

HIGH POWERED COMMITTEE OF DDA; ON LANDS

1986-87

HIGH POWERED COMMITTEE – 1986-87

INTERIM REPORT OF THE HIGH POWER COMMITTEE ON PREPARATION OF “INVENTORY REGARDING UNDISPOSED PLOTS, PROPERTIES AND HOUSES” 1986-87.

Delhi Development Authority in its meeting held on 15th April, 1986 constituted a ‘ High Power Committee’ under the Chairmanship of Shri Ram Lal, Member, DDA with EM, FM, Commissioner (Lands), Commissioner (Housing), as members and Director (CP) as Convener. These meetings were not only attended by members but other officers also from time to time. So far, ten meetings on the subject have been taken place and various subject discussed. Results of discussions, findings and conclusions have been given in the following chapters: -

CHAPTER 1	Old Nazul Estates
CHAPTER 2	Colonies Developed by Delhi Improvement Trust
CHAPTER 3	Colonies developed under ‘Large Scale Acquisition Development and Disposal of Land’ (Nazul II)
CHAPTER 4	Commercial Estates
CHAPTER 5	Land Transferred from Ministry of Rehabilitation
CHAPTER 6	Recovery of Damages
CHAPTER 7	Cases under Litigation
CHAPTER 8	Horticulture
CHAPTER 9	Housing
CHAPTER 10	Engineering
CHAPTER 11	Building Department
CHAPTER 12	Resettlement Colonies
CHAPTER 13	Other Properties like Stadia, Inter State Bus Terminus etc.

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CHAPTER NO. 1

OLD NAZUL ESTATE

There are 24 Old Nazul Estates namely; Pahar Ganj, Darya Ganj (North), Darya Ganj (South), G.B. Road, B.B. Road, Bela Estate, I.P. Estate, Chirage North, Chirage South, Jhilmil Tahirpur, Southern Ridge, Naiwala, Jhandelwala, Bagh Rao Ji, Karol Bagh, Jangpura, Aliganj, Arakpur Baghmochi, Shidi Pura, Basti Raghar, Kadam Sharif, Sadar Bazar (North), Sadar Bazar (South) and inside city wall. Initially area of these colonies was 9780 hect. but later on huge chunks of lands were transferred back to Land & Development Officer, Ministry of Urban Development. Now, there is only 1009.5 hect. of land in these 24 Nazul Estates under the control and management of DDA under 1937 Central Government Agreement.

There are 20592 plots of various uses with the following break-up.

Out of 12621 plots, 1443 have been encroached upon and 131 are lying vacant. Details of plots falling in these two categories are as under: -

Action to be taken

- (i) Policy with regard to disposal of 1443 encroached upon plots and 131 vacant plots has to be decided. It is proposed that these plots may be disposed off on the following pattern / terms and conditions.
 - Plots may be disposed off as per land use given in the Master Plan / Zonal Plan / Layout Plan or to be decided by a Committee of 3 or 4 Officers.
 - Premium may be charged as per rates given in Circular No. J-22011/3/80-LD (DD-I) of 21st Oct. 1981 of Ministry of Urban Development.
 - 25% of the premium may be taken in the first installment and the balance 75% in five equated yearly installment.

On the basis of rough calculations, taking average area of each plot 100 sq. mt. and rate of disposal Rs.1000 per sq. mt. for residential and Rs. 3000 per sq. mt. for commercial, on the basis of 50% residential plots and 50% commercial plots the total receipts will be Rs. 32 Crores.

Action to be taken: Comm. (Lands), Finance Deptt. & Director (CP)

- (ii) Policy with regard to the units whose leases have already been expired:

In this category there are 1700 cases whose leases have already been expired or going to be expired within 2 to 3 years. There is a proposal to allot these plots on perpetual lease basis

for 99 years as per land use given in the Master Plan / Zonal Plan / Layout Plan or to be decided by a Committee of 3 to 4 Officers.

Taking the same basis of calculations as in the first category total receipts in this case can also be Rs. 32 Crores.

Action to be taken: Comm. (Lands), Finance Deptt. & Director (CP)

From the above two paragraphs it is clear that from the disposal of encroached upon plots, vacant plots, and the units whose leases have been expired or going to be expired in 24 Nazul Estates a total receipt of Rs. 64 crores can be generated, provided proper action is taken by Land Deptt., Finance Department and City Planning Wing.

CHAPTER NO. 2

COLONIES DEVELOPED BY DELHI IMPROVEMENT TRUST

Delhi Improvement Trust developed many residential estates namely; Kamla Nagar, Jawahar Nagar, Shakti Nagar, Najafgarh Road Industrial Area, Motia Khan Dump Scheme, plots on Asaf Ali Road, Karol Bagh Area and Kirti Nagar Industrial Area etc. A complete list of all these colonies is not available.

Receipts are collected from the following sources: -

- Damages (it has been dealt in a separate chapter).
- By permitting higher intensity of use from residential to residential and from residential to commercial.
- By selling of vacant plots.
- By selling of encroached upon plots.

High Power Committee tried it best to locate the details of properties in these colonies but was not successful. On the basis of very rough calculations a total receipt of Rs. 30 crores can be generated.

Action to be taken: Commissioner (Lands)

CHAPTER NO. 3

COLONIES DEVELOPED UNDER 'LARGE SCALE ACQUISITION DEVELOPMENT AND DISPOSAL OF LAND' (NAZUL II)

So far an area of 19644 hectare has been acquired and placed at the disposal of Delhi Development Authority under Section 22 of Delhi Development Act in the last 25 years. Now Delhi Administration is further acquiring an area of 14000 hect. with a break-up of about 8000 hect. up to September, 1986 and 6000 hect. up to August, 1987. Out of 14000 hect. of land only one third can be used for gainful purposes :

Details of 19644 hect. of land have been given under :-

- Area developed for residential use	:	6204 hect.
- Area developed for district park, playground open spaces.	:	2850 hect
- Area used in resettlement colonies and slum schemes	:	2271 hect.
- Area used in Industrial Estates	:	862 hect.
- Area allotted to other agencies	:	3775 hect.
- Area under litigation	:	1860 hect.

Director (CP) explained that so far, DDA has developed 30 large residential schemes namely; Wazirpur, Lawrence Road, Paschim Puri, Safdarjang, Masjid Moth, Saket, Naraina, Janakpuri, Shankar Road, East of Kailash, Vivek Vihar, Friends Colony, Deshopur, Najafgarh Road, Prasad Nagar, Munirka, Kalkaji, Madangir, Sunlight Colony, Katwaria Sarai, Pitam Pur, Rajouri Garden, Shalimar Bagh, Vikas Puri, Govind Puri, Sheikh Sarai, Rohtak Road, Yamuna Puri and allotment of land to Co-operative Group-I, II, III and IV Societies. DDA has also developed 9 large industrial estates namely; Naraina, Lawrence Road, Jhilmil Colony, Wazirpur, G.T. Karnal Road, Kirti Nagar, Okhla, Mayapuri and Magolpuri, besides allotment of land to 5 Industrial Societies.

Action to be taken

- (i) Lands have been acquired in terms of Khasra No. of various Revenue Estates and have been used for the purpose of development of various colonies. There are left out a pocket on the peripheries of the colonies as well as within the colonies. Details have to be worked out to find out these left out pockets. In this category even if we get 100 hect. of land it will fetch a good amount to the extent of Rs. 50 crores on the basis of 50% useable land, at an average rate of Rs.1000 per sq.mt. and partly commercial and partly residential.

Comm. (Lands) Director (CP)

- (ii) Future requirement of lands

High Power Committee also estimated that there is a need of 1000 hect. developed land per year for various uses namely; residential, commercial, institutional, circulation and for public and semi-public facilities. For the acquisition development and disposal of 1000 hect. of land per year an amount of Rs. 200 crores is required. High Power Committee desired that a programme of planning development and disposal of lands at least for a period of 5 years should be prepared, identifying the location and outline plans.

NAMES OF THE SCHEMES ALREADY IMPLEMENTED BY DDA

A. RESIDENTIAL

SCHEMES ALREADY IMPLEMENTED:

<u>S.No.</u>	<u>Name of the Scheme</u>	<u>Area in hectares</u>
1.	Wazirpur	237.2
2.	Lawrence Road	39.2
3.	Paschim Puri	262.4
4.	Safdarjang	116.4
5.	Masjid Moth	36.8
6.	Saket	122.4
7.	Naraina	62.4
8.	Janakpuri	462.4
9.	Shankar Road	4.4
10.	East of Kailash	85.2
11.	Vivek Vihar	105.6
12.	Friends Colony	15.2
13.	Keshav Pur	12.0
14.	Najafgarh Road	24.8
15.	Prasad Nagar	10.0
16.	Munirka	15.2
17.	Kalkaji	43.2
18.	Madangir (Housing)	17.2
19.	Sunlight Colony (Housing)	1.2
20.	Katwaria Sarai (Housing)	4.4
21.	Pitam Pura	270.0
22.	Pitam Pura (Zome H-5)	266.4
23.	Rajouri Garden	173.6
24.	Shalimar Bagh Block 'A'	79.2
25.	Shalimar Bagh Block 'B'	207.0
26.	Vikas Puri	250.0
27.	Okhla Tenements	62.0
28.	Sheikh Sarai	37.6
29.	Rohtak Road	104.8
30.	Yamuna Puri	83.6
31.	Allotment to Co-op., House Building Societies in Trans Yamuna Area	434.0
32.	Area allotted to Co-operative Societies (Group 1, II, III)	616.4
	TOTAL	4263.2

NAMES OF RESETTLEMENT COLONIES DEVELOPED UP TO 1980

<u>S.No.</u>	<u>Name of Resettlement Scheme</u>	<u>Area in hectares</u>
1.	Tigri	10.4
2.	Pandu Nagar	18.0
3.	Madi Pur	75.6
4.	Hastal	12.0
5.	Nangloi	38.4
6.	Wazirpur	102.8
7.	Seelampur	83.6
8.	Seemapuri	19.2
9.	Sunlight	14.0
10.	Kalkaji	62.4
11.	Srinivaspuri	6.0
12.	Garhi Village	4.0
13.	Madangir	40.0
14.	Moti bagh	5.8
15.	Naraina	26.0
16.	Najafgarh Road	41.6
17.	M.B. Shahdara	34.2
18.	Ranjeet Nagar	4.0
19.	Dakshinpuri Extension	65.37
20.	Khanpur	7.15
21.	Chaukhandi	6.55
22.	Khyala Complex	20.00
23.	Gokal Puri	14.86
24.	Shakarpur Complex	54.03
25.	Nand Nagri	50.58
26.	Sultan Puri	150.72
27.	Mangolpuri	177.73
28.	Hyderpuri	57.87
29.	Jahangir Puri	132.17
30.	Patparganj Complex (Khichripur, Kalyanpuri, Trilokpuri)	168.00
31.	New Seemapuri	17.74
32.	Nangloi	22.00
33.	N.G. Road	13.50
34.	Seelampur Complex	9.80
	TOTAL	1566.47

