the right margin: ...*

ITEM NO.  
8/AC/97

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

*Proper Presentation  
has done in the  
next meeting*

*Personal  
CCD/replication  
sent to members*

*22nd Oct  
10:30am  
Meeting*

...../-

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

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.

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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.

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.

DELHI DEVELOPMENT AUTHORITY  
(EM'S SECRETARIAT)

No.EM.1(10)/96/ 7926-30

21/5  
20th May, 1996.

MANAGEMENT/MONITORING OF WORK UNDER DIRECTOR(HORT.)


Mature Trees, shrubs and vines provide an asset to the garden that is hard to measure. They add undeniable value, but they also add a sense of permanence and beauty. Understanding the conditions your garden has to offer and selecting plants that are well adapted to those conditions are vital to creating a landscape that will look good for years to come. This can only be achieved by an effective process of planning, planting and maintaining a beautiful functional landscape.

2. In order to achieve the desired results, it requires very detailed and careful inspections at every stage of construction. Principal role of inspection by any officer in a work is observance of quality attained vis-a-vis quality desired.

3. In order to facilitate the inspection of works by the inspecting officers, an attempt has been made to devise a proforma indicating pre-construction activities and the contract phase. The Horticulture staff shall make use of these proformas and manage/monitor the works under their jurisdiction accordingly. (Refer proformas DM-I to DM-VIII enclosed).

4. MAINTENANCE WORKS: Horticulture operations are mostly labour intensive and are carried out through departmental gang of labour. For the inspection of maintenance works, proformas and check-lists have been devised which shall invariably be followed by the inspecting Officers during their inspection.

The minimum schedule of inspection at the level of Director (Horticulture), Dy. Director (Hort.), etc. has also been fixed and is indicated on the respective proformas.

  
( R.K. Bhandari )  
Engineer Member, DDA.


Encl: As Stated.

To:

- 1. Directors (Hort.) North & South, DDA.
- 2. Director (Landscape), DDA.

Copy to:-

- 1- VC/DDA for kind info.
- 2- CE(QC), DDA for information.

  
Engineer Member, DDA.  
21.5.96



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SHEET NO : DM-I  
REVIEW ON (monthly basis)

DELHI DEVELOPMENT AUTHORITY  
DIRECTORATE OF HORTICULTURE  
MONITORING WORKS- PRE-CONSTRUCTION STAGE OF WORKS  
(THROUGH CONTRACTS)

SL. NO.	NAME OF THE WORK	DIVISION	DATE OF AVAILABILITY OF LAND	DATE OF AVAILABILITY OF LANDSCAPE DRAWING	T	A	ESTIMATE	PRELIMINARY	OF I/A & E/S	ACCORD OF PREPARATION OF NIT	CALL OF TENDERS	AWARD OF WORK	
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													

MONITORING SHEET NO: DM-11  
 QUARTER : / / (QUARTERLY BASIS)  
 REVIEW ON : / /

**DELHI DEVELOPMENT AUTHORITY  
 DIRECTOR ( HORT )  
 MONITORING OF WORKS COSTING MORE THAN R s . 50 , 000 / -**

S. NO.	NAME OF THE WORK	ESTIMATED DATE OF COMPLETION	NO. OF INSPECTION	DATE OF INSPECTION		TARGET DATE OF COMPLETION	RECORD OF COMPLETION	TARGET DATE OF FINALISATION REPORT SUBMITTED DURING INSPECTION.	REMARKS
				DATE OF COMPLETION	DATE OF INSPECTION				
1									
2		3	4						
			5						
			6						
			7						
			8						
			9						
			10						

**NOTES :**  
 (i) S.D.D.C. Estimated date of completion  
 (ii) T.D.D.C. Target date of completion  
 (iii) = Target  
 (iv) = Achievement

**FREQUENCY OF MINIMUM INSPECTIONS OF WORKS BY DIR. FOLLOWED BY  
 ESTABLISHMENT INSPECTION NOTES:-**  
 1. Works costing more than Rs.50,000/- : Two inspection first when progress is 25% to 50%  
 2nd when progress of the work is at completion stage.

