

Draft Minutes of
Advisory Council
to DDIA meeting
held on 13-11-2000

19

57



November 23, 2000

Draft minutes of the meeting of the Advisory Council of the DDA held on November 13, 2000 are submitted for kind consideration. [cp 1-131.

2 The minutes could not be submitted earlier because certain information on Agenda Item No. 6/AC/2000 was awaited from the Engineering and Finance departments.

[Signature]
EV M BANSALI
COMMR-CUM-SECY
23/11/2000

[Signature]
29.11.00

[Signature]
27/11/2000

~~VR~~

~~LB~~

ve.

[Signature]
ve

[Signature]
AD (MC) *[Signature]*
11/11/2000

SECRETARY'S OFFICE,
DY. NO. 449
DATE... 23/11/2000

4534-Secy
01/11/2000

781/CC/2000
27/11/00

SL. G/2000/353
30-11-2000

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

Subj: Draft minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 13th November, 2000.

The meeting was presided over by Shri Vijai Kapoor, Lieutenant Governor, Delhi.

MEMBERS

- 1 Dr [Smt] Anita Arya
MP [Lok Sabha]
- 2 Sh Avtar Singh Bhadana
MP [Lok Sabha]
- 3 Sh Tilak Raj Aggarwal
Councillor, MCD
- 4 Sh Dushyant Kumar Gautam
Councillor, MCD
- 5 Smt Leela Bisht
Councillor, MCD
- 6 Sh Ajit Singh
Councillor, MCD
- 7 Shri J P Goel
- 8 Shri Sunil Dev
- 9 Mrs Veena Maitra
DG [Defence Estates]
Ministry of Defence
- 10 Shri Rakesh Mehta
Chairman, DTC
- 11 Shri Niranjan Singh
GM [PM], MTNL

COMMISSIONER-CUM-SECRETARY

Shri V M Bansal

DDA/OTHER OFFICERS WHO ATTENDED THE MEETING

- 1 Shri K P Lakmana Rao
Finance Member, DDA

- 2 Shri R K Bhandari
Engineer Member, DDA
- 3 Smt B Prasad
Secretary to LG
- 4 Shri R K Singh
Chief Vigilance Officer, DDA
- 5 Shri R C Chauhan
Chief Accounts Officer, DDA
- 6 Shri Sharda Prasad
Commissioner [LD], DDA
- 7 Shri D B Gupta
Commissioner [Housing], DDA
- 8 Shri Arvind Kumar
Commissioner [Personnel], DDA
- 9 Shri U S Jolly
Commissioner [LM1-II], DDA
- 10 Shri Vijay Risbud
Commissioner [Planning], DDA
- 11 Shri C L Aggarwal
Chief Architect, DDA
- 12 Shri Suresh Mehta
Chief Engineer [Dwarka], DDA
- 13 Shri A K Jain
Addl Commissioner [Planning], DDA
- 14 Shri Arvind Kadyan
Director [Vigilance], DDA
- 15 Shri B D Ram
Director [Hort]/North, DDA
- 16 Shri Atul K Rai
Director [LC1], DDA
- 17 Shri K P Sharma
Dy CLA, DDA
- 18 Shri H R Kapoor
Joint Director [MC/C1], DDA

Draft minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 13/11/2000

The LG thanked the Members for their valuable suggestions and hoped that they will continue to guide the Authority in future also.

ITEM NO. 5/AC/2000

Sub: Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 10th April, 2000
F.1[2]2000/AC/MC/DDA

Minutes of the Advisory Council meeting held on 10th April, 2000 were confirmed, as circulated.

ITEM NO. 6/AC/2000

Sub: Initiatives taken by the DDA for rain water harvesting.
F.EM.4[2]98/Vol.II

The Engineer Member made an audio visual presentation explaining various initiatives taken by the DDA for harvesting the rain water and for meeting the growing demand of potable water in Delhi. He explained that:

i] The rain water from the roofs, terraces, roads, parking areas and other hard paved surfaces will be collected in a network of storm water pipes and led to a central green area where it will be connected to a series of perforated pipes to allow the rainwater to percolate through the soil. This will recharge the ground water reserves and green the entire area. The network will also be connected to water soak pits in order to ensure rapid percolation of rain water. In

6

the event of a sudden cloudburst, the system will be connected to the drainage system through overflow pipes to avoid local flooding.

[iii]. The Finance Member informed the Council that the Supreme Court in CWP No. 537/1992 had appointed a Committee comprising of Engineer Member DDA and Ms. Sunita Narain, ^{a member of} an NGO, under the Chairmanship of Finance Member, DDA for carrying out water harvesting schemes in DDA colonies like Vasant Kunj and the adjoining areas where the residents were facing acute water shortage. He informed that DDA had completed two projects of rain water harvesting in Vasant Kunj and Sanjay Van areas and the Monitoring-cum-Technical Committee will now formulate proposals for rain water harvesting for pockets B-1, D-3 and D-4 of Vasant Kunj because the residents' welfare associations had not been able to make any progress on their own. He informed that DDA had requested the Central Ground Water Board for preparing a scheme to use the existing storm water drainage system for these pockets and the two ponds existing along the Aruna Asaf Ali Road, for recharging the ground water.

The Advisory Council appreciated the efforts of the EM and the FM and desired that more public awareness should be created in the matter.

[iiii] On a suggestion by Shri Sunil Dev that rainwater harvesting and water conservation schemes being introduced by the DDA in Vasant Kunj/Alaknanda etc. should be introduced in the plotted housing societies like Maharani

6

Bagh, Vasant Vihar also, it was decided that DDA could provide technical know how to the residents' welfare associations/managements of the plotted housing societies, if they were willing to implement the schemes on their own.

[iv] The LG accepted the suggestion of Mrs. Veena Maitra, Director General, Defence Estates, that the DDA should take up the rain water harvesting and water conservation schemes in the Delhi Cantonment, on payment by the Cantonment authorities.