INDUSTRIAL AREAS

<u>S.No.</u>	<u>Name of the Areas</u>	<u>Areas in hect.</u>
1.	Naraina Phase-I	45.6
2.	Naraina Phase-II	14.0
3.	Naraina Warehousing	14.4
4.	Lawrence Road	78.4
5.	Jhilmil	43.6
6.	Wazirpur	84.0
7.	G.R. Karnal Road	50.0
8.	Kirti Nagar Warehousing	27.2
9.	Okhla Phase-I	147.2
10.	Okhla Phase-II	134.4
11.	Mayapuri Phase-I	59.2
12.	Mayapuri Phase-II	66.4
	TOTAL	----- 764.4 =====

INDUSTRIAL LAND ALLOTTED TO CO-OPERATIVE INDUSTRIAL SOCIETIES

<u>S.No.</u>	<u>Name of the Co-op. Societies</u>	<u>Area in hect.</u>
1.	Mohan Co-operative Industrial Estate	89.6
2.	Rajasthani Co-operative Industrial Estate	16.0
3.	Shahdara Manufacturing Association	18.0
4.	Small Manufacturing Association	14.0
5.	Manufacturers Co-operative Industrial Estate	43.2
	TOTAL	----- 180.8 =====

CHAPTER NO. 4

COMMERCIAL ESTATES

(i) COMMERCIAL UNITS DISPOSED OFF UP TO MARCH, 1986

DDA has so far disposed off 2426 commercial plots including of Cinemas and Hotels in open auction. DDA also disposed off by auction 5987 built-up units including shops / offices / stalls / kiosk, besides allotment of 273 shops to various weaker section of the society, 23 to Ex-servicemen, 37 to Freedom Fighter, 188 to Physically handicapped, 137 to those whose lands were acquired, 92 to Super Bazar, 14 to Delhi State Civil Supplies Corporation and 31 shops / show-rooms to the war-widows for running Gas agencies. DDA has also initiated the self-financing scheme for allotment of commercial flats to the persons who are in need of accommodation. So far, 230 built-up offices units in various schemes of DDA have been allotted under self-financing scheme. It is roughly estimated that in the last 25 years a total sum of Rs. 160 crores has been received as premium: - (to be checked by Finance Department).

(ii) POSITION OF DISPOSAL AND AVAILABILITY OF VARIOUS COMMERCIAL UNITS AS ON 30TH JUNE 1986 AS INTIMATED BY DEPARTMENT OF COMMERCIAL LANDS.

- 4408 developed plots / built-up properties have been disposed off up to March 1986.
- 407 shops / stalls and office units are going to be disposed off on 2,4,7,8,9,10, 11, 14, 17, 18, 22 and 24th July 1986. Advertisements in this regard are published in various newspapers.
- 150 units are reserved for scheduled castes and scheduled tribes by way of tenders. The case is pending in the Ministry of Urban development for directions.
- 225 units have been kept reserved for alternate allotments. The disposal of these units is held up for want of directions from the Ministry of Urban Development.
- 6 Shopping centers with 119 units at Jahangir Puri, Vikas Puri, Shahpur Jat, Anand Apartments, Transport Centre at Rohtak Road and Kalkaji Extn. are with the Finance Department DDA to finalize the rate of disposal.
- 28 units are available with the Director (Commercial Lands) and will be put for auction in the month of August 1986 along with other units subject to handing over by Engineering Deptt. to them.

- Thus, Director (Commercial Lands) will be able to dispose off 5337 developed plots/ built-up units up to August, 1986 and the balance 81 units will be disposed off after getting details from the Engineering Department in 7 Shopping centers at Sukhdev Vihar, Mayur Vihar Phase-II, Shalimar Bagh Block B/A, Shalimar Bagh Block B/P and Janakpuri Block B, pending with them. (to be confirmed by Director (Commercial Lands)).

(iii) PREMIUM WHICH CAN BE COLLECTED WITHIN 6 MONTHS:

- Director (Commercial Lands) stated that out of 4408 developed plots/ built-up units disposed off so far, payments have not been received from 1179 units. Details of these units are available in the Department and a strategy should be formulated.
- Rs. 3.5 crores from the disposal of 150 units which are reserved for Scheduled castes and Scheduled Tribes and from 225 units reserved for alternate allotments.
- Rs. 14 crores from the disposal of 28 units, which are available for disposal with commercial branch.
- Rs. 1 crore from 81 units to be disposed after getting details from Engineering Department. These units are in Sukhdev Vihar, Mayur Vihar Phase-II, Shalimar Bagh Block B/A, Shalimar Bagh Block B/P and Janakpuri Block B.
- Rs. 37 lakhs as balance amount from 36 shops already disposed off in Shalimar Bagh B/Q.
- Rs. 2 crores from 60 units to be disposed in Panchsheel Shopping Centre, which is under stay since 1981.
- A substantial amount from the Fruit & Vegetable Market at Okhla. This is pending due to a decision to be taken between DDA and Delhi Agriculture Marketing Board.
- It was stated that a shopping center in Shahpur Jat was constructed sometimes in 1982 but so far, no details have been made available by Engineering Department. The Chairman of the Committee desired that details may be taken from Engineering Department / Director (Works), Delhi Development Authority.
- Sub Total Rs. 20.87 crores + amount from 1179 units + amount from the units as at Fruit & Vegetable Market, Okhla, shops at Shahpur Jat etc. (to be confirmed by Director (Commercial Lands and Finance Department)).

**(iv) DATA TO BE COLLECTED BY DEPARTMENT OF
COMMERCIAL LANDS**

Department of Commercial Lands was requested to compile the following data: -

- Number of commercial plots and built-up units disposed off by DDA in the last 28 years, scheme wise and year wise.
- Total amount received by disposal of all these plots / units in the last 28 years, scheme wise and year wise.
- Balance amount to be recovered from the units already disposed off. – (Department of Commercial Lands).

(V) PROPOSAL FOR FUTURE:

(A) PHYSICAL PROGRAMME

Director (CP) gave a picture of development of commercial use in Delhi. As per surveys conducted in 1982 there were 1.39 lakh informal shops (without roof) along roadsides and other points of public concentration against 1 lakh organized retail shops in 1600 markets. As per projections made for the end of the century, there is need of construction of 34.72-lakh sq. mtr. Of commercial space within Delhi Urban Area - 1981 and 28.44 lakh sq. mtr. commercial space in Urban extensions i.e. a total of 63.16 lakh sq. mtr. In a period of 15 years. This gives an average of construction of 3.5 lakh sq. mtr. Commercial space per year for a period of 15 years against an achievement of only 24,000 sq. mtr. per year. During the last 25 years, DDA was able to develop only 6 lakh sq. mtr. commercial space in Nehru Place, Rajendra Place, Bhikaji Cama Bazar, Janakpuri, Laxmi nagar and Shivaji Place District centers and in 30 Community Centers, 88 Local Shopping Centers and few hundreds of Convenient Shopping Centers. In view of Delhi's requirement for commercial space up to the end of the century 14 District Centers in Urban limits - 1981 and 6 to 8 District centers in Urban extensions as details given at the end of this Chapters have to be developed in a total area of 622 hect. besides 82 Community Shopping Centers in urban area and 40 Community Shopping Centers in Urban Extensions, hundreds of Local Shopping Centers and thousands of Convenient Shopping Centers.

(B) FINANCIAL OUTPUT

With the supply of 3.5 lakh sq. mtr. of commercial space per year a surplus of Rs. 70 crores can be generated on the basis at the rate of Rs. 2000 per sq. mtr.

<u>S.No.</u>	<u>District Centre</u>	<u>Area in Hect.</u>
1.	Nehru Place	38.20
2.	Rajendra Place	9.31
3.	Bhikaji cama Place	14.16
4.	Janakpuri	14.97
5.	Laxmi Nagar	12.95
6.	Shivaji Place	22.60
7.	Jhandelwala	12.97
8.	Saket	23.00
9.	Rohtak Road	28.00
10.	Paschim Vihar	13.00
11.	Wazirpur	31.00
12.	Shalimar Bagh	10.00
13.	Jahangir Puri	24.00
14.	Khyber Pass	14.00
15.	Dilshad Garden	11.00
16.	Eastern Yamuna Canal	12.00
17.	Shahdara	9.00
18.	Mayur Vihar	16.00
19.	Rohini	45.00
20.	Mangol Puri	21.00
21.	Auchandi Road	18.00
	Sub-Total	400.16
	Urban Extension	347.00
	GRAND TOTAL	747.16

CHAPTER NO.5

LANDS TRANSFER FROM MINISTRY OF REHABILITATION

In 1967 the Cabinet approved the proposal of transfer of unutilized lands from the Department of Rehabilitation to Delhi Development Authority as a part of policy of 'large scale acquisition, development and disposal of lands'. After various meetings, finally, DDA agreed to take over these lands on the basis of "As is where is" on payment of Rs. 30 crores subject to conditions laid down in letter No. 4 (19)/78-SSII (Vol. II) of 2nd September, 1982 (Appendix No.1). Main points of the letter have been given under: -

- (i) The Proposal has been approved by the Cabinet vide Case No. 14/2/67 dated 17th January 1967.
- (ii) The Ministry of Supply & Rehabilitation has conveyed the sanction of the President of India vide this letter of 2nd Sept., 1982 to transfer the following pockets with the position of lands, on 2nd Sept., 1982.
 - 121.23 Acres of lands surveyed and developed.
 - 432.21 Acres of lands surveyed but undeveloped.
 - 25.30 Acres of lands un-surveyed but developed.
 - 374.31 Acres of lands un-surveyed and undeveloped
 - **Grand Total: 953.05 Acres.**
- (iii) The Delhi Development Authority shall pay to the Department of Rehabilitation a sum of Rs. 30 crores in three equal installments. The first installment of Rs. 10 crores will be paid by 31st October 1982, the 2nd installment by 31st October 1983 and the third installment by 31st October 1984.
- (iv) Transfer of land shall take effect on the payment of the first installment of Rs. 10 crores.
- (v) The Delhi Development Authority shall maintain, develop and dispose of these lands under the provision of Delhi Development Act.