**CERTIFICATE:**  
 1) It is to certify that upto - (Say December 1995), there is no case in the Division where violation a/c is involved.  
 2) The quality of the work has been observed to be satisfactory.  
 3) There is no case which needs to be reported by exception.

**Note:**  
 (a) The frequency indicated above is the minimum required for the works costing more than Rs.50,000/-.  
 (b) Those works shall be frequently inspected by the Dir (Hort), depending upon the requirement of each work.  
 (c) For these inspections Dir(Hort) shall issue a details inspection notes.  
 Record has observations in the site order book.

DELHI DEVELOPMENT AUTHORITY  
 DIRECTORATE OF HORTICULTURE -  
 MAINTAINING OF GREEN AREAS.

SL. NO.	DIVISION	AREA VISITED	ITEMS CHECKED DURING INSPECTIONS ON LINE.	OBSERVATION ON INSPECTION	ACTION BY SPECIFIC DATE	REMARKS.
1	2	3	4	5	6	7
			1. Checking the attendance of the labour and its judicial deployment. 2. Functioning of Tube-well/Sprinkling system including electrical installation etc. 3. Checking the availability of T & P. 4. Checking of display boards, boundary wall, walking track, children playing equipment, fitness trails and its equipment, parking area. 5. Cleaning of dust bins & surrounding of the area. 6. General upkeep of the Garden. 7. Land status.			

Note: Director (Hort) will inspect the areas of each Division/Dy-Director minimum once in a month.

2. This shall be reviewed every month to ensure compliance of the directions given.

SHEET NO D/M-IV  
REVIEWED ON \_\_\_\_\_

DELHI DEVELOPMENT AUTHORITY  
DIRECTORATE OF HORTICULTURE -  
LANDS STATUS

NO.	LOCATION	LAND AREA TAKEN/PAID OF IN AQ. SC	AREA ENCLOSURED DATE OF ENCLOSURE	AREA ENCLOSURED DATE OF ENCLOSURE	AREA CLEARED	AREA AFTER CLEARANCE	EDWARDS
		AREA FROM LAND RESPONSIBLE FOR INCLOS.	AREA FROM LAND RESPONSIBLE FOR INCLOS.	AREA FROM LAND RESPONSIBLE FOR INCLOS.	AREA FROM LAND RESPONSIBLE FOR INCLOS.	AREA FROM LAND RESPONSIBLE FOR INCLOS.	
		INCLOS.	INCLOS.	INCLOS.	INCLOS.	INCLOS.	
1							
2							
3							
4							
5							
6							
7							



SHEET NO: DM-VI  
 REVIEW ON: (monthly basis)

DELHI DEVELOPMENT AUTHORITY  
 DIRECTORATE OF HORTICULTURE -  
 MONITORING OF COURT CASES.

S. NO.	ITEM	NUMBER OF PENDING CASES UPTO PREVIOUS QUARTER	TARGET/ ACHIEVEMENT DURING QUARTER			REMARKS/REVIEW
			M1 T/A	M2 T/A	M3 T/A	
1	2	3	4	5	6	7
1	Cases where notices have been received from the Court.					
2	Cases where Panel Lawyers are to be appointed by Legal Cell for filing of Objections.					
3	Cases where final orders are awaited from the Court.					
4	Cases where final orders are to be accepted/implemented.					

NOTE: DETAILS OF EACH CASE SHOULD BE AVAILABLE WITH DIRECTOR ON ENCLOSED PROFORMA.





SHEET NO: 44/D/M-VII (monthly basis)  
REVISION ON:

DEPARTMENT OF PUBLIC RELATIONS  
PUBLIC INFORMATION OFFICER  
DEPARTMENT OF PUBLIC RELATIONS  
GOVERNMENT OF ANDHRA PRADESH  
TARGET/ACTION POINTS DURING

PROGRAMME FOR THE MONTHS

SL. NO.	ITEM	PROGRAMME FOR THE MONTHS						
		M1	M2	M3	M4	M5	M6	M7
		T	A	T	A	T	A	T
1	1 Meeting with MLAs							
2	2 Meeting with RWA Garden Committee.							
3	3 Functions							
4	4 Meeting with External Agencies							
5	5 Meeting with Internal Agencies							

DELHI DEVELOPMENT AUTHORITY  
ENGINEER MEMBER'S SECTT.