II The LG informed the Advisory Council that the Bawana stretch was being taken up for rain water harvesting. He also informed that a lot of work had been done on water harvesting and greening the area in and around the Asola Wild Life Sanctuary where 15 check dams had been constructed by the Delhi Government. He requested Shri Avtar Singh Bhadana, Member of Parliament, to use his good offices with the Haryana Government in stopping the colonisation and mining activities in the adjoining areas of Haryana and in the Aravali ranges so that the entire area could be developed into a beautiful green lung.

b) The LG also informed that for adequate storage of rain water, the level of the Najafgarh drain in Delhi was proposed to be raised by one metre, but due to the lack of proper embankments on the Haryana portion of the drain the water level had initially been raised only by one feet, so that there is no flooding of villages in Haryana.

be

He sought the assistance of both the Members of Parliament for providing necessary embankments by the Haryana Government on its segment of the drain at the earliest, so that storage capacity of the drain in Delhi could be further augmented.

c) Shri J.P. Goel suggested that a survey should be conducted to identify the old jauhars in the villages so that these could be used for rain water harvesting. Smt. Leela Bisht and Shri Ajit Singh, pointed out that the open jauhars had become sullage collection points. They, however, also agreed with the view that the sullage openly flows in the lanes and by lanes of the villages where ever the jauhars had been closed.

d) All the members sought early steps for providing proper drainage facilities in the rural areas. Mrs. Leela Bisht pointed out that the MCD was not filling up the open jauhars on the pretext that the Lt. Governor had issued instructions to this effect, with the result that the jauhars had become open grounds for defacation and mosquito breeding. The Lt. Governor informed that he had not issued any such instructions and assured that he will take up the matter with the GNCTD, who had possibly issued these instructions. He agreed with the view that open jauhars should be filled up and properly developed and maintained as beautiful green areas so that the land is not encroached upon.

le

ITEM NO. 7/AC/2000

Sub: Town Planning Schemes - A more fair, equitable and democratic method for planned urban growth.
F.Commr[Plg]/2000

The Lt. Governor sought recommendations of the Advisory Council on the different models of Land Pooling and Land Development in Delhi.

He explained that the scheme of Large Scale Acquisition and Disposal of Land, which was introduced in the 1960's needed a fresh look, under the changed urban scenario, specially because there was a long time gap between the notification of land, its possession by the DDA and its ultimate utilisation. He was of the view that such a long time lag was responsible for unauthorised encroachments and mushrooming of jhuggi clusters. Another drawback of this scheme was that the benefit of value addition/urbanisation of land did not accrue to the land owners because they were compensated at the book value of land, which led to litigation and provided incentive for illegal colonisation. He sought the Council's views so that DDA could frame a pragmatic and practical land acquisition and development policy for planned development of Delhi's 600 sq. kms of rural/agricultural land on its outskirts.

ii) Shri J.P. Goel was of the view that the Town Planning schemes of Maharashtra and Gujarat may not be suitable for Delhi because Delhi does not have sufficient percentage of agricultural land as in Maharashtra & Gujarat.

le

iii) Mrs. Veena Maitra, Director General (Defence Estates) welcomed the proposals and suggested that sufficient land should be earmarked for relocation of slum clusters under the proposed policy.

iv) Apprehensions were however expressed by the members that adoption of the proposed town planning schemes could result in increased pressure of encroachments on Gaon Sabha lands, further sub-division of the existing housing stock and increased litigation between the land owners and the Government agencies.

II After detailed discussions, the LG agreed with the view that the agenda proposals required in-depth examination. He asked the Commr.(Plg.) to furnish the details of the town planning schemes introduced in other States of the country to the members so that further meaningful discussions could be held in the matter.

ITEM NO. 6/AC/2000

Sub: Report on the follow-up action on the recommendations made by the Advisory Council of DDA in its meeting held on 10/4/2000
F.1E21/2000/AC/MC/DDA

Noted.

OTHER POINTS :

ii) Shri J.P. Goel expressed concern on the functioning of the DDA, specially in the light of recent raids by the CBI.

The LG informed that the new Commissioner (Housing) had detected irregularities in 122 files of the Housing

le

Department and all these cases had been referred by him to the anti-corruption department of the Delhi Police for investigation.

Regarding the CBI raids, the LG stressed on the need to cooperate with the CBI so that the corrupt and the guilty could be brought to book.

ii) The LG agreed with the suggestion of Shri Sunil Dev that the Green areas, the open parks and the DDA's Sports Complexes should be opened for use to the public at large, including the children. Dr. (Mrs.) Arya suggested that the public parks should be allowed for marriage purposes also.

iii) The Lt. Governor made it clear that play-field areas could not be earmarked for individual schools anymore and that such facilities should be put to common and optimum utilisation.

iv) In response to the request of Shri Tilak Raj Aggarwal for shifting the Police from the land under their unauthorised occupation in Kanti Nagar, the LG informed that the Police Department had already been allotted some alternate land and their remaining requirement will also be met very soon whereafter the Police would be made to vacate the existing site. He assured that the land thus vacated will be taken up for immediate development.

v) The Engineer Member informed Shri Tilak Raj Aggarwal that the 'Majnu ka Tilla' Transport Centre was proposed to

be

be shifted because the present site was required by the DMRC; no money could, therefore, be spent on carrying out further improvements in the existing Transport Centre.

vi) On the request of Shri Tilak Raj Aggarwal regarding the aforestation of the Yamuna Pushta, he was informed that the Forest Department was carrying out massive tree plantation on 150 acres of land.

vii) Shri Tilak Raj Aggarwal pointed out that the Trans-Yamuna area faced a number of developmental problems and senior officers of DDA should have detailed interaction with the members of the Advisory Council who represent the Trans-Yamuna areas.

viii) Shri Aggarwal requested for construction of a Transport Centre near the Delhi Gurgaon border.

ix) Shri J P Goel and other non-official members sought LG's intervention and pointed out that the complaints made to senior officers were being invariably passed on to the junior functionaries and to the persons complained against.

The LG assured that necessary measures shall be taken in the matter.

x) Shri Ajit Singh sought immediate action against the staff for continuing illegal constructions in Dilshad Colony. He pointed out that there were massive violations of building bye-laws and most of the premises in the area had been constructed beyond the permissible limits in connivance with the DDA staff. He requested for fresh

6

inspection of all the built up plots which were still under the jurisdiction of the DDA and strict action in all the cases.

He also drew the attention of the Council to the extensive ongoing illegal construction on plot no. D-255, alleging that commercial shops were being constructed on this residential plot. He also sought penal action on the residential plots in C-Block, Dilshad Garden where shops were being unauthorisedly constructed at the front and a large number of flats at the rear. He pointed out that he had been regularly making complaints against these illegal constructions and encroachments to Shri U S Jolly and he had personally also apprised Shri Jolly of these details, but there has been no action in the matter. The LG asked Shri U.S. Jolly, Commissioner (LM)-II to immediately look into these cases and asked the Commr. [Planning] to expedite denotification of the area.

Shri Ajit Singh also sought similar action on the property belonging to Zulf-e-Bengal situated at the G.T. Road, Dilshad Garden where a number of unauthorised structures were allegedly coming up on about 5 to 6 acres of open land.

xi) Shri Dushyant Kumar Gautam drew the attention of the LG to the problems being faced by the elected representatives in identifying the ownership of the properties under encroachment. He suggested that unauthorised encroachments on the Government land could be

h

checked if the land owning agencies were easily identifiable. The LG told him that the District Task Force should be contacted in such matters.

xii) Shri Gautam also pointed out that the public land in Basant Gaon, which had been recently cleared of 'unauthorised construction material shops' was being re-encroached upon with the help of the Police.

xiii) Dr (Mrs) Anita Arya and Shri Dushyant Kumar Gautam sought LG's intervention in timely disposal of the freehold applications and the mutation cases.