PRESENT POSITION AS ON 31ST MARCH, 1986

As information supplied by the Lands Department, DDA, 743 pockets situated in 33 Colonies in a total area of 404.83 acres have been transferred from the Ministry of Rehabilitation to DDA as details given in (Appendix No.2); but after getting detailed physical surveys and totaling up the pockets by City Planning Wing of DDA, it is found that the total lands transferred is 503.9 acres i.e. more by 99 acres as intimated by the Lands Department of Delhi development Authority. This requires further checking between the two departments. However, economics have been worked out taking the figure of 503.9 acres as calculated by City Planning Wing.

ECONOMICS OF THE SCHEME

Economics of the scheme have been worked out by dividing the entire proposition into following three parts: -

- A: Pockets which have been planned and most of the plots have been disposed off by the DDA (Appendix No.3).
- B: Pockets which are yet to be planned but mostly encroached upon. (Appendix No.4).
- C: 399.61 acres of lands which have so far not been transferred. (No details are available).

In this interim report, economics have been given only pockets falling in category A & B. Economics of the pockets falling in Category-C will be worked out at a later stage.

Assuming that 503.9 acres of lands have been transferred by the Ministry of Rehabilitation to D.D.A. then total premium to the extent of Rs. 15.68 crores should have been paid against Rs. 16 crores already paid. This is a marginal difference.

It is clarified that further amount should not be paid to Ministry of Rehabilitation till the balance lands i.e. 499.15 acres are transferred to D.D.A.

**ECONOMICS OF THE POCKETS WHICH HAVE BEEN PLANNED AND MOST OF
THE PLOTS HAVE BEEN DISPOSED OFF
[DETAILS GIVEN IN APPENDIX NO. 3]**

Details regarding actual receipts should have been collected from the Land Branch / Accounts branch, but in the absence of records available, economics have been calculated taking rate of disposal of residential and commercial plots as given in Circular No. J-22011/3/80-LD (DD-I) of 21st October 1981 of Ministry of Works & Housing.

As per rates given in the schedule of 21st October 1981 for residential and commercial plots, a total amount of s. 32.6 crores with a break-up of Rs. 18.4 crores from the residential plots and Rs. 14.3 crores from the commercial plots should be collected. Details of the calculations colony wise has been given in (Appendix No.5).

**ECONOMICS OF THE POCKETS WHICH ARE YET TO BE PLANNED BUT
MOSTLY ENCROACHED UPON
(DETAILS HAVE BEEN GIVEN IN APPENDIX NO. 4)**

Economics have been calculated based on the following points: -

- (i) Pockets which are under permanent encroachment will be disposed of on the rates as prescribed by L & D.O. in their schedule of 1981.

Accordingly probable receipts will be Rs. 23.95 crores.

- (ii) An area of 55.79 acres has already been used/disposed off by the Delhi Development Authority.

No receipts from this has been added in the economics of the proposal.

- (iii) An area of 4.29 acres is under encroachment by Jhuggie. It has been assumed that these jhuggies will be shifted and plots will be sold as per use in the Master Plan/Zonal Plan on the rates as given in L & D.O. Schedule of 1981.

From this receipt of Rs. 1.43 crores can be received.

- (iv) An area of 21.59 acres has been used for Community facilities in terms of Community Hall, Barat Ghar, Primary Schools etc., mostly run by Government.

Receipts from these institutions will also be collected but in the economics no amount has been added.

- (v) An area of 43.71 acres is lying vacant and can be disposed off as per land use in the Master Plan / Zonal Plan on the rates given in the L & D.O. Schedule, 1981.

From this, a receipt of Rs. 17.68 crores can be made available.

- (vi) A sizeable area to the extent of about 40% i.e. 133.84 acres is under dispute or being used as Zonal Greens.

From the pockets, for the time being, no receipts will be available but later on receipts will be made available, after disputes are settled.

On the above basis and assumptions and on the rates as prescribed by the L & D.O. in the Schedule of 1981, total receipt of Rs. 43.07 crores can be made available.

CONCLUSIONS AND RECOMMENDATIONS

- (i) Out of 953.05 acres of lands to be transferred by the Ministry of Rehabilitation to Delhi Development Authority, only 503.98 acres of lands has been taken over.
- (ii) DDA should pursue the Ministry of Rehabilitation for the transfer of balance i.e. 499.15 acres of lands, after checking usefulness of various pockets.
- (iii) Out of 503.0 acres taken over from the Ministry of Rehabilitation, an area of 133.84 acres is either under dispute or being used as Zonal Green. Details of these pockets should be worked out and the pockets, which are not being used as green, should be used for gainful purposes, as per prescribed land use.
- (iv) An area of 21.59 acres is being used for community facilities by the Municipal Corporation of Delhi. Premium for these lands should also be charged from the concerned departments.
- (v) Total amount from pockets already in DDA's possession and given in paragraph 4 & % will be Rs. 32.6 crores + 43.07 crores = Rs. 75.13 crores against a payment of Rs. 16 crores paid to Ministry of Rehabilitation and cost of development, if any.
- (vi) All these pockets transferred or to be transferred to D.D.A. should be declared as "DEVELOPMENT AREAS OF D.D.A." under Section-12 (i) of Delhi Development Act.
- (viii) Power to approve the layout plans of all these pockets may be delegated to the Vice-Chairman, Delhi Development Authority.

**No. 4 (19)/78-SS.II (Vol.II)
Government of India
Ministry of Supply and Rehabilitation
(Government of Rehabilitation)**

Jaisalmer House, Mansingh Road,
New Delhi dated 2nd Sept., 1982

To

The Vice-Chairman,
Delhi Development Authority,
Vikas Minar, Indraprastha Estate,
New Delhi-110 002

Sub:- Transfer of unutilized lands within the urban/ urbanisable limits of Delhi / New Delhi under the charge of the Department of Rehabilitation to the Delhi Development Authority,

Sir,

1. I am directed to say that in 1967, the Cabinet approved the proposal of the Ministry of Works & Housing regard to large-scale acquisition and development and disposal of land in Delhi (vide case No. 14/2/67, dated the 17th January, 1967) that inter-alia provided that unutilized lands wit the Department of Rehabilitation within the urbanisable limits of Delhi should be transferred to the Delhi Administration at market value on negotiated basis to be fixed by the Department Rehabilitation. It was considered that since the Delhi Administration itself was transferring all its lands to the Delhi Development Authority, the lands in question should be transferred direct to the Delhi Development Authority in consultation with the Ministry of Works & Housing.
2. Negotiations were held with the Ministry of Works & Housing and the Delhi Development Authority to arrive at a mutually agreed cost formula. The Delhi Development Authority has agreed to take over these lands on 'as is where is' basis on payment of Rs.30 crores.
4. I am accordingly to convey the sanction of the President to transfer of unutilized lands (both developed and undeveloped) measuring approximately 20 acres to the Delhi Development Authority on payment of Rs. 30 crores, subject to the conditions laid down in paras 4 to 7 below. The broad details of the surveyed and un surveyed lands are given in Annexure 'A' based on the result of the joint survey carried out by

this Department and the Delhi Development Authority from 1978 onwards in respect of the surveyed colonies and on the basis of this Department's record in respect of un surveyed colonies. There are likely to be some omissions / variations in the areas shown against different colonies. The exact area transferable to the Delhi Development Authority under this sanction will be as per physical handing over / taking over of the lands. Rs. 30 crores has been agreed as a package deal and this amount shall not be charged if the variations are found in the actual area of the land either on plus or minus side.

4. Where The Department of Rehabilitation is required to allot / transfer some land in pursuance of the existing or future judgments of the Courts, Arbitrators, Tribunals etc., such cases / judgments will be fully honored / implemented by the Delhi Development Authority.
5. If any case of commitment made by the Department of Rehabilitation comes to the notice later on, such cases will be examined on merits and decided in consultation with the Delhi Development Authority.
6. The Delhi Development Authority shall pay to this Department a sum of Rs. 30 crores (Rupees Thirty Crores) only in three equal installments. The first installment of Rs.10 crores will be paid by the Delhi Development Authority by 31st October 1982 and the subsequent installments will be paid by 31st October 1983 and 31st October 1984. In default, the Delhi Development Authority will be liable to pay interest for the unpaid amount at the rate fixed by the Central Government from time to time.
7. Full particulars of the land, the broad details of which are given in Annexure 'A' and 'B', together with sketch plans etc., will be furnished by the Deputy Chief Settlement Commissioner (M) to the Delhi Development Authority within a period of two months from the date of issue of this sanction. The Delhi Development Authority shall render all assistance to ensure speedy process of handing over / taking over the lands and for preparing the sketch plan.
8. The transfer of the lands in question shall take effect on the payment of first installment of Rs. 10 crores. The Delhi Development Authority shall maintain, develop and dispose off these lands under the provisions of the Delhi Development Act.
9. The payment to be made by the Delhi Development Authority under this package deal will be made to the Department by way of a Demand Draft drawn in favour of 'Deputy Controller of Accounts (Rehabilitation), New Delhi' for being credited under the following head.

088-Social Security and Welfare – Relief and Rehabilitation of Displaced Persons – Displaced Persons from former West Pakistan – Receipts forming part of the Compensation Pool – Receipts on account of Acquired Evacuee Properties and justifiable by the Deputy Controller of Accounts (Rehabilitation), New Delhi.