No.EM.3(64)88/Hort/Gen/Vol.1B/13014

Dated: 26.8.1996.

CIRCULAR - ORDER

Sub: Formation of Committees for District Parks under the care and maintenance of DDA.

In order to have effective management, development and maintenance of the green areas developed by DDA, involvement of Community and its participation is considered essential. To achieve this objective, it has been decided to set-up Park Committees for every District level park in DDA.

Composition of the Park Committee.

- i) Every Park Committee would consist of minimum 5 members; appropriate number of members for a particular park shall be as decided by Director(Hort).
- ii) For parks above 10 acre size, every Dy. Director will function as Convenor of the Park Committee. For parks less than 10 acres size, Asst. Director will act as the convenor.
- iii) The members of Park Committee shall be from amongst the following.
  - a) Permanent Residents of the area.
  - b) Senior citizens who are residents of the area.
  - c) Frequent visitors/users of the park.
- iv) The Composition of the Committee shall be proposed by the Dy. Director(Hort) and (approved by the Director(Hort)). The names of the members of the Park Committee alongwith their residential addresses and telephone numbers shall be available with the Dy. Director(Hort)/Asstt. Director(Hort).

Meeting of the Park Committee.

Meetings of the Park Committee shall be held as often as required, preferably once in a month but definitely once in two months. The date of meeting shall be fixed in advance and intimation sent to the members of the Park Committee. (The date of next meeting should invariably be fixed in the preceding meeting itself)

Functions.

The functions of the Park Committee shall be-

- i) Suggest measures for the overall improvement of the park.
- ii) Suggest timing as well as Regulations governing management of the park.
- iii) Suggest improvement in the system of maintenance and inform about instances of negligence in maintenance or other spheres of work.
- iv) Help preventing encroachment in the parks by unscrupulous elements.

- v) Organising functions at the garden sites.
- vi) To secure participation and personal involvement of public towards improved management of park including development programmes like plantation of trees etc.
- vii) To involve local voluntary bodies in the improvement of greens with the responsibility for deciding the mode, extent and nature of participation of NGOs without altering/comprising basic features.
- viii) To enable the Committees to effectively discharge these functions, the Convenor (Dy. Director/Asstt. Director) would interalia take action on the following -
  - a) Inform the Committee about the budget provision for various items of work as per Action Plan; and
  - b) Inform the Committee about the progress of works and expenditure incurred on various items of work.

Follow up action.

The suggestions of the Park Committees shall be properly recorded in a register and shall be reviewed periodically. Effective follow-up action shall be taken by proper monitoring of the recommendations of the Park Committees. In case the Dy. Director(Hort) is not in a position to accept any of the recommendations/suggestions of the Park Committee, the same shall be brought to the notice of the Director(Hort) for his considerations and decision in the matter.

Both the Directors(Hort) would ensure that the Park Committee for all the District Parks are constituted and start functioning at the earliest. A report in this behalf should be submitted by 30.9.1996 latest.

(R.K. Bhandari)  
Engineer Member

- 1. Director(Hort) North & South.
- 2. All Jt. Directors(Hort)/Dy. Directors(Hort).

Copy to:

- 1. Vice-Chairman, DDA.
- 2. Finance Member, DDA.
- 3. Pr. Commissioner, DDA.
- 4. Commissioner(Planning), DDA.
- 5. Commissioner(Housing), DDA.
- 6. Commissioner(LI), DDA.
- 7. Commissioner(LM), DDA.
- 8. All Chief Engineers including Chief Engineer (Electrical) & Quality Control.
- 9. Chief Accounts Officer, DDA.
- 10. Director(PR), DDA.