Commissioner (Housing) and Commissioner (LD) explained the details of the measures introduced by them in clearing the backlog and informed that most of the cases of direct allottees had already been disposed of.

b1 The LG asked the Commr. (LD) and the Commr. (Housing) to put up a detailed note on the subject in the next meeting of the Advisory Council.

xiv) The LG welcomed the suggestion of Dr. (Mrs.) Anita Arya that commercial properties should also be converted to freehold. The Commissioner (LD) informed that allotment of shops was now being done on freehold basis.

xv) Mrs. Leela Bisht sought LG's intervention for immediate measures to ease the traffic congestion on the Mehrauli-Badarpur Road. The LG informed that he had already

h

sanctioned a project in this area which will result in a lot of improvement in the near future.

xvii) Shri Avtar Singh Bhadana suggested that the Mehrauli-Fatehpur-Faridabad road should be immediately repaired so that direct traffic flowing from Mehrauli to Faridabad could use this road, thus easing traffic on the existing highway.

The LG welcomed this suggestion and asked the Engineer Member and Commissioner (Planning) to put-up a detailed report in the matter.

xvii) Commissioner (Planning) was asked to put up the details of the Express-Way proposals in the next meeting of the Advisory Council.

xviii) The Lt. Governor advised the members to get in touch with the Commissioner-Cum-Secretary whenever they wanted to discuss any specific issues with the senior officers of the DDA.

The LG agreed with the suggestion that the Advisory Council meetings should be held quarterly.

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

ITEM NO.
5/AC/2000

SUB : Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 10th April, 2000.

F.1(2)2000/AC/DDA

P R E C I S

Confirmation of the minutes of the meeting of Advisory Council of DDA held on 10th April, 2000 at Raj Niwas, Delhi. The minutes of the said meeting are appended at (Appendix 'A' Page No. 2-14).

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

DELHI DEVELOPMENT AUTHORITY

The List of the persons who attended the meeting of the Advisory Council of the DDA on 10/04/2000 at Raj Niwas.

The meeting was presided by Shri Vijai Kapoor, Lt. Governor, Delhi.

MEMBERS

- 1 Dr (Mrs) Anita Arya
MP (Lok Sabha)
- 2 Shri Avtar Singh Bhadana
MP (Lok Sabha)
- 3 Shri Tilak Raj Aggarwal
Councillor, MCD
- 4 Shri Dushyant Kumar Gautam
Councillor, MCD
- 5 Shri Ajit Singh
Councillor, MCD
- 6 Mrs Leela Bisht
Councillor, MCD
- 7 Shri J P Goel
- 8 Shri Chattar Singh
- 9 Shri P K Ghosh
Vice-Chairman, DDA
- 10 Shri D S Meshram
Chief Planner, TCPO
- 11 Shri Niranjan Singh
GM, PMENI, MTNL
- 12 Shri K N Tiwari
Municipal Health Officer

COMMISSIONER-CUM-SECRETARY

Shri V M Bansal

DDA/OTHER OFFICERS WHO ATTENDED THE MEETING

- 1 Shri K P Laxmana Rao
Finance Member, DDA

- 2 Shri R K Bhandari
Engineer Member, DDA
- 3 Smt B Prasad
Secretary to LG
- 4 Shri R.R Pillai
Sr Addl DG [Defence Estate]
Ministry of Defence
- 5 Shri R K Singh
Chief Vigilance Officer
- 6 Shri R C Chauhan
Chief Accounts Officer
- 7 Shri Arvind Kumar
Commissioner [Personnel]
- 8 Shri Arvind Kumar
Commissioner [Housing]
- 9 Shri U S Jolly
Commissioner [LM]
- 10 Smt Anita Chaudhary
Chief Legal Adviser
- 11 Shri C L Aggarwal
Chief Architect
- 12 Smt Namita Dutta
Addl Secretary to LG
- 13 Shri K K Bandhopadhyay
Addl Commissioner [Planning]
- 14 Shri Surinder Srivastava
Director [AP-I]
- 15 Shri H K Babbar
Asstt Secretary, DDA

- vii] Greater thrust shall be given to the development of green areas,
- viii] Sector-6, Dwarka will be taken up for Model development,
- ix]] Left-out areas of East Delhi will be taken up for speedier development,
- x] Upgradation of DDA's shopping complexes/commercial areas will be taken up in partnership with the local shopkeepers, on the NDMC pattern,
- xi] Seven more flyovers will be taken up for construction in addition to seven flyovers already in progress. The EM informed that the Sarita Vihar flyover will be completed ahead of schedule,
- xii] Work relating to street lighting in Dwarka will now be done by the DDA and approximately 50 to 60 kilometers of road length shall be laid by the DDA during the year 2000-2001,
- xiii] Construction of all the Master Plan roads shall in future be done by the DDA. The EM also informed that construction of Sur Bathing-Ghats had been completed.
- III The Vice-Chairman briefed the Council about the massive computer training planned for the employees and the technical training programmes initiated for upgrading the skills of the field staff of the Engineering department. He

informed that public grievances machinery had been further streamlined and the public could now meet the Vice-Chairman, the Lt Governor and the Minister of Urban Development in case of grievance.

The Council appreciated the new policy initiatives being taken by the DDA.

ITEM NO.3/AC/2000

Sub: Redevelopment initiatives in the old residential colonies.

The LG explained that redevelopment of old residential colonies had become a necessity in order to improve the quality of life of the residents. To start with the DDA was taking up redevelopment initiatives in New Rajinder Nagar and Panchsheel Park areas during the year 2000-2001. He informed that similar redevelopment schemes will be taken up in other parts of the city, based on this experience.

The Advisory Council appreciated the new proposals and desired to have a report in the matter on completion of the redevelopment plans in New Rajinder Nagar and Panchsheel Park.

ITEM NO.4/AC/2000

Sub: Report on the follow-up action on the recommendations made by the Advisory Council of DDA in its meeting held on 29/10/99
F.1E2J2000-AC/MC/DDA

Noted.

OTHER POINTS:

I.a] On a query by Dr (Mrs) Anita Arya, the Lt. Governor informed that relocation/resettlement of jhuggie jhompries was a very costly exercise and, therefore, the DDA's priority was to first clear those jhuggies which had come on the 'project lands'. The next priority was to relocate the jhuggies coming in the 'right of way'.

b1 Dr (Mrs) Anita Arya suggested that members of the Council should be taken into confidence before launching any major demolition programmes in their Constituency.

II.a] During discussion, the LG informed Sh Bhadana that the field staff was fully authorised to take on the spot decisions regarding demolitions, keeping in view the broad policy guidelines. He informed the council that new schemes for providing better alternatives for the slum evictees were under progress.

b1 Shri Avtar Singh Bhadana suggested that since DDA had been entrusted with tremendous responsibilities; all steps should, therefore, be taken to improve its public image.

c1 Shri Bhadana sought action in the cases where the lands initially allotted/earmarked for dairies had been subsequently converted into residential/commercial. He was requested to submit details of such lands so that action in the matter could be initiated.