10. This sanction issues with the concurrence of the Finance Branch vide their U.O. No. 2510/Fin./82, dated 02.09.1982.

Yours faithfully,

Sd/-

(M.K. KANSAL)

UNDER SECRETARY TO THE GOVT. OF INDIA

TEL: 381540

Copy forwarded to: -

1. Ministry of Works & Housing, Nirman Bhawan, New Delhi.
2. The Lt. Governor, Raj Niwas Marg, Delhi.
3. The Secretary, Lands & Building Department, Delhi Admn., I.P. Estate, New Delhi.
4. The Land & Development Officer, Nirman Bhawan, New Delhi.
5. The Commissioner, Municipal Corporation of Delhi. Town Hall, Delhi.
6. The Secretary, New Delhi Municipal Committee, New Delhi.
7. The Deputy Controller of Accounts, Department of Rehabilitation, New Delhi
8. The Director of Audit, Commerce, Works & Miss., New Delhi.
9. Finance Branch – Department of Rehabilitation
10. Budget & Accounts Section - Department of Rehabilitation

Copy also forwarded to: -

Dy. CSC (M)/ ASC (GBP)/AE (V)/SO (GBP)/MO (GBP)/AO (P)

**DETAILS OF LANDS IN VARIOUS REHABILITATION
COLONIES ALREADY SURVEYED**

DEVELOPED LANDS

<u>S.No.</u>	<u>Name of Colony</u>	<u>Total No. of Plots / Pockets</u>	<u>Total Area in Square Yards</u>
1.	Jangpura A, B & Ext.	29 plots 17/46 pockets	37274
2.	Defence Colony	13 Plots 11/24 pockets	52205
3.	Nizamuddin (East & West)	8 Plots 6/14 pockets	30345
4.	Lajpat Nagar I & II	12 Plots	3182
5.	Vinoba Puri	21 Plots 11/24 pockets	14445
6.	Lajpat Nagar-IV	6 Plots 101/18 pockets 2 Pockets	100733
7.	Lajpat Nagar-V	2 Pockets 11/24 pockets	29739
8.	Khanna Market	2 Pockets	6388
9.	Aliganj	14 pockets	5499
10.	Kalkaji	88 Plots 10/98 pockets	162427
11.	Ramesh Nagar	36 Plots 11/47 Pockets	38776
12.	Tilak Nagar	1 Plots 9/10 pockets	120772
13.	Tihar-I	19 pockets	24801

14.	Tihar-II	2 Plots 15/17 pockets	18125
15.	Moti Nagar	9 pockets	51800
16.	Industrial Area Kirti Nagar	2 pockets	4908
17.	Patel Nagar (East, South & West)	4 plots 21/25 pockets	32457
18.	Old Rajinder Nagar	6 pockets	9633
19.	New Rajinder Nagar	16 plots 12/28 pockets	81235
20.	Malka Ganj	4 pockets	9856
21.	Vijay Nagar (Single Storey)	4 pockets	8608
22.	Vijay Nagar (Double Storey)	6 pockets	2633
23.	Hakikat Nagar	7 pockets	4146
24.	Shahdara (Kastuba Nagar)	8 pockets	39031
25.	Andha Mughal	9 pockets	7263
26.	Gulabi Bagh	1 pockets	1179
27.	Mall Road	1 pockets	764
28.	Motia Khan	3 pockets	164
29.	Bharat Nagar	8 pockets	8897
30.	Indira Nagar	5 pockets	5891
31.	Malviya Nagar	18 plots	12286
	Total	----- 256 plots 233/489 pockets -----	----- 9,25,552 or 191.23 Acres -----

UNDEVELOPED LANDS

<u>S.No.</u>	<u>Name of Locality</u>	<u>Total land area in Acres</u>
1.	Jangpura A,B & Ext.	13.58
2.	Defence Colony	3.48
3.	Lajpat Nagar I & II	17.10
4.	Lajpat Nagar-V	19.85
5.	Tihar-I	5.82
6.	Tihar-II	10.40
7.	Industrial Area Kirti Nagar	51.05
8.	Patel Nagar - East, West & South	10.40
9.	Kalkaji	84.32
10.	Malviya Nagar	216.21
	Total	432.21

**DETAILS OF LANDS IN REHABILITATION COLONIES NOT YET SURVEYED
(DEVELOPED LANDS)**

<u>S.No.</u>	<u>Name of Colony</u>	<u>Total No. of Plots/pockets</u>	<u>Total Area in sq. yards</u>
1.	Gandhi Nagar	366 plots	37100
2.	Gur Ki Mandi	4 plots 1/5 pockets	2117
3.	Narola	14 plots	7567
4.	Sarai Rohilla	4 plots	673
5.	Chittaranjan Park	6 pockets	75020
	Total	388 plots 7 pockets	122477
		395	25.3 Acres

(UNDEVELOPED LANDS)

<u>S.No.</u>	<u>Name of the Colony</u>	<u>Total Land Area in Acres</u>
1.	Gandhi Nagar (Jhil Kuranja)	97-60
2.	Gur Ki Mandi	4.00
3.	Sarai Rohilla	6.96
4.	Narela	44.75
		153.31

URBAN VILLAGES

<u>S.No.</u>	<u>Name of the Village within Urban or Urbanized Limit in Delhi</u>	<u>Approximate Area in Acres</u>
--------------	---	----------------------------------

I	Lado Sarai (Pulpchlad)	45
---	------------------------	----

II	Trans Yamuna Area	
----	-------------------	--

<u>S.No.</u>	<u>Name of Village</u>	<u>Approximate Area</u>		<u>No. of Kh.</u>
-----	-----	----- <u>Bighas</u>	----- <u>Bisuas</u>	-----
1.	Chadrawali alias Shahdara	392	02	18
2.	Seelampur	12	04	5
3.	Khureji Khas	220	02	98
4.	Uldhanpur	40	03	35
5.	Saqdarpur	173	12	66
		----- 846	----- 03	----- 222
		=====	=====	=====

OR 176 Acres

The above figures are subject to physical verification.

**DETAILS OF LANDS RETAINED BY THE DEPARTMENT OF REHABILITATION
BEING COMMITTED CASES**

1. Malviya Nagar Colony

Lands transferred to Rehabilitation Ministry Employee's Co-operative House Building Society Limited.

Name of the Village

Khasra Numbers

Sarai Sahji

220/74; 76-min; 79- min; 80,81,82-min,
139/84; 88; 89; 90; 91; 92-min; 94-min;
95,96, 97-min, 98-min, 173/99-min, 174/99,
176/100, 177/100, 101-min; 154/102-min;
141/04, 140/04, 155/102-min, 103-min, 93.

Begumpur

361/171, 362/171-172/1; 362/171-172/2;
360/170-171; 359/170/1; 359/170/2; 180,
182, 352/101, 351/181, 185, 186, 107, 108,
181, 453/192, 452/192, 191, 190, 193, 442/
348/178/1, 443/340/179-min; 196-min, 194;
302/287/209, 303/287/209; 207, 205, 297/209,
297/208, 298/208, 288/209, 347/148, 363/172/1,
166, 312/210, 313/210,
314/210, 211, 334/206, 336/206, 364/172, 154-
min, 156-min, 163, 164, 183, 184, 371 to
374/217, 216, 215, 220, 214, 408/213,
409/213, 300/212 and 225.

Village Patti Samil Sarai

182 to 187/2-min, 1,12,15, 13-min, 11-min,
10, 29-min, 61; 128-129/62, 67, 68, 69, 64,
71, 72, 73, 74, 126/70-min; 75-min; 76, 77-min,
78, 79, 80, 81, 14,5, 02, 65, 143/134/
66,163/135/66; 164/135/66; 180/137/3;
181/137/3,4; 27; 165/6-7; 167/22-25 and 166/
16-21.

Total Land Area: 60 Acres

=====

Kalkaji Colony

Land opposite to Delhi Admn., Flats, Near
Cycle Equipment Company

Area 10.25 Acres

**Basai Darapur
(Najafgarh Road)**

Urban land Khasra No. 3148/2039/981
under litigation **Area 2.5 Acres**

**Malviya Nagar
(Khirki Village)**

About 78 acres (under litigation) -
Appeal filed by Department of Rehabilitation is
pending in High Court.

LAND TAKEN OVER FROM MINISTRY OF REHABILITATION

S.No.	Name of the Colony	Nos. of Sites	Area in acres sq. yards
1.	Malviya Nagar	20	3.512 acres
2.	Kirti Nagar	8	52.064 acres
3.	Ramesh Nagar	40	2.365 acres
4.	Tihar-I	22	10.730 acres
5.	Defence Colony	24	13.785 acres
6.	Old Rajinder Nagar	7	2.000 acres
7.	Nizamuddin East & West	15+ 2 = 17	6.329 acres 0.083 acres
8.	New Rajinder Nagar	22	20.390 acres
9.	Jangpura	25	21.986 acres
10.	Khanna Market	1	1.320 acres
11.	Ali Ganj	9	0.848 acres
12.	Patel Nagar	16	4.764 acres
13.	Tilak nagar	10	23.953 acres
14.	Gandhi Nagar	282	12.636 acres
15.	Lajpat Nagar I & II	22	17.981 acres
16.	Lajpat Nagar II (Vinoba Puri)	22	2.904 acres
17.	Lajpat Nagar IV	17	17.534 acres
18.	Lajpat Nagar V	5	25.990 acres
19.	Kalkaji	101	116.358 acres
20.	Motia Khan	2	106.000 yards
21.	Hakikat Nagar	7	4146.000 yards
22.	Indra Nagar	5	1.258 acres
23.	Vijay Nagar (D.S.)	6	2633 yards
24.	Vijay Nagar (S.S.)	4	1.778 acres
25.	Tihar-II	15	13.800 acres
26.	Path Hanu Sarai (M.N.)	1	7.540 acres
27.	Kasturba Nagar (Shahdara)	8	8.066 acres
28.	Gulabi Bagh	1	1179 sq. yards
29.	Bharat Nagar	8	1.838 acres
30.	Andha Mughal	9	1.500 acres
31.	Malka Ganj	4	1.964 acres
32.	Moti Nagar	6	7.727 acres
TOTAL		743	404.83 acres

APPENDIX- 5

		Rate (Rs.)
1.	Nizamuddin	
	(a) Residential: -	
	Plotted Development: 1718.47 sq.m. = 0.42 acres @ 1600/- sq.m. =	Rs. 27,29,552.00
2.	Khanna Market	
	(a) No Residential	
3.	Lajpat Nagar (I & II)	
	(a) Residential: -	
	Plotted Development: 2693.03 sq.m. = 0.66 acres @ 1200/- sq.m. =	Rs. 32.31.636.00
4.	Vinobha Puri	
	(a) Residential: -	
	Plotted Development : 2966.28 sq.m. = 0.73 acres.	
	Group Housing : 2579.35 sq.m. = 0.63 acres.	
	Total :	: 5545.63 sq.m. = 1.36 acres 1200/-sq.m = Rs. 66,54,755.00
5.	Malviya Nagar	
	(a) Residential :-	
	Plotted Development : 2882.39 sq.m. = 0.71 acres @ 1200/0 sq.m. =	Rs. 34,58,868.00
6.	New Rajender Nagar	
	(a) Residential :-	
	Plotted Development : 38445.17 sq.m. = 9.5 acres @ Nil per sq.m. =	NIL
	+ 16511.18 sq.m. = 4.08 acres. =	
	55002.96 sq.m. = 13.58 acres = @ 1600/ sq.m =	Rs.2,64,17,900.00
7.	Old Rajender Nagar	
	(a) Residential :-	
	Plotted Development : 187.20 sq.m. = 0.04 acres @ 1600/- sq.m. =	Rs. 2.99,520.00
8.	Patel Nagar	
	(a) Residential	
	Plotted Development : 2366.53 sq.m. = 0.58 acres @ 1600/ sq.m. =	Rs. 37,86, 448.00
9.	Lajpat Nagar - IV	
	(a) Residential	
	Plotted Development : 2776.96 sq.m. = 0.68 acres	
	Group Housing : 2216.97 sq.m. = 0.54 acres	
	Total	: 4993.93 sq.m. = 1.22 acres @ 1200/- sq.m. = Rs. 59,92,715.00

10.	Jangpura		
(a)	Residential		
	Plotted Development :	5176.57 sq.m. = 1.28 acres	
	Group Housing :	4216.00 sq.m. = 1.04 acres	
	H.H.F. (Staff Qtrs) :	4052.10 sq.m. = 1.00 acres	

	Total :	13444.67 sq.m. = 3.32 acres @ 1200/ sq.m. =	Rs. 1,61,33,604.00

11.	Kalkaji		
(a)	Residential		
	Plotted Development :	85020.24 sq.m. = 21.0 acres	
	(out of which 8178.14 sq.m. Net = 76842.10 sq.m. = 18.98 acres =		Rs. 9,22,10,520.00
	or 2.02 acres had already been sanctioned)		
	Group Housing :	64274.79 sq.m. = 15.88 acres	
	(out of which 45384.61 sq.m. Net = 18890.18 sq.m. = 4.67 acres =		Rs. 2,26,68,215.00
	or 1.21 acres is under S.F.S.)		

