

**Delhi Development Authority**  
**Land Management Coordination**  
 'A' Block, 3<sup>rd</sup> Floor, Vikas Sadan, INA,  
 New Delhi-110023

No. F. 1(1)CUCC/CLM/DDA/2019/Pt./ 07

Dated: 18.09.2019

To,

Pr. Secretary (Revenue Deptt.)  
 5, Shamnath Marg,  
 New Delhi-110054

The Director /Survey (Air) &  
 Delhi Geo-Spatial Data Center,  
 Survey of India, West Block No. 4,  
 R.K. Puram, New Delhi-110066

Commissioner (Plg.)  
 Vikas Minar, DDA,  
 New Delhi-110002

Sir/Madam,

As per the recommendations of the Committee headed by Hon'ble Lt. Governor, Delhi for conferring/recognizing ownership for transfer/mortgage rights to the residents of Unauthorized Colonies (UCs) in Delhi, the Delineation of the Boundaries has to be carried out by Survey of India, DDA and Revenue Deptt., GNCTD.

2. The SOP for the same<sup>wx6</sup> circulated vide letter no. F. 1(1)CUCC/CLM/DDA/2019/Pt./01 dated 26.08.2019. However, the same has been modified by the Hon'ble Vice-Chairman, DDA.

3. In view of the above, please find enclosed modified SOP to be followed for Delineation of Boundaries of Unauthorized Colonies (UCs).

Encl: As stated.

  
 Dy. Director (UC Cell)

Copy for kind information to:-

1. OSD to Commissioner to Vice-Chairman, DDA.
2. Sh. C.L. Roy, Dy. Director LM (E.O.-II), DDA.
3. PS to Pr. Commissioner (LM), DDA.
4. PS to Commissioner (LM), DDA.
5. PS to DLM-I, DLM (HQ), DDA.

dc

  
 Dy. Director (UC Cell)

ofc  
 18.09.2019

**DELHI DEVELOPMENT AUTHORITY  
UNAUTHORIZED COLONIES CELL**

**Subject: Modified Standard Operating Procedure (SOP) for Delineation of Boundaries of UCs.**

Ministry of Housing and Urban Affairs (MoHUA) has conveyed the constitution of Committee under the chairmanship of Hon'ble Lt. Governor, Delhi vide their OM dated 08.03.2019 for recommending the process for conferring/ recognizing ownership for transfer/ mortgage rights to the residents of unauthorized colonies (UCs) in Delhi. The committee submitted its report to MoHUA. As per Committee's recommendations, the delineation of the boundaries has to be carried out by Survey of India, DDA and Revenue Deptt., GNCTD. The SOP to be followed for the same is given as below:-

1. Clusters of unauthorized colonies within colonies exist in clusters and have expanded such that they are adjacent to each other, common boundaries are to be clubbed together and a separate name is to be given to each cluster of colonies. The base satellite image of 2015 will be used. Survey of India will superimpose the (RWA provided) boundaries of unauthorized colonies given by GSDL. These colonies are based on the satellite image of 2007. The Layout Plan of each RWA maps are geo referenced.
2. After superimposition, unauthorized colonies will be seen as per their status as based on 2015 satellite images. Colonies with common boundaries will be clubbed together wherever possible as it may be difficult to mark boundaries of each colony keeping the names of the colonies same as per the list provided by the GNCTD.
3. The additional built up structures which are outside the already defined boundaries as per 2007 is to be identified and thereafter expanded boundary shall be marked. This will be considered as a cluster/colony expansion and will be given a separate ID (such as XYZ colony extension or ABC cluster extension). It is to be ensured that additional area being added to the RWA provided boundaries should be around 80% built up. (i.e. approximately 80% of such additional plots should be built up). This may be assessed by visual examination by SOI, Revenue Deptt., GNCTD and DDA authorities.
4. As far as possible, boundaries should be fixed at a physical feature, such as road, drain etc, and plots beyond such physical features can be excluded. Further, efforts would be made to straighten out the boundaries, wherever possible.
5. The vacant land falling at the periphery of the boundaries and within the RWA boundaries of unauthorized colonies are to be excluded from the revised boundaries.
6. Lal Dora and Extended Lal Dora land shall be excluded from the boundaries of the UCs. However, expansion of habitation beyond Lal Dora area, into agricultural land can be treated as unauthorized colony.
7. Clusters/Congregations of non-residential use like commercial, industrial, institutional area, godowns etc. to be excluded from the UC boundaries. Mixed use in predominantly residential colonies may be included.

8. Any remotely located built up areas which are not within the boundaries shall not be included within any boundaries. Similarly the colony which is consisting of mostly vacant land shall be marked separately for exclusion from the counting of UCs.
9. The Revenue Staff, from their khasra maps and records shall identify the lands that are under the exclusion category as defined by the Committee. Such land/ area should be excluded from the boundaries. Consequently, colonies falling fully in the excluded categories of land should be marked separately from exclusion from the counting of UCs.
10. DDA officers will identify the hindrances as per the Zonal Plan, Master Plan 2021 and mark the area falling in exclusion category accordingly. Proposed Master Plan Roads to be marked separately.
11. After making the revised clubbed boundaries district wise clusters are to be tabulated and a separate ID is to be given to each cluster i.e. Shahdera 1, Shahdera 2. etc.
12. The Deputy Commissioner, GNCTD shall depute at least a Tehsildar level officer along with concerned Patwari of the respective revenue village. They shall be working as per the schedule given vide notice dated 9/08/2019 from Director SOI, to complete the task in the time bond manner. Tehsildar (GNCTD) will be responsible for overall determination of boundary and the SOI/DDA team (at least Dy. Director, Planning Deptt, DDA) will be the other team members in the drafting work on the satellite image 2015 and superimposition of boundaries of unauthorized colonies.
13. As far as practicable, Vacant plots if found within the Unauthorized colonies shall be identified and marked separately. (It is understood that all vacant plots within an UC will be difficult to identify)
14. Minutes shall be drawn at the end of every day / completion of work and signed by at least Tehsildar (Revenue Deptt, GNCTD), Dy. Director, DDA and SOI representative.
15. All such decision taken to fix boundary and logic/reason behind the same should be recorded in the minutes.
16. **Prioritization:** The colonies where there is likelihood of minimum change in the boundary shall be taken up first.

Sr. No.	District	GNCTD nos. of colony	No. of colonies merged together	Cluster ID number given	Previous area as per LOP	Revised area of colony	Remarks
1	Shahdara	GNCTD No. 1117, Harsh Vihar, Delhi-93	1117, 1118, 791, 1258	Shahdara 1			Some portion is excluded, few added.
		-		Shadara 2			
		-		Shahdara 3			
2							