III.a1 Shri Dushyant Kumar Gautam suggested that DDA should take up the construction of all the Community Centres because the Residents Welfare Associations did not have sufficient funds. He pointed out that there was extreme shortage of marriage places after the imposition of ban by the Supreme Court on holding of marriage receptions in public parks.

b1 Sh Gautam suggested that multi-tier parking facilities should be provided near all the congested residential localities and villages. The LG informed that private entrepreneurs were not showing sufficient interest in this venture at this stage but efforts were being made to make a beginning in the year 2000-2001.

c1 Shri Gautam suggested that private sector should be associated in the land assembly and in housing construction as per norms fixed by the DDA. This will help the DDA to meet the housing shortage.

d1 Shri Gautam drew the attention of the Council to the massive unauthorised construction being carried out in the DDA colonies which were under transfer to the MCD. He sought immediate action in the matter and pointed out that these unauthorised constructions will become a permanent feature after transfer of the colonies to the MCD.

IV.a1 Shri Tilak Raj Aggarwal requested for greening of the Yamuna pushta from Wazirabad barrage upto the Nizamuddin bridge. He was informed by the LG that half a kilometer stretch along the river had already been entrusted to the

Forest department for aforestation. On another query, Shri Aggarwal was informed that development of the drain adjacent to the Kanti Nagar had also been taken up by the DDA.

b1 Shri Aggarwal was informed that the proposal to shift the Police Lines from Kanti Nagar was under consideration and the DDA was not in a position to undertake any activity on this land as long as the land vests in the police department. Shri Aggarwal was informed that necessary facilities for the public were being provided on a 1000 sq. yds. plot in the vicinity.

c1 Shri Aggarwal drew the attention of the LG to long traffic jams in the Shastri Nagar area before Seelampur. The Engineer Member informed that a flyover was coming up on road No. 66 and there was also a proposal to construct a Trumpet at the location proposed by Shri Aggarwal.

d1 Shri Aggarwal requested for expeditious allotment of land to the Police Station in Dilshad Garden.

V.a1 Shri Ajit Singh drew the attention of the LG to non-development of Local Shopping Centres. He specifically cited the case of LSC at Surajmal Vihar, which had been sold in 1974 but continued to be in a state of neglect. The Engineer Member informed that all the LSCs in Trans-Yamuna area were being taken up for immediate development, including the LSC at Surajmal Vihar.

b] Shri Ajit Singh informed that Dilshad Garden area behind the GT Road had been extensively built up and no purpose was now being served by continuing to retain it as a "development area". The Vice-Chairman assured that he will get this matter examined on priority.

c] On a suggestion by Shri Ajit Singh and other non-official members, the LG agreed to the proposal that the facilities of DDA's Sports Complexes should be provided to all those who were in the age group of 70 years and above, at one third of the normal fee.

VI.a] Mrs Leela Bisht suggested that the Court cases between the Residents Welfare Associations and the DDA should be amicably resolved and examined outside the purview of the Courts.

b] Mrs Bisht sought simplification of the procedures for transfer of properties in the names of family members and desired a review of the existing cumbersome documentation.

c] Mrs Bisht suggested that the Government lands adjoining the residential/built-up areas should be earmarked for parking of vehicles by the residents/users.

d] Mrs Bisht drew attention of the LG to the continuing unauthorised construction on the DDA lands in Village Devli, Sainik farms. The LG assured her of early action in the matter by the DDA.

e] Mrs Bisht sought LG's intervention for proper planning of the Sangam Vihar area, which she alleged was the biggest unauthorised colony in Asia. Though the area is presently under the control of the MCD, she felt that being a planning body, DDA should plan proper development of the area otherwise the situation will further deteriorate in the coming years.

f] To a suggestion by Mrs Bisht, the Vice-Chairman informed that traffic congestion on the Mehrauli-Badarpur Road near Khanpur was engaging the attention of the DDA and necessary measures were being taken in the matter.

VII.a] LG agreed with the suggestion of Sh J P Goel that a list should be compiled of all the non-starter projects and desired that a case-by-case review should be conducted.

b] Shri Goel drew the attention of the LG to the unauthorised structures on the entire wall opposite Rajghat, extending upto Kashmere Gate. He cited a specific instance of a transport godown which had been constructed by opening a gate near the DVB transformer under the ISBT flyover and informed that several trucks were being unauthorisedly parked everyday inspite of DDA sealing the premises at one stage. The LG sought an immediate report in the matter.

c] Shri Goel drew the attention of the Council to the large number of unallotted shops. He felt that DDA's shops were not selling because a large number of unauthorised shops had come up in all the residential localities. He

sought regularisation of these shops if these could not be effectively closed. The LG informed that the concept of mixed land-use was under examination in the new Master Plan.

d] Shri Goel suggested regularisation of all those areas as industrial where more than 50 percent units had been functioning as industrial, since allotment of alternate plots to such a large number of non-confirming users was not practically possible.

e] Shri Goel requested for adopting a uniform policy on 'demolitions'. All other members also joined him and requested the LG that specific premises should not be identified for demolition. The LG emphasised that this was a major problem and political consensus was required to be evolved in the matter. He cited some specific instances where demolition programmes had to be abandoned recently.

f] Shri Goel sought to have details of the pendency of Court cases and the efforts made by the DDA to settle them. The LG asked the Chief Legal Advisor to put-up detailed information on the subject in the next meeting of the Council. Shri Goel also suggested that the Vigilance Department should play a pro-active role and take necessary preventive measures to improve DDA's image.

g] Shri J P Goel drew the attention of the LG to the continuing unauthorised construction by motor workshops on the entire stretch of the road, behind Tibbia College.

VIII. Sh Chattar Singh suggested that generation and distribution of electricity should be privatised in the new residential colonies.

IX. In the end, all the non-official members requested the Lt. Governor that they should be shown the developmental activities in the developed parts of the world so that they are in a better position to advise the Authority. The LG asked the Vice-Chairman to look into the matter.

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

Item No.
6/AC/2000

Sub: Initiatives taken by the DDA for Rainwater Harvesting.
F.EM 4(2)98/Vol.II

P R E C I S

D.D.A aims to provide and assist for augmentation of infrastructural facilities and providing variable advantage to the citizens of Delhi . Keeping these objectives in view and the continuous demand of requirement of water both for potable water and other uses, initiative of rainwater harvesting is being taken up by the DDA.

GROUND WATER RESERVOIR /WATER HARVESTING.

The development of any type of habitation demands continuous supply of both potable water for human consumption and for other uses. In the absence of perennial sources or when the source is unable to meet the growing demands, invariably the alternate sources ^{have} been worked out to tap the existing water ground reserves.

The reserves of ground water are invariably governed by delicate natural balance of recharge by natural sources i.e. rain fall.