	Total :	149295.03 sq.m. 36.88 acres	Rs. 11,48,78,735.00
		@ Rs.1200/-sq.m.	
		-----	-----

Note: - In case of Kalkaji, Plotted Development is 85020.24 sq.m. out of which 8178.14 sq.m. had already been auctioned hence the net land with us is 76842.10 sq.m. whose value is Rs.9,22,10,520/-.

Similarly in Group Housing (Kalkaji) total land is 64274.79 sq.m. out of which 45,384.16 sq.m. had already been used in S.F.S. hence the net land with us is 18,890.18 sq.m. whose value is Rs. 2,26,68,215/-.

Total Value = Rs. 18,36, 03,733/-

Rate (Rs.)

1.	Nizamuddin b) Commercial	: 9402.36 sq.m. = 2.32 acres @ 4800/ sq.m.	:	Rs. 4,51,31,328.00
2.	Khanna Market b) Commercial	: 5332.00 sq.m. = 1.32 acres @ 2000/- sq.m.	:	Rs. 1,06,64,000.00
3.	Lajpat Nagar (I & II) b) Commercial	: 648.63 sq.m. = 0.16 acres @ 2400/- sq.m.	:	Rs. 15,56,712.00
4.	Vinobha Puri b) Commercial	: 1443.30 sq.m. = 0.36 acres @ 2400/- sq.m.	:	Rs. 34,63,920.00
5.	Lajpat Nagar (IV) b) Commercial	: 2314.66 sq.m. = 0.57 acres @ 2400/ sq.m.	:	Rs. 55,55,184.00
6.	Malviya Nagar b) Commercial	: 8270.75 sq.m. = 2.04 acres @ 2400/- sq.m.	:	Rs. 1,98,49,800.00
7.	New Rajender Nagar b) Commercial	: 1779.64 sq.m. = 0.44 acres @ 4800/ sq.m.	:	Rs. 85,42,272.00
8.	Old Rajender Nagar b) Commercial	: 2719.02 sq.m. = 0.67 acres @ 4800/ sq.m.	:	Rs. 1,30,54,272.00
9.	Patel Nagar b) No Commercial		:	Nil
10.	Jangpura b) Commercial	: 1850.06 sq.m. = 0.46 acres @ 2400/- sq.m.	:	Rs. 44,40,144.00
11.	Kalkaji b) Commercial	: 12714.62 sq.m. = 3.14 acres @ 2400/- sq.m.	:	Rs. 3,05,15,088.00

TOTAL : **46475.04 SQ.M. 11.48 Acres** : **Rs. 14,27,72,720.00**

Grand Total : Residential : Rs. 18,36,037.33
Commercial : Rs. 14,27,727.20
Rs. 32,63,764.53

CHAPTER NO. 6
RECOVERY OF DAMAGES

i) BACKGROUND

Damages are being levied on the squatters who are in unauthorized occupation of land under the control of management of the Authority. The assessment of damages is made against squatters under Section 7 (2)/Public Premises (eviction of unauthorized occupants Act, 1971) as per rates approved by the Authority from time to time.

The system of collection of damages started from 01.02.1952. Rates applied in this regard from time to time up to 1979 were as under: -

Item	Pre 1960	Post 1960
- Rate per 100 sq.yd. per month for residential use.	Rs. 5 to Rs. 15/-.	Rs. 10 to Rs. 30/-.
- Rate per 100 sq.yd. per month for commercial use.	Rs.22.50 to Rs.60/-.	Rs. 45 to Rs. 120/-.

Ministry of Urban Development vide their office order No. 5/80(LDO)/5(9)/80-CDN dt. 23.01.1980 revised the rates of damages with effect from 01.04.1979. These rates are many times adopted earlier up to 1979. Schedule of rates as intimated by Ministry of Urban Development vide their order of 23.01.1980 has been placed at Appendix No.1 along with DDA Resolution No. 75 of August, 1986.

ii) STATEMENT OF ASSESSMENT & RECOVERY

Following is the statement of assessment and recovery of damages for the year 1979-80 to 1984-85 and onward.

**STATEMENT SHOWING THE ASSESSMENT & RECOVERY OF DAMAGES FOR
THE YEAR 1979-80 TO 1984-85 ONWARDS**

YEAR	AMOUNT ASSESSED (Rs.)	RECOVERY AMOUNT (Rs.)
1979-80	28,82,204.17	14,29,284.77
1980-81	34,01,167.28	12,18,940.24
1981-82	20,02,298.76	10,51,752.69
1982-83	15,37,812.08	5,40,007.18
1983-84	1,02,26,838.49	14,92,984.32
1984-85	62,11,223.33	8,33,090.39
1985-86	78,12,205.73	14,20,765.86
	----- 3,40,73,743.00 -----	----- 78,86,825.00 -----

iii) ARREARS OF DAMAGES

Accounts Department also calculated that there is a total arrears of Rs. 3.28 crores with the break-up as given under: -

From Nazul I Accounts	Rs. 2.38 crores
From Nazul II Accounts	Rs. 74.50 lakhs
From Ex-Lessee	Rs. 14.96 lakhs

iv) PROPOSALS OF COLLECTION OF DAMAGES

It is roughly estimated that damages can be levied on 35,000 units in comparison to present 8,744 unauthorized confirmed encroachers against whom the demand of damages is confirmed. It means that there are about 4 times encroachers than listed by damage section.

The rate of damages varied from time to time and during the last 5 years there are few contradictory orders and as such recovery has not been to the extent as should have been

damages on these 35,000 units can be to the extent of Rs.6.72 crores, if calculated based on following three parameters.

- An average rate of Rs.1/- per sq. mtr. per month for residential and Rs.4/- per sq. mtr. per month for commercial, which are reasonable rates and is expected to be agreed by the public;
- Average area of each unit is 100 sq. mtr.
- Out of 35,000 units, 80% are residential and 20% commercial.

On the above three parameters total damages which can be collected per year will be $35000 \times 80\% \times 100 \times 12 + 35000 \times 20\% \times 4 \times 100 \times 12 = \text{Rs. } 6.72 \text{ crores.}$

With such a high variation in demand and supply it is felt that some system should be evolved to escalate the recovery of damages. Following recommendations are made: -

- (i) Survey of 35,000 units should be conducted in terms of location of each, Name & address, use at the site, size of the property and encroached since when. This should be done in a period of two months by putting about 50 additional persons by Lands branch.
- (ii) It is recommended to create 4 more units of Estate Officers each with a staff of 1 damage collector, 1 process server, 1 assessment clerk, 1 peon, 1 steno, 1 reader and 1 Ahlmat.
- (iii) One more vehicle may be attached to the unit.

REGULARISATION OF PROPERTIES

1. Properties should be regularized subject to the following conditions: -
 - Land use as per Master Plan/Draft Zonal Plan/ Layout Plan by commonsense of the planners.
 - Right of way of the road.
 - Major important green area
 - Area required for public and semi-public facilities or for a project.

2. Premium should be charged at the rate of prescribed by L & DO, Ministry of Urban Development, on the following mode:
 - 25% outright.
 - 25% after one year.
 - Balance in 5 equated yearly installments.

A rate of interest of 18% may be charged from defaulters.

Rates in most of the cases has to be a arithmetic mean of residential and commercial i.e. based on mixed land use pattern.

3. On the above basis, total premium from 35000 properties each with an average area of 100 sq. mtr. at the average rate of Rs.1000/- per sq. mtr. will be Rs. 350 crores.

After leasing these properties, an amount of Rs.350 crores will be received as premium and a Ground rent @ 2.5% = 8.75 crores per year.

The case is put up for consideration.

CHAPTER NO. 7

CASES UNDER LITIGATION

Chief Legal Adviser, and Director (Lands Management) have compiled lists of following two types of cases: -

- 707 cases concerning to lands placed at the disposal of DDA under Section 22 of Delhi Development Act.
 - 50 cases concerning to lands after Section 6 of Land Acquisition Act as details supplied by Deputy Commissioner, Delhi vide his letter of 16.06.1986.
1. Cases of lands after placing it under Section 22 of Delhi Development Act.
 - 366 cases in Lower Courts with a break-up of 22 in 1981, 62 in 1982, 55 in 1983, 44 in 1984, 166 in 1985 and 17 in 1986.
 - There are 345 cases in High Court with a break-up of 53 in 1981, 70 in 1982, 98 in 1983, 28 in 1984, 69 in 1985 and 25 in 1986.
 2. Details of Stay Orders after putting the lands under Section 6 of Land Acquisition Act, as supplied by Deputy Commissioner of Delhi vide his letter of 16.06.1986.