P.K. Pawar  
Engineer Member

FOLLOW-UP REPORT ON THE RECOMMENDATIONS OF THE ADVISORY COUNCIL'S MEETING HELD ON 26.3.1997

Item No.:  
1/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 Apparwal, 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 Chatter Singh, to para 3 [b] of the minutes:

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

*Pl. Gantoo*  
*Pls. has been cancelled the*  
*want of time entry encroachment & sewage line*  
*people - No cancellation intmt. Regd. Chatter Singh*  
*of appeal case call at 19-*

Item No.-  
2/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

[1] Measures taken to affect old recoveries and the announcement 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.

FOLLOW UP ACTION

Under the original terms and conditions of the allotment of a built up flat allotted on Hire-Purchase basis by DDA, an allottee is liable to pay penalty @ 12% p.a. or Rs.2/- for the first month, 24% p.a. or Rs.5/- for the second month, 48% p.a. or Rs.10/- for third and subsequent month(s), whichever is more. Thus, an allottee is required to pay penalty @ 48% p.a. for third and subsequent month(s) as per allotment terms.

Under Hire-Purchase Penalty Relief Scheme-1995 & 1996, relief in penalty upto 66% and 50% respectively was available. 5682 applicants have applied under Penalty Relief Scheme-1995 and 6672 applicants under Penalty Relief Scheme-1996. Another Penalty Relief Scheme-1997 was introduced w.e.f. 1-3-1997 with the approval of Authority vide Agenda Item No.6/F&A/97. Under this scheme, relief in penalty upto 43% and 37% is available if the dues of instalments and penalty are cleared upto 30.9.97 and 31.12.97 respectively.

3. Upto 17.6.97, 2595 booklets have been sold out and 284 applications to avail relief under this scheme have been received. To effect recovery of dues from the defaulting allottees, DDA has taken various steps as under:-

*1) Details be again sent to members  
2) Penalty Relief Scheme be published*

- i) Allottees are being advised through press/TV releases to make the payment of outstanding instalments and penalty to avoid action under Punjab Land Revenue Act-1887 and recovery of dues as arrears of land revenue.
- ii) Defaulter Notices issued during 1996-97 --- 81360.
- iii) Non-Recovery Certificates issued during 1996-97 --- 42957
- iv) Attachment notices issued --- 3128
- v) Flats attached --- 130
- vi) Eviction order issued --- 19
- vii) Arrest Warrants issued --- 16
- viii) Eviction made --- 5
- ix) Flats cancelled --- 354
- x) Flats further proposed for cancellation --- 457
- xi) Door to door recovery through field staff in Rohini

*An eye for an eye  
left hand  
success of  
Penalty relief  
scheme  
and its  
utility*

*24 suggestions  
Caution to  
amnesty of  
interest & penalty  
to speak  
ending*

Principal Secretary (UD) has been requested to direct MED/DESU to disconnect water supply/electricity, on receipt of ODA's request, for flats where allotments have been cancelled.

The position of recovery from the allottees of Hire purchase during 1996-97 has been quite encouraging as will be seen from the tabulation given below:-

Figures in Crores of rupees.  
AMOUNT REALISED.

<u>YEAR</u>	<u>AMOUNT REALISED.</u>
92-93	30.06
93-94	32.97
94-95	30.02
95-96	76.00
96-97	113.51

5. The copies of penalty Relief Scheme have since been supplied to the members for their kind perusal and giving suggestions. A press release requesting/advising the allottees to clear the dues of instalment & penalty etc. and to avail the benefit under Hire purchase Penalty Relief Scheme 1997 was issued in Feb'97 and another press release is being issued.

*6.  
Cmtr. of interest  
As a behest  
since we can't  
make water supply  
already built up  
houses -  
Agreed to*

Item No.:  
3/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 co-ordination 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.

**FOLLOW UP ACTION**

This issue is being monitored at the highest level, Hon'ble LG has also taken a meeting on 9.7.97. with the heads of various organisations and has set up a Coordination Committee under the Chairmanship of VC, DDA to deliberate upon these issues as frequently as possible. Unresolved issues can be discussed in a meeting to be chaired by Hon'ble LG. Accordingly, V.C. has also taken a meeting with officers of Delhi Vidyut Board on 11.7.97.