Subsequent to the development, usually the ground surface of the developed area is surfaced with hard and impervious materials to facilitate the movement of man and machines. As a result of this, the rain-fall that falls over such areas usually 'run-off' and is disposed off in the locations far way from the area of the rainfall. The ground water reserve which has been tapped from an area which is now incapable of being recharged get adversely affected, resulting in overall lowering of the ground water-table, contamination of the reserves etc. In order to attempt to maintain the balance of the ground water sources/reserves, it is important to carry out the rainwater harvesting. Rainwater harvesting is an easy and effective method of replenishing the ever-depleting water table in order to ensure a reliable source of water in the near and distant future. The importance of this has been realized by all the developing agencies and over the last few years, DDA has been pro-active and commissioned several agencies such as Central Ground Water Board, INTACH etc. to carry out the detailed study in various areas of development and suggest methods of water harvesting so as to achieve a degree of self sufficiency to the extent possible as far as water is concerned in such areas:

WATER HARVESTING

DDA also proposes to implement water conservation and water harvesting in Mega housing projects of HIG/MIG and steps have already been taken in this direction. In Mega Projects at Dwarka and Vasant Kunj, following measures have been envisaged to overcome the water scarcity in the areas.

- i) The rain water from all roofs, terraces, roads and parking area and other hard paved surfaces will be collected together in the network of storm water pipes and led to central green area where they will be connected to a series of perforated pipes laid at a suitable depth under the green area. This would allow the rainwater to percolate through the soil and recharge ground water reserves. This would also assist in providing a suitable environment for the greenery in the area.
- ii) Besides, the perforated pipes, network will be connected to several water soak pits in order to effect rapid percolation of rainwater. In the event of a sudden cloud-burst etc., the system will also be connected to the drainage system through overflow to avoid local flooding.

Recharging through Check Dams across Natural Courses.

As a measure of rain water harvesting, the DDA in consultation with the Central Ground Water Board has since completed construction of check dams across the storm water drain of Vasant Kunj, Ph.-II, the salient features are as under :-

Check Dam -I

Allowing for Evaporation, Run-off and overflow, the Central Ground Water Board has estimated that this dam would generate a maximum storage of about 23,370 Cum of water in a reservoir spread over an area of approximately 18,500 Sqm.

Check Dam-II

Allowing for evaporation, Run-off and overflow, the Central Ground Water Board has estimated that this dam would generate a storage of about 13,000 Cum of water in a reservoir spread over an area of approximately 14,700 Sqm.

The length and height of check dams are approximately 30M & 4 Mt. respectively.

Thus the total storage of the two check dams would be about 36,000 Cum of storm water , which is quite sufficient to block entire flow of a season.

Based on the studies carried out by the C.G.W.B. in the JNU area it is anticipated that about 75% of this stored water will be recharged into the ground reserves.

By undertaking water harvesting programme , DDA could attain some advantages which are enumerated as under:-

- Ground water table will be raised and maintained.
- Water quality will improve.
- Salinity in water will reduce
- Developments will tend to become self sustaining.

Treated Effluent.

Besides rain water harvesting, recharging of Ground Water Reservoir has also been attempted by utilizing treated effluent from S.T.P at Vasant Kunj . The treated water from the Vasant Kunj Sewage Treatment Plant presently discharged into an open land and from there it flows following the natural course through storm water drain, in 530 Acres of Green Area known as Sanjay Van before it joins the main storm water nallah at Hauz Khas. In order to harvest this water , series of bund walls have been created across the flow to build storage reservoirs and allow natural recharge of ground water by enhanced percolation.

Similar efforts can be made by other development agencies.

The above proposals are submitted for consideration and advice of the Advisory Council.

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

Item No. TOWN PLANNING SCHEMES – A MORE FAIR, EQUITABLE AND
7/AC/2000 DEMOCRATIC METHOD FOR PLANNED URBAN GROWTH

F. Commr. (Plg.)/2000.

PRECIS

Need for planned growth

Indian cities are growing rapidly, it is inevitable that agricultural land in the periphery of cities will get converted to urban uses. This can happen in **haphazard manner or in planned manner**.

Unfortunately, in most cities, the conversion of agricultural land to urban uses happens in a haphazard manner. Since no planning for proper roads, infrastructure and social amenities is done ahead of time, growth in the periphery of these cities is chaotic. Chaotic growth imposes very high and long-term costs on cities reducing their efficiency and livability.

To ensure planned growth:

- i) The rural pattern of land holding has to be reorganised in patterns more suitable for modern urban use,
- ii) A portion of the land has to be appropriated for provision of road and social amenities (such as schools, gardens and housing for poor).
- iii) The cost of infrastructure provision has to be recovered through the development process. There are mainly two methods of developing agricultural land for urban use; bulk land acquisition and town planning schemes.

1. The Land Acquisition Method

This method, with some variation, is used for example, in Delhi, Haryana, Rajasthan, Andhra Pradesh, Karnataka and Maharashtra.

The Method of Development :

- i) Land is acquired in bulk by development agencies (e.g. Delhi Development Authority) from agricultural landholders (farmers) under the Land Acquisition Act,
- ii) Compensation paid to farmers is based on prevailing agricultural land prices. To minimize opposition to acquisition, farmers are paid prices marginally higher than agricultural land prices and in some cases plots amounting to a small percentage of the original land holding are **also given** to the owners as part of the compensation package.

- iii) Then a master plan of the area is prepared, laying out the roads, plots for social amenities and plots for sale.
- iv) Roads and infrastructure are then built, using government funds or loans.
- v) Services plots are then sold for urban uses at market rates, which are most often much higher than the rate at which land is acquired.

Merits/Demerits

- i) Adequate amounts of land for urban uses can be rapidly generated through this method, provided that there is little opposition to bulk acquisition from farmers.

To expedite acquisition, some states allow private developers to assemble land. In many cases, developers use extra-legal means to secure farmers consent.

- ii) There are very few constraints in preparing the master plan.
- iii) The benefit of appreciation of land value on its being converted to urban use, accrues to the development authority.

Original owners/farmers don't share this benefit in any manner.

- iv) In this method, farmers are essentially thrown off their land.

Unable to wisely invest the money received as compensation for their land and deprived of a means of livelihood, they have to join the pool of urban labor. This process of lumpenization adds to familiar urban problems – growth of slums, increase in crime rates, and increased informal sector economic activity.

- v) Development agencies using the method of bulk land acquisition end up being powerful large-scale land developers, controlling vast urban resources.

This is likely to breed corruption and is antiethical to the emerging paradigm where government plays a facilitator's role.

- vi) The development process is slow. Any person who needs land for urban use has to approach the urban development authority. The development authority ends up becoming a bottleneck for development.

- vii) Delay is also caused by litigation regarding the amount of compensation.

- viii) For bulk land acquisition, bulk funds are required up front. In some cases higher compensation is awarded by courts well after implementation of the project. In such cases recovery of this additional cost becomes a problem.