S.No.	Name of Village	Area in Bigha / Biswa
1.	Okhla	129-03
2.	Kilokri	3-3
3.	Tughlakabad	145-17
4.	Khizrabad	1-17
5.	Lado Sarai	14-12
6.	Jasola	157-3
7.	Pulpehlad	50.3
	Sub-Total	502-10

S.No.	Name of Village	Area in Bigha / Biswa
1.	Mehrauli	326-03
2.	Sultanpur	3-17
3.	Rangpuri	115-14
Sub-Total		445-14
1.	Gazipur	195-17
2.	Rajpur Chawni	24-9
3.	Alipur Road Civil Station	10-14
4.	Malikpur Chawni	11-10
5.	Wazirabad	255-10
6.	Golcha Theatre	3-9
7.	Triha Behram Khan	2-3
8.	School Lane	0-15
9.	Tolstoy Marg	0-11
10.	Kothi No.2	2-1
11.	96 Babar Road	0-17
12.	Karol Bagh	1-0
13.	Chowki M. Bad	64-13
14.	Shaelhore Khurd	31-0
15.	Chabehawali Shahdara	176-3
16.	Jhilmil Tahirpur	20-16
17.	Basai Darapur	104-9
18.	Khurji Khas	10-9
19.	Khanour Raya	1-2
20.	Kondli	51-03
21.	Gharoli	241-19
22.	Karkardooma	301-9
23.	Mandavali Fazalpur	134-13
Sub-Total		1646-8
1.	Azadpur	3-0
2.	Shakarpur	12-14
3.	Naharpur	97-19
4.	Samaipur	14-6
5.	Sahipur	3-09
6.	Dhaka	39-09
7.	Bharola	26-12
Sub-Total		200-09

Keshopur, Tihar, Bodella, Tataspur, Nangal Raya & Hasthsal
Kondli, Gharoli, Karkardooma, Mandavali Fazalpur

56-09
677-13

Chief Legal Adviser has been requested to mark the location of all these cases on a map of Delhi and work out area of each property which are under stay orders to know the gravity of the problem and to process these further to fix properties. Once this exercise is done then acquisition of lot of areas can be expedited.

CHAPTER NO. 8

DEPARTMENT OF HORTICULTURE

The High Powered Committee went into the details of Horticulture, Landscape Planning and Environmental Planning for Delhi under following heads: -

- Position of green areas prior to the First Master Plan of Delhi (up to 1960).
- Provisions made in the First Master Plan of Delhi for the period (1968-81).
- Developments carried over in the last 25 years (1961-85).
- Provisions made in the modified Master Plan – 2001.
- Areas Marked for green in the First Master Plan but encroached upon by unauthorized colonies, jhuggi clusters and partly used by DDA for other public purposes.

Future Plans of development of green areas for the 7th and 8th Five Year Plan.

Details regarding the first five issues have been given in Appendix. In the future plans for 7th and 8th Five Year Plans, Director (Horticulture) has been requested to supply the details in the following format: -

1. Number of trees to be planted every year during 7th and 8th Five Year Plans by the following authorities in different parts of Delhi after showing them in various plans:

- DDA
- MCD
- Delhi Administration
- PWD, Delhi Admn.
- CPWD
- Delhi Cantonment Board
- NDMC

b) Replantation

There are large number of trees in parks in Delhi and have completed their full span of life. This is specially in New Delhi in paths of roads and within the bungalows. These trees were planted sometimes in 1910 and they have completed their life span

- of 17 years. Replantation to substitute the trees as a cyclic process should be done in these areas to process the environment.
- c) River Bed has huge area, lying vacant and if encroached upon by unauthorized colonies.
- Sometimes back, DDA prepared a proposal to reclaim about 4500 hect. of land by constructing two 6 mtr. high bunds along either side of water channel in River Yamuna after reclamation of land about 40% can be used for recreational purposes.

Development of Green Areas as per Master Plan

This has been dealt with in the following parts: -

- i) Position prior to the First Master Plan of Delhi (up to 1960).
- ii) Provisions made in the First Master Plan (1961-81).
- iii) Developments carried over in the last 25 years (1961-85).
- iv) Provisions made in the Modified Master Plan (2001).
- v) Future Plans of Development of Green Areas.

i) Position prior to the First Master Plan of Delhi (up to 1960).

Prior to the First Master Plan of Delhi i.e. up to 1960, green areas were in a total extent of 844 Hectare. Most of the greens were along River Yamuna and around historical monuments namely Red Fort, Purana Quila, Hauz Khas, Qutab, Tughlakabad etc.

Break-up of 844 hectare of green areas, planning division-wise was under: -

- Planning Division A (Walled City and Surrounding Areas) – 49 Hectare
- Planning Division B (Karol Bagh, Naraina etc.) - 46 Hectare
- Planning Division C (Civil Lines & Mall Road Complex) – 144.8 Hectare
- Planning Division D (Lutian Delhi) – 495.6 Hectare
- Planning Division E (Trans Yamuna Area) – 6.9 Hectare

- Planning Division F (South Delhi) – 50.2 Hectare
- Planning Division G (West Delhi, Rajouri Garden, Jankapuri etc.) – 50.8 Hectare

ii) Provisions made in the First Master Plan (1961-81).

In the First Master Plan of Delhi for the period 1961-81 a total area of 44,195 Hectare was proposed amongst various lands uses with a break-up of 18,944 Hectares for Residential, 1025 Hectare for Commercial including Warehousing and Mineral Siding, 2406 Hectare for Industrial & Mining, 320 hectare for Government Offices, 10461 hectare for Recreational (Green Areas), 3543 hectare for Public & Semi-Public Facilities, 118 hectare for Agricultural (Nurseries) and 4433 hectare for Transport Facilities (Roads & Rails).

10,461 hectare of green areas which are at Master Plan level were further divided in the following three categories: -

- District Parks, Playground, Open Spaces – 6820 hect.
- Semi-public Green (Race Course, Goy Race etc.) - 355 hect.
- Regional Parks (Ridge Area) - 3286 hect.

It is clarified that 10,461 hectare green areas at Master Plan level is besides the local parks / neighbourhood parks to be developed in various residential colonies at the rate of about 15% of the gross areas of colonies. In this category also 3348 hectare green areas fall.

Like this, it makes a total area of 13,089 hectare under green areas at various levels. This figure is highest from any standard of the country.

6820 hectare of District Parks, Playground, Open Spaces were distributed throughout Delhi as details given under: -

- Planning Division A (Walled City and adjoining areas) : 221.2 hec.
- Planning Division B (Karol Bagh, Naraina etc.) : 162.8 hec.
- Planning Division C (Civil Lines and Mall Road Area) : 622.0 hec.
- Planning Division D (Lutian Delhi) : 1005.6 hec.
- Planning Division E (Trans Yamuna Area) : 995.2 hec.
- Planning Division F (South Delhi) : 2169.6 hec.
- Planning Division G (Rajouri Garden and Janakpuri) : 750. 4 hec.
- Planning Division H (North West Delhi) : 492.8 hec,

iii) Development carried over in the last 25 years (1961-85)

In Delhi, following are the Implementing Authorities for the development of Green Areas :-

- Delhi Development Authority
- Municipal Corporation of Delhi
- New Delhi Municipal Committee
- Delhi Administration
- Public Works Department (Delhi Administration)
- Central Public Works Department
- Delhi Cantonment Board

There is a problem of co-ordination, integration, evaluation and monitoring of the Horticulture works of these seven (7) Implementing Authorities. In the following paragraphs, details have been given concerning to D.D.A.

During 1960-85, Delhi Administration acquired a total area of 19,805 hectare and placed at the disposal of DDA under Section 22 of Delhi Development Act for development of various purposes, as details given under: -

- Residential	:	6204 hectare
- Residential (Co-operative Societies)	:	1822 hectare
- Resettlement and Slum Schemes	:	2271 hectare
- Industrial including Industrial Societies	:	862 hectare

Sub-Total	:	11159 hectare
- For Green Areas	:	2850 hectare
- Allotted to other Agencies	:	3775 hectare
- Under Litigation	:	1860 hectare

- Number of some of the important parks with areas developed at Master Plan Level have been given in (Appendix No.1)
- Names of some of the important colonies along with developed green areas have been given in (Appendix No..2).

In the last 25 years, DDA developed 2850 hectares green lands at City level transferred to its Horticulture Department as well as some other lands whose ownership are not with D.D.A. but with other Departments, for example, northern ridge is with Delhi Administration but has been developed by Delhi Development Authority. Delhi Development Authority also developed about 15% of 11,159 hectare of lands under green at local level. This gives 3348 hectares of land for local parks, playground and open spaces. Thus, total developed green by Delhi Development Authority as such is $2850 + 3348 = 6198$ hectares plus some more areas, which are not in the jurisdiction of Delhi Development Authority

Besides, green areas developed by Delhi Development Authority other Authorities namely; DDA, MCD, NDMC and Delhi Administration also developed many parks in different parts of Delhi. As per surveys conducted in 1984, 4335 hectare of land was developed as parks at Master Plan level besides 15% of different residential / industrial schemes developed by DDA / Societies i.e. in an area of 3348 hectares. Total green areas developed by all Authorities of Delhi is $4375 + 3348 = 7683$ hectares.

During this period of 25 years, DDA developed 60 mini forests, 56 city forests / wood lands, 830 District Parks, Playground, Open spaces, 16 Green Buffers on major roads, 16 lakes, 8 Picnic Spots and sizeable green areas around historical monuments namely; Tughlakabad, Qutab, Siri Fort, Red Fort, Purana Quila, Firoz Shah Kotla, Hauz Khas etc. Other major green areas are Northern Ridge, Kalkaji Complex, Pusa Hills, Satya Park, Mayapuri Green Belt, Dhaula Kuan, Ashok Vihar, Yamuna Vihar, Trilokpuri, Tagore Garden Wood Land, I.G. Stadium, Asian Games Village, Shooting Range, Prasad Nagar Lake, Jama Masjid Complex, Idgah, Matka Peer, Jahaz Mahal, Ashok Pillar and Mutini Memorial Complex. In all these complexes Delhi Development Authority planted about 90 lakhs of trees including shrubs.

iv) Provisions made in the Modified Draft master Plan (2001 A.D.)

As per surveys conducted in 1984, there was 4335 hectares of developed parks at City level (Master Plan Level) besides parks of Zonal level in 1677 hectare of land was available for development as green within urban limits of Delhi. It means by the end of the century, there will be 6012 hectare of District Parks, Playgrounds, Open Spaces at City level besides 15% of the areas under local parks, playground, open spaces in various development schemes of Delhi Development Authority and of Co-operative House Building Societies.

In this Draft Master Plan, type of trees to be planted at various locations have been given as names given in Appendix No. 3.

v) **Future Plans of Development of Green Areas**

Physical Programmes

(a) It is proposed to plant about one crore trees in different parts of Delhi as details given under: -

-	D.D.A.	:	40 lacs
-	M.C.D.	:	20 lacs
-	Delhi Administration	:	30 lacs
-	P.W.D.	:	5 lacs
-	C.P.W.D.	:	3 lacs
-	Delhi Cantonment Board	:	1 lac
-	N.D.M.C	:	1 lac

(b) Re-Plantation

There are large number of trees in parks in Delhi, which have completed their full span of life. This is specially true about the plantation in new Delhi in Parks, on roads and within the bungalows. These trees were planted sometime in 1910 and they are on the last lease of the life span (70 years). Re-plantation to substitute the trees as a cyclic process should be done in these areas to sustain the environment.