Item No.:  
4/AC/97

Pre-budget survey for 1997-98.

F.4[33]96-97/Budget

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

**FOLLOW UP ACTION**

No further action.

Other items.

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 Chattr 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.

REPLY

Removal of encroachment : During the deliberations of the meeting, a specific mention was made about two encroachments, in Mangolpuri Industrial Area and

recent  
fresh encroachments

Sham

CWO to see  
records and  
delinquent  
officials

Gen. Decision  
In all new cases of enc  
coming to trial -> report  
And delinquent  
officials identified in  
each case

.....2/-



in a park behind New Friends Colony. The position about which is given below :-

MANGOLPURI INDUSTRIAL AREA:

It has been reported by C.E. (NZ) that there is no encroachment in Mangolpuri Industrial Area falling within the jurisdiction of DDA. However, it has been further reported that there are some encroachments on 45 mtr. road passing through Mangolpuri Industrial Area, which is under the control of PWD/GNCTD. C.E., PWD/GNCTD has since been requested vide letter No. EM4 (3)78/Vol.1/8230-32 dated 24.7.97 to get these encroachments cleared and send a report for kind information of the Advisory Council.

PARK BEHIND NEW FRIENDS COLONY

It has been reported by Director (Hort.) south that there is no encroachment within the Ashoka park behind New Friends Colony. Engineer Member too had visited the area alongwith Shri Sunil Dev and no encroachment in the park was noticed.

Regarding encroachments continuing under the cover of stay orders, the CLA is compiling details of all such cases from the Branch Officers and the Panel Lawyers so as to monitor them at personal level.

Chatter Singh  
Member for  
PWD details to  
Chatter Singh  
write to  
Gandhi

✓

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:

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

REPLY

Commissioner(Plg.) has intimated that all the Units in the Projects Wing of the Department have been advised to prepare Plans for Model Villages in their respective areas.

A model plan for Dwarka Project was discussed with Chief Minister, Delhi by Commissioner(Plg.) recently. Based on the input from discussion other model village plans are under preparation.

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.

REPLY

MAINTENANCE OF PARK/GREENS.

In this context, detailed instructions have already been issued by E.M. vide letter No. EM1(10)96/7926-30 dated 24.5.96 (Appendix 'A'). These instructions stipulate norms for the inspection of the Horticulture works by the Director (Hort.) besides the day-to-day inspections being conducted by the concerned SOs(Hort.)/A.Ds(Hort.)/Dy. Directors(Hort.). MIS proformas were also circulated through these instructions for effective monitoring and supervision of Hort. works at the Director's level. Apart from this, E.M. has also issued orders for the formation of Committees for District Parks under the care & maintenance of DDA vide EM3(68)88/Hort./Gen./Vol.18/13014 dated 26.8.96 (Appendix 'B'). The functions of such Park Committees are to suggest measures for overall improvement of parks. In response to these instructions, District Park Committees have already been constituted (53 Committees to look after 84 District Parks). Park Committee are already functional.

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 its developmental and construction activities could be fully geared up and its projects could be completed in much shorter time span.

REPLY :

TECHNOLOGY UPGRADATION

Efforts have been made to evaluate and adopt new technologies in the field of construction and in DDA projects. Following measures have been identified.

- a) Proposed flyover at Andrews Ganj with latest technology.
- b) Adoption of Prefab Technology for mass Housing programme of DDA.
- c) Ready Mix concrete.

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.

REPLY

Commissioner(Plg.) has informed that in the Master Plan for Delhi there is a provision for informal sector in the Commercial areas. Recently two informal sector/ Janta Markets Plans were prepared and approved for Pitampura (nearby village) and Ashok Vihar (Weavers' Colony). Balance three markets are being planned.

Re-location of Jhhugi-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.

*we will have to see how much we can do for law area site of construction from constructed blocks  
Come up*

REPLY

Plans of a model project in Rohini are being shown in the meeting of the Advisory Council.