2. Town Planning Schemes

This method has been in use, for example, in Gujarat and Maharashtra since 1915. This Method of Development envisages:

- i) The entire land in the TP Scheme area, owned by different people, is pooled together and treated as if it were a single plot.
- ii) A master plan of the area is prepared, laying out the roads and plots for social amenities.
- iii) The remaining land is reconstituted for final plots for the original owners. The size of the final plot is in proportion to the size of the original plot and its location is as close as possible to the original plot.
- iv) Infrastructure is provided utilizing these funds.

Merits/Demerits

- i) All the land, except whatever is needed for infrastructure development and social amenities, remains with the original owners. The development agency plays a limited role of ensuring planned urban growth.

Development agencies using the earlier described method of bulk land acquisition end up being powerful large scale land developers, controlling vast urban resources. This is likely to breed corruption and is anti-ethical to the emerging paradigm where government plays a facilitator's role.

- ii) The increment in land value resulting from the development accrues to the original owner/farmer whenever the land is sold/developed for urban use.

Thus the benefit of development goes to the original owner/farmer instead of the development agency.

- iii) The original owner/farmer is not displaced in the process of land development and continues to enjoy access to the land resource. Thus the negative impact of the process of urbanization on farmers is minimized.

- iv) This method used to be time consuming due to various reasons.

However, amendments have already been made to the Gujarat Town Planning and Urban Development Act (in force from May, 1999) to

facilitate fast implementation of Town Planning Schemes. As a result of the amendment, the land for roads can be taken possession of immediately after declaration of the Draft TP Scheme. There is also a provision to complete the entire process of TP scheme preparation and finalization in a period of 27 months.

Moreover, delays can also be reduced by simplification of procedures, contracting of private planners and planning firms, and the use of advanced technology such as computerized surveys and GIS.

- v) Incremental contributions (betterment charges) are assessed at the beginning of TP scheme preparation. Due to the inordinate delays in finalizing schemes, the incremental contribution (betterment charges) levied on finalization of the schemes do not meet the cost of the infrastructure provided.

However, this problem can be overcome if incremental contribution (betterment charges) is appropriate in the form of a portion of the original land holding. Land thus appropriated can be sold later by the development agency to recover the total cost of the TP scheme preparation and implementation.

- vi) Availability of the serviced land for urban development depends on the willingness of the owner/farmer to sell the land for urban uses.

To ensure adequate supply of land for urban uses and prevent speculation in land, a vacant land tax may be imposed.

When all issues are considered, the Town Planning Scheme mechanism is far more equitable and democratic when compared to the method of bulk acquisition.

- 3. The above models are placed for consideration of the Advisory Council. The Council may like to advise which of the two models should be followed by the DDA in future with or without any further modifications.

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

Item No.
8/AC/2000

Sub: Report on the follow-up Action on the recommendations made by the Advisory Council of DDA in its meeting held on 10.4.2000.

No. F.1(2)/2000-AC/MC/DDA.

P R E C I S

On the basis of information furnished by heads of departments, a report on the follow up action on the recommendations made by the Advisory Council of DDA in its meeting held on 10.4.2000 is submitted for kind information of the Council. The report is appended at Appendix 'A' (Page No 23 to 40).

RECOMMENDATION

REPORT OF THE FOLLOW UP ACTION ON THE RECOMMENDATION
MADE BY ADVISORY COUNCIL IN ITS MEETING HELD ON 10.4.2000.
Appendix 'A' to Item No.8/AC/2000.

NO.	para/item NO.	Recommendation	Remarks.
-----	---------------	----------------	----------

2/AC/2000	Sub:	New initiatives being taken by the DDA in the financial year 2000-2001.	
-----------	------	---	--

The Finance Member presented the long term policy initiatives proposed during the year 2000-2001 and outlined the following thrust areas in the DDA's budget for the new financial year:

- a) Highest priority to be accorded to land acquisition.
- b) Target for construction of new Flats increased to ten thousand,
- c) Maintenance and upkeep of old records to be attended to on priority.

II
The Finance Member and the Engineer Member apprised the Advisory Council of the new initiatives in the field of construction and development and summed up as under:

Noted

i) MASCON Concrete technology will be introduced in the construction of new flats. The EM informed that hollow-block technology had been introduced in the DDA in a big way and about 4000 flats were already under construction.

ii) Ready-mix concrete plants shall be set-up for improving the quality of construction, Noted.

iii) Water harvesting shall be introduced and dual water supply system laid in all the new schemes of the DDA to reduce pressure on potable water. Noted.

iv) Effluent water shall be recycled instead of using ground water. Noted.

v) New architectural designs will be picked up out of the entries received in the national level design competition held last year for construction of new flats, Noted.

2.

vi) Greater thrust shall be given to the development of green areas.

3.

As desired, greater thrust has since been given to the development of green areas by fixing targets as under:-

- i) Plantation: 2.00 lac, trees and shrubs.
- ii) D/O New Lawns: 110 acres.
- iii) Upgradation of parks: 29 Nos.

iv) The millennium park planned along the Ring Road on an area of 104 acres from Sarai Kale Khan Bus Terminal to Bhairon Road will have ornamental lake with Picnic spots, water cascades and an aeromatic garden on 25 acres of land after landscaping.

4.

vii)

Sector-6, Dwarka will be taken up for Model development.

The Designs for development of Sector -6 Dwarka, as Model Sector, have been prepared and forwarded to the Chief Engineer Dwarka for Execution.

- 1.
 - 2.
 - 3.
 - 4.
- viii) Left-out areas of East Delhi will be taken up for speedier development.
- The Zonal Development Plan approved by the Government of India for East Delhi prescribes use for each and every parcel of land. As per these plans, various areas have been detailed out and these are under different stages of development e.g. details of facility centre near Chand Cinema has been finalised. Similarly, in case of CBD Shahdara and Mayur Vihar District Centre, works are in progress. In Facility Centre, Ceeta Colony, part of the land is under litigation and the balance land has already been developed/allotted.
- ix) Upgradation of DDA's shopping complexes/ commercial areas will be taken up in partnership with local with the local shopkeepers, on the NDMC pattern.
- In spite of repeated efforts and the help extended by the non-official members of the Authority, there has been no encouraging response from the associations of existing commercial complexes for their effective participation in the matter of upgradation of various services. Efforts are however still on.

1. 2.

3.

4.

X)

Seven more flyovers will be taken up for construction in addition to seven flyovers already in progress. The EM informed that the Sarita Vihar flyover will be completed ahead of schedule.

Noted

xi)

Work relating to street lighting in Dwarka will now be done by the DDA and approximately 50 to 60 kilometers of road length shall be laid by the DDA during the year 2000-2001.

Noted.

xii) Construction of all the Master plan roads shall in future be done by the DDA. The EM also informed that construction of sur Bathing-Ghats had been completed. Noted.

III The Vice-Chairman briefed the Council about the massive computer training planned for the employees and the technical training programmes initiated for upgrading the skills of the field staff of the Engineering department. He informed that public grievances machinery had been further streamlined and the public could now meet the Vice-Chairman, the Lt. Governor and the Minister of Urban Development in case of grievance. Noted.