(c) Yamuna River Bed has a huge area, lying vacant and being encroached upon by Unauthorized Colonies. A proposal has been formulated to reclaim about 4500 hectare of land by constructing two 6 M high bunds along either side of water channel in River Yamuna. After reclamation of land, about 40% can be used for recreational purposes. This programme can be stipulated in 7th & 8th Five Year Plans.

**NAMES OF SOME OF IMPORTANT PARKS WITH AREAS
DEVELOPED AT MASTER PLAN LEVEL**

1. NORTH ZONE

(IN ACRES)

- Ashok Vihar	:	70.20
- Rohini	:	30.00
- Lawrence Road	:	55.82
- Northern Ridge	:	200.00
- Gulabi Bagh	:	30.50
- Pitam Pura	:	117.80
- Shalimar Bagh	:	124.20

2. SOUTH ZONE

- Kitchener Lake	:	100.00
- Kalkaji	:	232.14
- New Friends Colony	:	21.03
- Bagh-E- Bedli	:	1.90
- Siri Fort	:	355.00
- Sarita Vihar	:	19.75
- LSRC Greater Kailash Part-I	:	36.56
- Sanjay Van	:	375.00
- Jahanpanah City Forest	:	436.00
- Saket	:	48.00
- Hauz Khas	:	400.00
- Anand Mai Ashram	:	250.00
- J.N.U. Mehrauli	:	800.00
- Satpula Lake	:	35.00

(IN ACRES)

3. EAST ZONE

- Surajmal Samadhi	:	15.30
- Shahdara Lake	:	37.07
- Trilokpuri	:	177.00
- River Front	:	160.00

4. WEST ZONE

- Tagore Garden	:	65.00
- Janakpuri	:	92.33
- Vikas Puri	:	83.34
- G-17 Area	:	29.50
- Parsad Nagar	:	7.50
- Madipur	:	9.65
- Zone G-B Area	:	10.00

**NAMES OF SOME OF IMPORTRANT COLONIES ALONG WITH
DEVELOPED GREEN AREAS**

Sl. No.	Name of the Scheme	Plantation Road Side	Total Green (In Acres)
1	Saket / Malviya Nagar	Gulmohar,Papri, Neem, Amaltas, Sheesham	76.32
2	Janakpuri	Papri, Saptparni, Neem, Arjun, Sisham, Jamun, Pilkhan, Peepal, Safeda	177.50
3	Paschim Puri	Arjun, Parkin-Sonia	143.78
4	Pitampura	Gulmohar, Papri, , Arjun, Safeda, Sisham, Jamun	194.92
5	East of Kailash	Ashok, Safeda, Neem, Papri, Kagellea Pennata, Pipal, Amaltas, Kikar	54.05
6	Lawrence Road	Neem, Safeda	101.89
7	Safdarjang Development Area	Ashok, Safeda, Pipal, Neem, Kagellea Pennata, Gulmohar	28.48
8	Ashok Vihar	-	58.17
9	Shalimar Bagh	-	23.06
10	Vikaspuri	-	146.48
11	Vivek Vihar Phase-I	-	18.22
12	Naraina	Papri, Safeda, Jamun, Ashok	19.37
13	Yamuna Puri Block-B	-	8.40
14.	Jhilmil Phase-I	-	4.14

**NAMES OF TREES TO BE PLANTED FOR VARIOUS PURPOSES IN
DIFFERENT PARTS OF DELHI**

RECOMMENDED TREE PLANTATION:

(a) East Zone:

The following trees are recommended for Group Plantation in low-lying areas:

1. Bamboo in Clusters
2. Casurina Equistifolia
3. Eucalyptus
4. Salyx

The Following trees are recommended for the purpose of colour and Aesthetics:

1. Callistemon Lenceolatus
2. Lagerstroemia-Flos-Reginil
3. Peltophorum Ferrugenun

The Following trees are recommended in Woodland and Road Side Plantation:

1. Dalbergia Sissoo
2. Ficus Religiosa
3. Ficu Religiosa
4. Peltophorum Ferrugeneum
5. Terminalia Arjuna

(b) South Zone:

The Following trees are recommended in Woodland and Road Side Plantation:

1. Ailanthus Excelsa
2. Alstonia Scholaris
3. Anthocephalus Cadamba
4. Azadirecta Indica
5. Bassia Latifolia
6. Cassia Fistula
7. Cassia Siamea
8. Dalbergia Sissoo
9. Ficus Infectoria
10. Ficus Tsiela
11. Polyalthia Longifolia
12. Putranjiva Rox-Burghii
13. Schleicheria Trijuga
14. Tamarindus Indica
15. Terminalia Arjuna

The following trees are recommended in Parks and Gardens:

1. Acacia Auriculformis
2. Bauhinia Sp.
3. Bombax Malabaricum
4. Cassia Sp.
5. Chorisia Speciosa
6. Colvillen Recemosa
7. Crataeva Relifiosa
8. Delonix Regia
9. Erythrina Indica

10. Jacranda Mimossifolia
11. Llargerstroemia Sp.
12. Mimusoups Elengii
13. Peltophorum Terrugenum
14. Plumaria Alba Var
15. Saraca Indica
16. Tecoma Argentia

(c) West Zone:

The following trees are recommended in Woodland and Roadside Plantations:

1. Alstonia Scholaris
2. Azagirecta Indica
3. Butea Frondosa
4. Cassia Fistula
5. Dalbergia Sissoo
6. Diospyress Montana
7. Ficus in Fectorialglumerata
8. Pongamia Glabra
9. Pitrospurmunum Aceri Folium
10. Tam-Rindus Indica
11. Terminalia Arjuna

The following trees are recommended in Parks and Gardens:

1. Acacia Auriculitormis
2. Bauhinia Var
3. Cassia Fistula
4. Cretavea Relifiosa
5. Delonix Regia

6. Erythna Indica
7. Jacranda Mimosifolia
8. Llargstroemia-Flos Regini
9. Mimusops Elengil
10. Oeltophorum Ferrugenum
11. Plumeria Alba Var
12. Plerosplrnum Aceri-Folium
13. Saraca Indica
14. Tecoma Argentia
15. Schelichera Fuguga

(d) North East Zone:

As per East Zone

(e) North West Zone:

As per West Zone

CHAPTER NO. 9

DEPARTMENT OF HOUSING

City Planning Wing of DDA has prepared a list of 1,93,242 dwelling units with a break-up of 54,610 of EWS Category, 49,677 of LIG Category, 48,957 of MIG category and 39, 998 of SFS Category. These houses are in 90 colonies (List enclosed).

DDA started construction of houses in the year 1966-67. So far, 3,18, 855 people have been registered with a break-up of 68,168 under General Housing Scheme, 4370 under Retired Personnel Scheme, 1,71,272 under New Pattern 1979 Scheme and 75,045 under Self-Financing Scheme. Out of this total, 27,765 registrants have got cancelled their registration and some of them have changed from one scheme to another scheme. So far, up to March 1986, houses have been allotted to 1,05,428 registrants and houses have yet to be constructed for 1,60, 311 registrants. Out of 1.6 lakh new houses to be constructed (including houses under construction) by DDA about 40,000 are of EWS Category and balance 1.2 lakh of MIG & SFS Category.

Engineering Department has been requested to give the details on the following points: -

- Requirement of developed land including physical and social infrastructure for 1.6 lakh dwelling units.
- Bricks, Cement and Steel requirements for 1.6 lakh dwelling units.
- Labour in terms of engineering, planners and administrative staff.

Commissioner (Housing) has been requested to give the details of houses disposed off in various schemes with a break-up into EWS, LIG, MIG and Self-Financing. He has also been requested to find out the details of lease deed executed and balance in case of houses already allotted.

Finance Department has been requested to work out cash flow statement for the construction of 1.6 lakh dwelling units in a period of 2 to 3 years. Total cost of construction of 1.6 lakh dwelling units at an average rate of Rs. 1 lakh each house will be Rs. 1600 crores. Cash Flow Statements have to be worked out as decisions taken by DDA in its meeting held on 15.04.1986, i.e. EWS houses to be constructed after taking loans from HUDCO, LIG Houses to be constructed on hire-purchase system, MIG Houses to be constructed on outright sale also.

DDA in the same meeting took following decisions with regard to Housing:

- Extension of SFS to MIG Category as well.
- Revision of rate of interest for H.P. Schemes for LIG/EWS.

- H.P. Scheme limited to those in LIG/EWS who are not eligible for HBA of Government, their employees or other sources.
- EWS Units to get financed by HUDCO, linking to their LIG as well as rate of interest.
- Priority in allotment to be given to those who accept the cash down payment.
- Engineering Wing should prepare a list of DU abandoned by contractors and draw up a scheme for improvements needed, expenditure involved, time phasing, for expenditure and for getting them ready for allotment, as heavy funds stands blocked in such units. It is understood that there are large number of DUs of this type.
- Commissioner (H)/FA (housing) should analyze the interest charges during construction, in respect of the works in progress so as to see whether the actual cost to DDA get passed on to the beneficiaries. Similar action is needed in respect of Departmental Charges etc. A reasonable cushion / margin also needs to be provided, over the cost of DU, to meet unforeseen contingencies. It is understood that proposals in this regard have been made to the Authority for consideration.

HOUSING SCHEMES OF D.D.A.

