

Delhi Development Authority
Housing Department

No. F2(06)2019/PMAY(ISR)/PART FILE/243

Dated: 21.01.2020

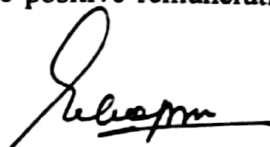
Subject: Minutes of the meeting held on 16.01.2020 at 11.00 AM with Real Estate Developers to apprise them regarding upcoming In-situ Rehabilitation/Redevelopment Projects of DDA on 'PPP' mode.

A meeting was held on 16.01.2020 at 11.00 AM in DDA's Conference Hall, Ground Floor, B-Block, VikasSadan with the Real Estate Developers to apprise them about upcoming In-situ Rehabilitation/Redevelopment Projects of DDA on 'PPP' mode under PMAY (U) guidelines. List of participants is enclosed as **Annexure-A**.

2. Opening remarks were given by Director (Housing-III& PMAY). Thereafter, Principal Commissioner (Housing/PMAY) gave the overall perspective of the In-situ Redevelopment initiative being taken by DDA. It was stated that DDA is not charging anything with regard to the land handed over the developers for remunerative purposes. The land in Delhi is scarce, precious and not easily available as compared to the NCR and other States. Therefore, the developers will have an opportunity to join hands with DDA for providing much needed housing to the poor strata of the society. It was also informed that, so far, DDA has identified 16 viable projects where Detailed Project Reports (DPRs) have been prepared/under preparation. In 160 JJ clusters survey is going on and Total Station Survey (TSS) would be carried out simultaneously. Big clusters will be taken-up In-situ Rehabilitation/Redevelopment basis and the small clusters will be clubbed and can be relocated on a nearby vacant land for which schemes are under consideration. The project in hand would be as per the existing provisions of Master Plan of Delhi. However, the existing In-situ provisions in the Master Plan of Delhi are being modified to give more flexibility in the future projects.

3. Presentation of the Projects viz., Dilshad Garden, Kusumpur Pahadi, Vasant Vihar, Kalkaji Extension, etc., was made by the Consultants informing about the Project site, land use, Master Plan provisions, the proposed layout and viability aspects etc.

4. The Vice-Chairman, DDA welcomed the participants. He informed the developers that intention of the Government at present is to implement PMAY (U) mission and provide EWS houses to the JJ dwellers under Vertical-1 of its guidelines. DDA has formulated a Policy in this regard and prepared the Detailed Project Reports (DPRs) for redevelopment of some of the viable JJ clusters on 'PPP' mode. These are on prime locations and as per calculations of the Consultants these Projects will get the positive remuneration to the Developers. It was further



apprised that DDA is conducting surveys in another 160 JJ clusters and suitable methodology will be adopted to prepare the project reports to carry out redevelopment of these clusters in 'PPP' mode, which are largely on prime lands. The developers have an opportunity to work on these projects for at least 10-15 years. It was urged upon the developers to participate in the bidding process of the tenders being floated very shortly.

5. During the interaction, the developers/participants raised certain issues, which were heard and replied by VC, DDA as under:

- i. **Wherever vacant DDA land is given to the developers adjoining to the project for in-situ development, the charges for 40% or the equivalent ratio on which the project has been designed for remunerative purposes should be charged from the developers:**

It was informed that presently DDA is monetizing the entire DDA vacant land. However, this issue will be taken into consideration while preparing the RFP (Request For Proposal).

- ii. **The status of common maintenance charges after the completion of the project:**

It was informed that contribution of the allottees of EWS flats towards maintenance charges will be Rs. 30,000/- for 5 years. However, a mechanism is to be evolved by the developer for charging the same from the residents of the EWS flats after the formation of RWA as has already been provided in the Policy.

- iii. **The Financial Institutions/Banks may be allowed to join hands for funding the project for construction of the EWS component:**

It was assured that a meeting will be held with the Financial Institutions/Banks in this regard and suitable steps will be taken while floating the tenders.

- iv. **Whether the foreign funds can be invited for undertaking in-situ projects:**

It was confirmed that foreign funds can be invited by the developer for facilitation of the construction and completion of the in-situ project awarded to the developer.

- v. **Whether mortgage can be allowed for funds:**

As the remunerative component earmarked for the developer will be allowed free and will be on freehold basis, the same can be mortgaged.

- vi. **Whether the permission will be granted for separation of the rehabilitation and remunerative portions by way of boundaries:**

This will be examined by the Planning Department and will be replied to the developers accordingly.

- vii. **It was pointed out that for the delay in completion of the project due to force majeure reasons developers may not be held responsible:**

It was assured that suitable provision will be incorporated in the tender document.

- viii. **Whether the in-situ projects will require registration under RERA, if so, there are certain conditions which need to be considered:**

It was informed that the developer can submit the apprehensions with regard to RERA provisions in writing, which will be resolved in consultation with RERA.

- x. **The cut off date for determination of eligibility as per the Policy is 1.1.20115 and we are now in 2020. There will be increase in the number of jhuggies and ineligible dwellers. How will they be taken care of:**

It was informed that there is not much increase in the ineligible dwellers and the existing dwellers are possessing the valid documents, since there was no scope for expansion of the cluster. However, if there is so, the same will be taken care of as per Law.

- xi. **How much time will be given for vacation of the dwellers for clearance of site and from which date, the DDA will come into picture for assistance:**

It was informed that we are normally giving 5 years time for completion of the project and the developer can take six months time for relocation of dwellers/vacation of site. However, DDA will be there from day one to deal with these issues. A dedicated officer to deal with such situations will be nominated by DDA.


- xii. **Which will be the date for reckoning the date of start of the Project as the clearances from various authorities, particularly Environment Department, take lot of time:**

It was informed that building plans are to be sanctioned by DDA only and as far as clearances from fire, NGT, DUAC, etc., are concerned that may be completed by the




developer and if inordinate delay takes place, the same can be resolved at the level of the Ministry of Housing & Urban Affairs, Government of India because these projects are being undertaken under PMAY (U).

6. The meeting ended with Vote of Thanks to the Chair.


(V.K. Chopra)
Director (H)-III

Copy to:

1. Finance Member, DDA
2. Engineer Member, DDA
3. Principal Commissioner (Housing/PMAY)
4. Principal Commissioner (LM & LD)
5. Chief Engineer (East zone, North zone, South zone, Rohini Zone & Dwarka zone)
6. Commissioner (Pers./H)
7. Commissioner (LD)
8. Commissioner (LM)
9. Commissioner (Plg.)
10. Director (Bldg.)
11. Chief Architect
12. Addl. Chief Architect, VC's Office
13. M/s Kapoor Associates
14. M/s Suresh Goel and Associates
15. M/s Knight Frank (India) Pvt. Ltd.
16. M/s Credible Management & Consultant Pvt. Ltd.
17. Invited Developers


Director (H)-III