The Council appreciated the new policy initiatives being taken by the DDA.

NO. Para/item NO. Recommendation

Remarks.

1. 3/AC/2000 Sub: Redevelopment Initiatives in the old residential colonies.

The LG explained that re-development of old residential colonies had become a necessity in order to improve the quality of life of the residents. To start with the DDA was taking up redevelopment initiatives in New Rajinder Nagar and Panchsheel park areas during the year 2000-2001. He informed that similar redevelopment schemes will be taken up in other parts of the city, based on this experience. The Advisory Council appreciated the new proposals and desired to have a report in the matter of completion of the redevelopment plans in New Rajinder Nagar and Panchsheel park.

Being taken up.

Other points

1.e) On a query by Dr. (Mrs) Anita Arya, the Lt. Governor informed that relocation/resettlement of shuggle shoppries was a very costly exercise exercise and, therefore, the DDA's

Noted.

In case of New Rajinder Nagar, plans were prepared by DDA and sent to commissioner (MCD). These plans were accepted and approved by the Standing Committee of MCD. Implementation of the plan is now required to be done by the MCD.

Priority was to first clear those jhuggies which had come on the 'project lands'. The next priority was to relocate the jhuggies coming in the 'right of way'. Noted.

b) Dr. (Mrs.) Anita Arya suggested that members of the Council should be taken into confidence before launching any major demolition programmes in their Constituency. Noted.

II.a) During discussion, the LG informed Sh. Bhadana that the field staff was fully authorised to take on the spot decisions regarding demolitions, keeping in view the broad policy guidelines. He informed the Council that new schemes for providing better alternatives for the slum evictees were under progress. Noted.

b) Sri Avtar Singh Bhadana suggested that since DDA had been entrusted with tremendous responsibilities; all steps should, therefore, be taken to improve its public image.

c) Shri Bhasdara sought action in the cases where the lands initially allotted/ earmarked for dairies had been subsequently converted into residential/commercial. He was requested to submit details of such lands so that action in the matter could be initiated.

Details yet to be given.

III.2)

Shri Dushyant Kumar Gautam suggested that DDA should take up the construction of all the Community Centres because the Residents Welfare Associations did not have sufficient funds. He pointed out that there was extreme shortage of marriage places after the imposition of ban by the Supreme Court on holding of marriage receptions in public parks.

Under consideration.

b)

Sh. Gautam suggested that multi-tier parking facilities should be provided near all the congested residential localities and Villages. The BG informed that private entrepreneurs were not showing sufficient interest in this venture at this stage but efforts were being made to make a beginning in the year 2000-2001.

DDA has come up with the first multi-level parking cum commercial complex in Nehru Place. The project has been positioned for private participation. Tenders have been invited. Four parties have submitted their bids. Award will take place shortly. The complex will create parking for a minimum of 1000 cars and 50 buses.

c)

Shri Gautam suggested that private-sector should be associated in the land assembly and in housing construction as per norms fixed by the DDA. This will help the DDA to meet the housing shortage.

Under consideration.

d)

Shri Gautam drew the attention of the Council to the massive unauthorised construction being carried out in the DDA colonies which were under transfer to the MCD. He sought immediate action in the matter and pointed out that these unauthorised constructions will become a permanent feature after transfer of the colonies to the MCD.

At the time of transfer of colonies to MCD, encroachment on public land is identified by the Joint survey between MCD & DDA & MCD takes commitment from DDA that these will be removed by the DDA or MCD will charge the demolition cost from the DDA.

REPORT OF THE FOLLOW-UP ACTION ON THE RECOMMENDATION
MADE BY ADVISORY COUNCIL IN ITS MEETING HELD ON 10.4.2000.

No.	Para/Item No. Recommendation	Remarks
IV(a)	<p>Shri Tilak Raj Aggarwal requested for greening of the Yamuna Pusta from Wazirabad barrage upto the Nizamuddin bridge. He was informed by the LG that half a kilometer stretch along the river had already been entrusted to the Forest department for afforestation. On another query, Shri Aggarwal was informed that development of the drain adjacent to the Kanti Nagar had also been taken up by the DDA.</p>	<p>Regarding development of the drain adjoining to the Kanti Nagar, Matter pertains to MCD. Necessary funds for this purpose have been provided to MCD by Trans Yamuna Area Development Board.</p> <p>The land has been identified for handing over to the Police deptt. near Shyam Lal College in lieu of the land taken from them at Kanti Nagar, which was developed, into park. Some Additional facilities in Kanti Nagar have been separately identified i.e. community hall, old age home, under ground water reservoir and electric sub station, which are part of police lines land.</p>
(b)	<p>Shri Aggarwal was informed that the proposal to shift the Police lines from Kanti Nagar was under consideration and DDA was not in a position to undertake any activity on this land as long as the land vests in the police department. Shri Aggarwal was informed that necessary facilities for the public were being provided on a 1000 sq. yds. plot in the vicinity.</p>	<p>Land measuring 31.74 acres was allotted to Police Deptt. for construction of a police station/police line at Kanti Nagar. Possession was handed over for 25.0 acres on 21.1.84. There was a short fall of 6.74 acres of land. It was decided by the LG in 1998 that 10 acres land may be resumed from Police Deptt. for development of park/recreational facilities in the area. This decision was taken in view of the demand for a play area/park/recreational area and for providing other facilities to the residents.</p> <p>As per decision, a part of land was allotted to Delhi Jal Board for construction of under ground.</p>

1.

2.

3.

4.

reservoir and booster pumping station.

As per the decision, a plot measuring 10 acres as alternate allotment has already been offered to the police department near Shyam Lal College.

c)

Shri Aggarwal drew the attention of the LG to long traffic jams in the Shastri Nagar area before Seelampur. The Engineer Member informed that a flyover was coming up on road No.66 and there was also proposal to construct a Trumpet at the location proposed by Shri Aggarwal.

Since, the main wazirabad road has been closed for the Flyover at Inter Section of road No.66 and Wazirabad road, the traffic is being diverted through Slip roads resulting in traffic Jam only during peak hours.

d)

Sh. Aggarwal requested for expeditious allotment of land to the police station in Dilshad Garden.

Land measuring 9100 sqm. has already been allotted to Police Deptt. in facility Centre No.10, Tahirpur. However, they are not agreeable to take over possession of plot due to a Mazar in the plot. Dy. Commissioner of Police DHO-III has again been requested to take over the possession of plot.

4.

3.

2.

V. a)

Shri Ajit Singh drew the attention of the LG to non-development of local shopping Centres. He specifically cited the case of LSC at Surajmal Vihar, which had been sold in 1994 but continued to be in a state of neglect. The Engineer Member informed that all the LSC's in Trans Yamuna area were being taken up for immediate development, including the LSC at Surajmal Vihar.