S.No.	Name of the Scheme	Number of Dwelling Units				Total
		Janta/CSP/EWS	LIG	MIG	SFS/S.Q.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Ashok Vihar	0600	1658	1512	0360	4130
2	Awantika	2124	-	-	-	2124
3	Basant Enclave	0200	-	-	0512	0712
4	Chirag Enclave	0012	-	-	-	0012
5	Chittaranjan park	0210	-	0207	-	0417
6	Chowkhandi	0001	-	-	-	0001
7	Dakshin Puri	0537	-	-	-	0537
8	Dilshad Garden	4944	4376	4760	-	14080
9	East of Kailash	0133	0312	0834	-	1279
10	Garhi	0200	0115	-	-	0315
11	Guru Nanak (C.H.B.S.)	0016	-	-	-	0016
12	Himmatpuri	0300	-	-	-	0300
13	Haiderpuri	0140	-	-	-	0140
14	Jahangirpuri	1961	0656	0656	-	3273
15	Janakpuri	1183	5055	4909	0291	11438
16	Jwalapuri	0339	-	-	-	0339
17	Kalkaji	1854	1432	-	2156	5442
18	Kalu sarai	0056	-	-	0224	0280
19	Kalyanpuri	0130	-	-	-	0130
20	Katwaria Sarai	0420	0088	0064	0112	0684
21	Khyala	0039	-	-	-	0039
22	Madangir	1759	0031	-	-	1790
23	Madipur	4943	0372	-	-	5315

S.No.	Name of the Scheme	Number of Dwelling Units				Total
		Janta/CSP/EWS	LIG	MIG	SFS/S.Q.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
24	Mangolpuri	0786	-	-	-	0786
25	Mata Sundri Road	0096	-	-	-	0096
26	Nand Nagri	2482	1518	1216	-	5216
27	New Seema Puri	0416	-	-	-	0416
28	Pandoo Nagar	0280	-	-	-	0280
29	Paschim Puri	3855	2980	2929	1251	11015
30	Pitam Pura	2660	4826	2390	0936	10812
31	Punjabi Bagh	0144	-	-	-	0144
32	Rajouri Garden	2336	3835	2140	1150	9461
33	Rohini	1530	1776	2832	-	6138
34	Safdarjung	0207	-	0875	-	1082
35	Saket	0432	-	0572	1300	2304
36	Sarai Khalil	0048	0078	0053	-	0179
37	Sarai Phoos	0080	-	-	-	0080
38	Sarai Rohilla	0128	-	-	-	0128
39	Shahour Jat	0304	-	-	-	0304
40	Shakurpur	0114	-	-	-	0114
41	Shalimar Bagh	3086	2056	3236	0640	9018
42	Sheikh Sarai	0524	0948	0507	0603	2582
43	Sultan Puri	0518	-	-	-	0518
44	Turk Man Gate	0450	-	-	-	0450
45	Vikaspuri (Bodella)	3174	1602	4677	0296	9749

S.No.	Name of the Scheme	Number of Dwelling Units				Total
		Janta/CSP/EWS	LIG	MIG	SFS/S.Q.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
46	Vivek Vihar	0252	-	-	-	0252
47	Mayur Vihar	-	2210	5772	1500	9482
48	Masjid Moth	-	0146	0264	0276	0686
49	Munirka	-	0202	1401	0556	2159
50	Naraina	-	0346	0120	0048	0514
51	Panchsheel	-	0068	0674	-	0742
52	Parshad Nagar	-	0231	0668	-	0899
53	Rani Pura	-	0624	0096	-	0720
54	Regur Pura	-	0014	-	-	0014
55	Sunlight Colony	0289	0148	-	-	0437
56	Tagore Garden	-	0348	0142	-	0490
57	Taimoor Nagar	-	0120	-	-	0120
58	Kalkaji Extn.	-	0496	1240	2275	4011
59	Sarai Julena	-	-	0064	-	0064
60	Niti Bagh	-	-	-	0042	0042
61	Siddharth Enclave	-	-	-	0270	0270
62	Sukhdev Vihar	-	-	-	0744	0744
63	Vasant Vihar	0287	-	-	0600	0887
64	Yusuf Sarai	-	-	-	0396	0396
65	Ber Sarai	-	0166	-	-	0166
66	Gulabi Bagh	-	0336	0096	0130	0562
67	Lawrence Road	0960	5202	1029	-	7191

S.No.	Name of the Scheme	Number of Dwelling Units				Total
		Janta/CSP/EWS	LIG	MIG	SFS/S.Q.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
68	Motia Khan	-	0976	0180	0274	1430
69	Friends Colony	-	-	0018	-	0018
70	Hauz Khas	-	-	-	0512	0512
71	Greater Kailash	-	-	-	0064	0064
72	Chunk-A, Ajmere Gate (Slum)	0068	-	-	-	0068
73	Garhi Peeran	0410	-	-	-	0410
74	Gazipur	1389	-	-	-	1389
75	Jaidev Park	0124	0360	-	-	0484
76	Madanpur Khadar	0552	0128	-	5090	5770
77	Najafgarh Road	0256	-	-	-	0256
78	Ranjit Nagar	0128	-	-	-	0128
79	Sangam Park	0400	-	-	-	0400
80	Shahdara	0612	0928	0732	-	2272
81	Tilak Nagar	0888	-	-	-	0888
82	Zafrabad	-	0304	-	-	0304
83	Kilokari	-	0192	0392	0112	0696
84	Nirman Vihar	-	-	0040	-	0040
85	Gautam Nagar	-	-	-	0078	0078
86	Kishan Garh	0612	-	-	14612	15224
87	Mall Road	-	-	-	1264	1264
88	Mukherjee Nagar	1632	2370	1998	0490	6290
89	Masood Pur	-	0360	-	-	0360
90	Basai Darapur	-	-	0144	-	0144

CHAPTER NO. 10

BUILDING DEPARTMENT

SANCTION OF BUILDING PLANS

Last year, DDA sanctioned 5882 building plans and issued 4188 "C" Forms, 4304 "D" Forms, 3027 Completion Certificates and approved 201 Layout Plans.

The High Powered Committee went into the details of collection of peripheral charges from plotted Co-operative House building Societies. In 1979, it was decided to collect @ Rs.16/- per sq.mtr. with a break-up of of Rs.6/- at the time of sanction of layout plan, Rs.6/- at the time of issue of "D" Forms, and Rs.4/- at the time of issue of completion certificate from all the plotted Co-operative Societies.

So far, Building Department of DDA has collected a total amount of Rs, 1,82,44,309/- with a break-up of Rs.3.7 lakh up to 1980, Rs. 18.13 lakh during 1980-81, Rs. 16.5 lakh during 1981-82, Rs.19.7 lakh during 1982-83, Rs.34.6 lakh during 1983-84, Rs. 41.12 lakh during 1984-85 and Rs.48.7 lakh during 1985 and up to June 1986.

Collections have been made from two societies in Janakpuri, 1 in Tagore Park, 5 at G.T. Karnal Road, 23 in Pitampura, 13 at Rohtak Road and 41 in Trans Yamuna Area. Total plotted area under these societies is 1753.787 acres.

Development Charges @ Rs.16/- per sq. mtr. from all these societies should have been Rs. 11.22 crore against the collection of Rs.1.82 crores only.

Two High Powered Committee recommended that collection of Rs. 9.4 Crores (Rs.11.22 – 1.82 Crores) be expedited.

CHAPTER NO. 11

RESETTLEMENT COLONIES

18 Colonies in a total area of 598.4 hectare were developed prior to 1974 with 48,019 plots each of 21 sq. mtr., 3845 plots each of 67 sq.mtr. and 4504 tenements.

During 1975-77, DDA developed 16 large colonies in a total area of 968.07 hectare carving out 1,48,262 plots each of 21 sq.mtr. These plots were developed in a total cost of Rs.28.5 crores up to March, 1977 with a provision of development of plots, construction of 223 km of pucca roads with drains, development of sites for various community facilities and parks, playground, open spaces and installation of 4594 hand pumps, 2038 water hydrants, construction of 22,405 lavatory seats, sinking of 77 tube wells and putting of 6635 light points in street lights.

Sometimes in 1978, Ministry of Urban Development also decided to allot these plots on hire purchase basis after charging a total premium of Rs. 1280/- per plot.

During 1980-86, DDA has already incurred an expenditure of about 45 crores to make available of individual water and sewer to 2 lakh plot holders. The scheme of provision of individual services i.e. only water and sewer will cost up to Rs. 84 crores, as per estimates given by Engineering Department of DDA. This amount is being given by Engineering Department of DDA. This amount is being given by the Central Government on the basis that 1/3rd will be grant and the balance 2/3rd as a loan.

Taking the cost of the plot Rs. 1280/- and amount to provide individual water and sewer Rs.2800/- (2/3rd of 4200) total amount recovered per plot will be about Rs.4000/-.

Total premium which can be collected from 2 lakh plots @ Rs. 4000/- each will be Rs. 80 crores.

Once the amount of Rs.80 crores will be collected then there will be a collection of ground rent 2.5% on the total amount.

FINANCE BRANCH

During the last 10 years position of receipts and expenditure of the entire DDA is as under: -

YEAR	RECEIPTS (Amount in Rs. Crores)	EXPENDITURE (Amount in Rs. Crores)
1975-76	32.44	25.58
1976-77	42.93	48.90
1977-78	32.68	35.62
1978-79	31.52	36.49
1979-80	46.32	42.44
1980-81	99.69	97.52
1981-82	147.45	162.07
1982-83	188.38	199.45
1983-84	202.01	193.19
1984-85	224.95	207.15
1985-86	289.62	348.60
TOTAL	1338.07	1395.47

(i) This entire show of DDA has been managed from the following three sources of funds: -

- Rs.12.37 crores as Seed Capital from the Central Government.
- Mobilisation of Private Resources.
- Rs.67.56 crores as “Plan Funds” against an expenditure of Rs. 194.48 crores

(ii) Sources of additional funds, which should be tapped.

- Raising of collection of damages from an amount of Rs.11 lakhs to Rs. 6 crores per year.
- Raising of collection of arrears from Resettlement Colonies from Rupee few lakh to Rs. 13 crores.
- Disposal of 2 lakh plots of site and services in Resettlement Colonies on hire purchase system as decision taken by the Government in 1979. From this process a substantial amount can be collected, but so far action taken is negligible.
- Disposal of Cattle Dairy Farm Plots on hire purchase basis to the Owners.
- Conversion of MIG Housing on hire purchase system to outright sale system.
- Construction of E.W.S. Houses from HUDCO Funds. Last year an amount of Rs.39 crores was sanctioned from HUDCO, but due to strong whim of the then E.M. DDA, it was not materialize even after ordering by VC 8-10 times.
- Increase in development of commercial spaces from an average of 24,000 sq. mtr. to 3.5 lakh sq. mtr. to increase the Revenue by rs.100 crores per year.
- Disposal of lands transferred from the Ministry of Rehabilitation to get revenue of Rs. 80 crores.
- Disposal of encroached upon and vacant plots in 24 Old Nazul Estates. This will substantial revenue.
- Collection of development charges from unauthorized colonies and extension of urban villages.

(iii) If this is the position of DDA then why we are going for floater of debentures to the extent of Rs. 150 crores and saying that “Plan Scheme” should not be executed by

DDA. None of these two is a sound proposition. If we go into details functions of Delhi Development Authority it is very clear that DDA is meant for planned development of Delhi for the entire population of U.T. whether urban or rural living in sub-standard areas or otherwise.

We should request Delhi Administration to provide an amount of Rs. 126.92 crores (194.48 – 67.56) which has been spent on various ‘Plan Schemes’. For this details should be provided to Delhi Administration. It is clarified that so far planning of ‘Plan Scheme’ has not been paid any attention in DDA and in various forums it has been represented by Finance Department.

- (iv) Resource gap can be filled up if fiscal planning is added in Finance Department, which, at present is simply an accounting and budgeting department. Finance Department should be with the knowledge of fiscal planning and not only of accounting and budgeting. Since 1980, Ministry of Urban Development is pressing to prepare performance budget but we are not able to do so.