7. Provision of Water Bodies:

VC expressed concern over lack of availability or 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.

REPLY

PROVISION OF WATER BODIES.

In this context, DDA had engaged Indian National Trust for Art & Cultural Heritage (INTACH), Bharatiyum, Nizamuddin for conducting an evaluation study about the "Water Harvesting in Depressions along the right banks of Najafgarh Drain in Dwarka Sub-City." This evaluation report has since been received from "INTACH" and is being studied for follow-up action.

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.

**REPLY**

Commissioner(Plg.) has informed that a proposal has been prepared. It has been sent to Engineering Department for assessing the structural stability for permission to construct additional room.

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.

**REPLY**

Commissioner(Housing) has requested Sh. Vijay Goel, MP vide D.O. letter No.F.102(19)97/OTA, dt.1.5.97 to send a back-ground paper on the proposal so that the matter could be taken up with the Ministry of Urban Affairs and Employment.

J P Goel

DELHI DEVELOPMENT AUTHORITY  
[OFFICE OF COMMR-CUM-SECY]

No.F.1[2]97/AC-MC/DDA/104

Dated: 25-07-97

Subj: Meeting of the Advisory Council fixed for 28th July, 1997.

Sh J P. Goel, Member, Advisory Council, has sent the enclosed set of documents through fax for discussion in the Advisory Council meeting fixed for 28th July. Though the time is very short, yet Commr [LM] may please prepare himself on the subject so as to provide necessary information to the Member.

*le*  
[V M BANSAL]  
COMMR-CUM-SECY  
25-07-97

*SR*

✓ COMMR [LM]

CC:

- 25/7/97*
- 1 *25/7/97* The Vice-Chairman, alongwith enclosures.
  - 2 The Pr Commissioner, alongwith enclosures.

*25/7/97*

*le*  
[V M BANSAL]  
COMMR-CUM-SECY  
25-07-97

*SR*

cc: Sh N. K. Babbay, Asst. Secy. Govt. Secy.

दिल्ली विकास प्राधिकरण





J.P. Goel  
Member  
DDA Advisory Council

Phone: 3715566/7251111  
14 School Lane  
Bengali Market  
New Delhi-110001  
Dated 25<sup>th</sup> July, 1997

Shri Tejendra Khanna  
Lt. Governor, Delhi,  
President, DDA Advisory Council

Dear Shri Khannaji,,

I am, herewith, forwarding copy of the letter from Director, Land, Government of Delhi to the Commissioner, Land Management, DDA, Delhi.

It is quite revealing and needs to be probed through CBI as the land in question is worth more than Rupees 20 crores.

I shall be grateful if these facts are brought to the notice of of DDA Advisory Council meeting to be held on 28<sup>th</sup> July, 1997 at Raj Niwas.

Best regards,

Yours Faithfully,

J.P. Goel

Encs: The copy of the letter as above with 4 other pages  
Copy to Shri V.M. Bansal, Secretary, DDA, Vikas Sadan  
New Delhi

# Fax Note

Sent with a  Robotics fax modem.

## FAX COVER SHEET

Fri, 25- 07- 1997 02:24:53 PM

Fax #: 4623968

From: 3354477

Company: STONE TRAVELS PVT. LTD.

Fax #: 3354477

Voice: 3354477

Fax: 1 page and a cover page.

# Fax Note

Sent with a  Robotics fax modem.

## FAX COVER SHEET

Fri, 25- 07- 1997 02:28:14 PM

Fax #: 4623968

From: 3354477

Company: STONE TRAVELS PVT. LTD.

Fax #: 3354477

Voice: 3354477

Fax: 6 pages and a cover page.

Dear Shri Ravi Kanth.

1. Please refer to your D.O.No.DNB-12(10)/14-Acc(1)/ dated 18/19 Feb. 1997 Additional to joint Secretary (SD) regarding this No. 10/1810 Model Town, Delhi undersigned to DDA for maintenance.