The Dev. work in LSC in Trans Yamuna Area has been taken up. The Dev. work of LSC at Vashundhara Enclave and LSC at Rishab Jain THBS have been completed. The work of Dev. of LSC in Sarita Vihar is in progress. The tender for Dev. of LSC in Surajmal Vihar has been invited. The delay for Dev. work in Surajmal Vihar is due to non-approval of services by MCD/DJB.

b)

Sh. Ajit Singh informed that Dilshad Garden area behind the GT Road had been extensively built up and no purpose was now being served by continuing to retain it as a "development area". The Vice-Chairman assured that he will get this matter examined on priority.

Denotification of Dilshad Garden was approved by Technical Committee. Further process for denotification is being carried out. On completion of the process the proposal will be sent to GNCTD.

- 1.
- 2.
- 3.
- 4.

c) On suggestion by Shri Ajit Singh and other non-official members, the LG agreed to the proposal that the facilities of DDA's Sports complexes should be provided to all those who were in the age group of 70 years and above, at one third of the normal fee. DDA is already providing concessional entry fees and monthly subscription to Sr. Citizens above the age of 60 years alongwith their spouse. Compared to normal entry fees of Rs.10000/-, Sr. citizens are being charged Rs.2000/-.

VI a) Mrs. Leela Bisht suggested that the Court cases between the Residents Welfare Associations and the DDA should be amicably resolved and examined outside the purview of the Courts. **Noted.**

b) Mrs. Bisht sought simplifications of the procedures for transfer of properties in the names of family members and desired a review of the existing cumbersome documentation. **Noted.**

c) Mrs. Bisht suggested that the Government lands adjoining the residential/built-up areas should be earmarked for parking of vehicles by the residents/users. DDA has identified four sites for multi storey parking lots near Nehru Place, behind Hindustan Times building in NDMC area, on Ajmal Khan Road Karol Bagh and in front of Alankar Cinema. Similar efforts are being made to identify the sites, which can be converted into parking/multi storey parking lots to facilitate and ease the parking requirements. In all our future proposals for commercial centres adequate provisions for parking is also being made.

1.

2.

3.

4.

d) Mrs. Bisht drew attention of the LG to the continuing unauthorised construction on the DDA lands in Village Devli, Sainik farms. The LG assured her of early action in the matter by the DDA.

As per the report of IM Deptt., Devli/Sainik Farms is not a Development Area. Land of village Devli, though acquired but has not been handed over to the DDA for development.

e) Mrs. Bisht sought LG's intervention for proper planning of the Sangam Vihar area, which she alleged was the biggest unauthorised colony in Asia. Though the area is presently under the control of the MCD, She felt that being a planning body, DDA should plan proper development of the area otherwise the situation will further deteriorate in the coming years.

Sangan Vihar is a large unauthorised colony, falling in Zone 'J' and is located on the land earmarked as 'Regional park', as per the MPD-2001, landuse plan. The draft zonal development plan for Zone 'J' is in the process of formulation.

Besides the above it is also stated that the matter regarding regularisation of unauthorised Colonies is sub-judice and is before Delhi High Court.

f) To a suggestion by Mrs. Bisht, the Vice-Chairman informed that traffic congestion on the Mehrauli-Badarpur Road near Khanpuri was engaging the attention of the DDA and necessary measures were being taken in the matter.

This road is maintained by MCD. Hence further action is to be taken by MCD.

2.

3.

VII a)

LG agreed with the suggestion of Sh. J.P. Goel that a list should be compiled of all the non-starter projects and desired that a case-by-case review should be conducted.

Under Process.

4.

b)

Shri Goel drew the attention of the LG to the unauthorised structures on the entire wall opposite Rajghat, extending upto Kashmir Gate. He cited a specific instance of a transport godown which has been constructed by opening a gate near the D.V.B. transformer under the ISEF flyover and informed that several trucks were being unauthorisedly parked everyday inspite of DDA sealing the premises at one stage. The LG sought an immediate report in the matter.

As per the report, the area having the wall opposite Rajghat extending up to Kashmir Gate is not with the DDA but with the MCD.

1. 2. 3.

In intensive drive has been undertaken to dispose off all old built up shops. 1000 out of 2000 built shops have been disposed off through tender recently. Another tender programme for remaining shops has been invited in Sept./Oct.--2000.

c) Shri Goel drew the attention of the Council to the large number of unallotted shops. He felt that DDA's shops were not selling because a large number of unauthorised shops had come up in all the residential localities. He sought regularisation of these shops if these could not be effectively closed. The LG informed that the concept of mixed land-use was under examination in the new Master Plan.

The matter was discussed in the Authority Meeting and after approval of Authority it was referred to Ministry of Urban Development for granting permission for calling of public objections/suggestions. However, the Ministry denied the permission.

d) Shri Goel suggested regularisation of all those areas as industrial where more than 50 percent units had been functioning as industrial, since allotment of alternate plots to such a large number of non-confirming users was not practically possible.

Demolition is carried out by the DDA after serving the show-cause notice. Secondly, demolition is carried out to remove the encroachment either on the basis of the orders issued by the Courts or where the request is received from the Land owning Agency/user Deptt. that the land is required for any planned development. Land Management on its own does not follow the policy of pick & choose. Regular demolition programmes in all the 6 zones of DDA, are carried out after these have been prioritised in the fort-nightly demolition programmes.

e) Shri Goel requested for adopting a uniform policy on demolitions. All other members also joined him and requested the LG that specific premises should not be identified for demolition. The LG emphasised that this was a major problem and political consensus was required to be evolved in the matter. He cited some specific instances where demolition programmes had to be abandoned recently.

2.

f)

Shri Goel sought to have details of the pendency of Court cases and the efforts made by the DDA to settle them. The LG asked the Chief Legal Advisor to put-up detailed information on the subject in the next meeting of the Council. Shri Goel also suggested that the Vigilance Department should play a pro-active role and take necessary preventive measures to improve DDA's image.

g)

Shri J.P. Goel drew the attention of the LG to the continuing unauthorised construction by motor workshops on the entire stretch of the road behind Tibbia College.

VIII.

Sh. Chatter Singh suggested that generation and distribution of electricity should be privatised in the new residential colonies.

IX.

In the end, all the non-official members requested the Lt. Governor that they should be shown the developmental activities in the developed parts of

4.

Details of pending Court cases filed by DDA & against DDA in various Courts as on 1.4.2000 was as under:-

Supreme Court.	77
High Court.	5503
Tis Hazari Court.	3774

It has always been our endeavour to settle the cases as quickly as possible through out of Court settlement Committee constituted for this purpose. Further, the Hon'ble High Court of Delhi has since established a permanent Lok Adalat for settlement of DDA cases exclusively.

As per the report of IM Deptt. the entire stretch of road of Tibbia College is under the jurisdiction of MCD.

- 1.
- 2.
- 3.

4.

the world so that they are in a better position to advise the Authority. The LG asked the Vice-Chairman to look in to the matter.