2. The land in question was transferred to DDA by way of a Notification and possession was also handed over to DDA. In the Notification, it was stipulated that:

“Placed at the disposal of the DDA for the purpose of development and maintenance of the said lands as green and for taking such steps as may be required to serve the said purpose, subject to the condition that the DDA shall not make, or cause or permit to be made any construction on the said land.”

3. After transfer of land & handing over its possession to DDA, it was obligatory on the part of DDA to have protected this land from squatting/encroachment and construction etc. & maintain it green in the spirit of above directions.

L&DO vide their letter No.L-III/8/16(80)/PO file/122 dated 15.7.96 (copy enclosed ready reference) had written to DDA inter alia about the purchase of this land by one Shri. D.D. Mittal and commencement of construction and further remove the unauthorised construction from the site immediately. It seems that DDA has not taken any action in this regard.

4. This office had already furnished all available papers to the Delhi Development Authority providing ownership of said land, while deposing evidence before the Estate office of DDA during PPE Act proceedings against late Shri. Rati Ram, encroacher through his widow Smt. Ram Piyari.

5. This position was clearly brought to the notice of Shri Jolly your predecessor by the Engineer Officerly Shri. L.D. Ganotra. However I am again sending copies of the available record as listed below:-

- (i) Letter No.F.5/15/58/LSG(iii) dated 31.3.58-decision of transferring lands from NAC to L&DO.

- (ii) D.O.Letter No.F.(15)/58/LSG dated 31.3.58 conveying decision of the Govt. regarding transfer of nazul lands within the jurisdiction of NAC to L&DO.
- (iii) Extracts from property Register indicating ownership of the said land.

Para(A) of the same indicates the acquisition of said land by the Committee (NAC) from its funds.

Further copies of the correspondence regarding allotment of subject land to Delhi Administration for construction of Staff Quarters by them, handing over-taking over notes and other relevant papers are also enclosed which prove title of the said land in favour of Government of India.

6. I may mention that copy of the Order RAC No.90-A/1974 sent by Shri. Jolly vide his letter dated 28.6.96 clearly indicates that the said land was in unlawful occupation of Shri. Rati Ram and any person coming in his place cannot have better title than the occupant Shri. Rati Ram. In this connection para 10 of the Judgement refers.
7. In view of above, I request you to pursue the case vigorously at the concerned forum(s) to protect the Govt. interest & keep L&DO apprised of the developments in the matter. L&DO is ready to provide any assistance in the matter. L&DO is ready to provide any assistance in the matter as and when required.

]With regards.

Yours Sincerely

( B.L. Nimesh)

Encl: AS above

Shri. Ravi Kanth, IAS  
Commissioner (Land Management)  
Delhi Development Authority  
Vikas Sadan, INA  
New Delhi 110 023.

DELHI ADMINISTRATION DELHI

No. F.5/15/58/LSU (iii)

Dated : 31<sup>st</sup> March 1958.

From:

Shri. K.G. Mathur  
Secretary (Local Self Govt.)  
Delhi Admn. Delhi.

To:

The Commissioner of Local Authorities  
Delhi.

Sir,

I am directed to state that the Chief Commissioner has in accordance with the instructions received from the Government of India decided that the Nazul lands, the management of which was entrusted to Notified Area Committee, Fort, Delhi vide letter No. 2650-L(D.4) dated 17<sup>th</sup> September 1936 from the Government of India later Defence Department, Simla to the Chief Commissioner Delhi should be resumed from the Notified Area Committee, Fort, I am to request that this land, alongwith the records pertaining thereto, may be handed over to the land and Development Officer New Delhi, immediately.

Yours Faithfully,

Sd/-  
(K.G. Mathur)  
Secretary, (Local Self Govt.) Delhi Admn, Delhi.

No. F5/15/58-SLG(iii) Dated the 31<sup>st</sup> March 1958.

Copy forwarded to the Land and Development Officer, New Delhi for information. with the request that he should take charge of land, neither to managed by the notified Area Committee alongwith the records pertaining thereto, and memo arrangement their management as in the case of other Nazul lands.

Sd/-  
(K.G. Mathur)  
Secretary (Local Self Govt.) Delhi Admn. Delhi.

LAND AND DEVELOPMENT OFFICE

Land measuring about 7.86 acres in the village of Malakpur Chini was leased to Messrs. Edward Keventers Ltd. For a period of 30 years at an annual rate of Rs. 500/- with effect from 1.11.1920.

Actually the area appears to be only 6.43 acres (i.e. 29 bighas and 7 biswas and not 7.86 acres) Subsequently the lease was transferred (By Resolution No.42, dated 2.7.48 by the N.A.C to Messrs. Edward Kenventoers (Successors) Ltd. For the unexpired period of the lease i.e. upto October 31, 1950 on the same terms and conditions which existed for the original lease.

A copy of the lease may be seen on c.p. 143 to 147. After the expiry of the period of the lease i.e. October, 31 1950 the lease failed to hand over the possession of the land. Therefore, N.A.C filed a suit for ejectment. Meanwhile there were some stay orders from the State Government pending the passage of the Delhi Land Reforms Act. As such the case remained undecided. In the meantime a compromise was also tried to be effected. In the compromise, there was an offer by N.A.C of Rs. 7000/- to be paid to the lessee to cover the value of the buildings standing at site. This ofcourse did not materialise, and no further action seems to have been taken.

Now we have taken action P.P.Act to take physical possession of the premises from Edward Reventers (Successors) Ltd. As they are in unauthorised possession of the land. It is also sen that there are about 39 persons at site who are sub-tenants of the Edward Keventers Ltd. In this site water connection and electric connection are also available to the buildings. These people are paying rent to the Edward Keventers Ltd. A Portion of the land is being used for cultivation also.

As the case is proceeding in the court of the Estate officer, Edward Keventers have now come for compromise. Their offer (verbal) is that we should not charge them damages and on their side they will not claim any compensation for buildings standing at site. They will give possession of the land.



They also say that they are spending a lot of money on the site by way of maintenance charges, namely, sweeper charges, water charges, electric charges etc. and as such it is not only not arrocitable to them.

The following terms of compromise may be approved before they are offered to the party:

Site was leased for running a dairy. This has never been done and Edward Keventers have get a pacca dairy in Diplomatic Enclave. Therefore, the land has not been for the purpose it was leased.

AS the Government required this land for its other uses, the land should be taken been from their possession.

1. Annual lease amount namely Rs. 500/- must be paid by the party from 1.11.50 upto the date of handing over. (It is presured that they have paid their dues upto 31.10.52) to N.A.C To verify this, they will be asked to reduce N.A.C. receipts otherwise the arroars also must be paid.
2. As per clause 9 and 10 of the lease we should say that the Government do not want the buildings which are standing at site. Therefore as per clause 10, the party should remove them and level the land and restore to its original condition.
3. As there are may people living at site and a small thermometer factory is also runnin at site we may b not insit on this condition namely demolishing the buildings and retesting to its original condition. We may follow them to hand over as it is at site
4. My damages as per rate for the period they have occupied beyond 31.10.50 upto the date of handling over, as a special case in as much as
  - (i) No prompt action has been taken to get physical possession of the land and
  - (ii) An offer of Rs. 7000/- was actually once made for the value of buildings standing at site.

If the above terms are acceptable to the party, we may get the amount from the party and withdraw the case from the Estate Officer's court and take possession of land about (6.43 acres).

As there are many families residing at site with water and electric connections, we will have to take action for evicting them separately under P.P. Act. I do not think that Edward Keventers will be able to evict them especially as they are not entitled to the land.

The water connection and electric connection must be cut out from the site to avoid troubles to this office. It is for consideration whether we should include this also as one of the conditions of the compromise or we may ourselves get them cut out after taking over possession of the land, or it may be decided whether the water and electric connections may be continued till the parties are ejected.

It is also for consideration whether we should collect rent or damages from the parties occupying these lands separately. For the present we may try to get the rental (or damages) as at present being paid to Edward Keventer.

(K.B. MENON)  
Land and Development Officer

Encl: Files in original to be returned.