

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
and conclusions have been given in the following chapters.

various subject discussed. Results of discussions, findings

- 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.

Chapter 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, Jhande-walan, 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 9870 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 20952 plots of various uses with the following break up.

Out of 12521 plots, 1443 plots 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 instalment and the balance 75% in five equated yearly instalment.

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 yrs.

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 Lands Deptt., Finance Department and City Planning Wing.

Chapter 2.

Colonies developed by Delhi Improvement Trust:

Delhi Improvement Trust developed many residential estates namely; Kamla Nagar, Jawahar Nagar, Shakti Nagar, Nazafgarh 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 3

Colonies developed under large scale acquisition development and disposal (Nazul II):-

So far an area of 19644 hect. 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. upto September, 86 and 6000 hect. upto August, 87. 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 <u>residential use</u>	6204 hect.
- Area developed for district park, <u>playground, open spaces.</u>	2850 hect.
- Area used in resettlement colonies and slum schemes.	2271 hect.
- Area used in Industrial Estates.	862 hect.
- Area <u>allotted to other agencies.</u>	3775 hect.
- Area <u>under litigation.</u>	1860 hect.

Director (CP) explained that so far, DDA has developed 30 large residential schemes namely; Wazirpur, Lawrance 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, Lawrance Road, Jhilmil Colony, Wazirpur, G.T. Karnal Road, Kirti Nagar, Okhla, Mayapuri and Mangolpuri, 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 pockets 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 crore 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 crore 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

i. Schemes already implemented:

<u>S.No.</u>	<u>Name of the Scheme</u>	<u>Area in hectares</u>
1.	Wazirpur	237.2
2.	Lawrance 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.	Parsond 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 (Zone 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 Cooperative Societies (Group I, II, III).	<u>616.4</u>
	TOTAL	4263.2

NAMES OF RESETTLEMENT COLONIES DEVELOPED UPTO 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. Shahdra	34.2
18.	Ranjeet Nagar	4.0
19.	Dukshinpuri 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

S.No.	<u>Name of the Areas</u>	<u>Area in hectares</u>
1.	Naraina Phase-I	45.6
2.	Naraina Phase-II	14.0
3.	Naraina Warehousing	14.4
4.	Lawrance 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	
12.	Mayapuri Phase II	<u>66.4</u>
	TOTAL	<u>764.4</u>

INDUSTRIAL LAND ALLOTTED TO COOPERATIVE INDUSTRIAL SOCIETIES

<u>S.No.</u>	<u>Name of the Coop. Societies</u>	<u>Area in hectare</u>
1.	Mohan Cooperative Industrial Estate	89.6
2.	Rajasthani Cooperative Industrial Estate	16.0
3.	Shahdara Manufacturing Association	18.0
4.	Small manufacturing Association	14.0
5.	Manufacturers Cooperative Industrial Estate.	<u>43.2</u>
	TOTAL	<u>180.8</u>

Chapter No.4

COMMERCIAL ESTATES

(i) Commercial units disposed off upto 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 crore 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 upto 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 Centres with 119 units at Jahangir Puri, Vikas Kunj, Shahpur Jat, Anand Apartments, Transport Centre at Rohtak Road and Kalkaji Extn. are with the Finance Department DDA to finalise the rate of disposal.
- 28 units are available with the Director (Commercial Lands) and will be put up for auction in the month of August, 1986 alongwith other units subject to handing over by Engineering Department to them.
- Thus, Director (Commercial Lands) will be able to dispose off 5337 developed plots/built-up units upto August, 1986 and the balance 81 units will be disposed off after getting details from the Engineering Department in 7 Shopping Centres 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 crore 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 crore 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 Janak Puri Block Block B.
- Rs.37 lakh as balance amount from 36 shops already disposed off in Shalimar Bagh B/Q.
- Rs.2 crore from 60 units to be disposed in Panchsheel Shopping Centre which is under stay since 1981.
- A substantial amount from the fruit and 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 centre 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 crore + amount from 1179 units + amount from the units as at fruit and 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, schemewise and yearwise.
- 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 road sides and other points of public concentration against 1 lakh organised 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 Shivji Place district centres and in 30 community centres, 88 local shopping centres and few hundreds of convenient shopping centres. In view of Delhi's requirement for commercial space upto the end of the century 14 district centres in Urban limits - 1981 and 6 to 8 district centres 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 centres in urban area and 40 community shopping centres in urban extensions, hundreds of local shopping centres and thousands of convenient shopping centres.

(b) Financial Output

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

Sl. No.	District Centre	Area in Hectares
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.	Jhandewalan	12.97
8.	Saket	23.00
	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 unutilised 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 Sept.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
 - 25.3 Acres of lands unsurveyed but developed.
 - 374.31 Acres of lands unsurveyed 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 instalments. The first instalment of Rs.10 crores will be paid by 31st October, 1982, the 2nd instalment by 31st October, 1983 and the third instalment by 31st October, 1984.

- (iv) Transfer of land shall take effect on the payment of the first instalment 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 totalling 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 of 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 ie. 499.15 crores are transferred to D.D.A.

ECONOMICS OF THE POCKETS WHICH HAVE BEEN PLANNED AND MOST OF THE PLOTS HAVE BEEN DISPOSED OF:
 (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 Oct.81 of Ministry of Works & Housing.

As per rates given in the Schedule of 21st Oct.1981 for residential and commercial plots, a total amount of Rs.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 colonywise 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 of by the Delhi Development Authority.

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

- (iii) An area of 4.29 acre 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 crore 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 of 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.

CONCLUSION AND RECOMMENDATION:

- (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 persue the Ministry of Rehabilitation for the transfer of balance i.e. 449.15 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 & 5 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 & 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.
- vii) 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)

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

To

The Vice-Chairman,
 Delhi Development Authority,
 Vikas Minar,
 Indraprastha Estate,
New Delhi-110002.

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

Sir,

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 unutilised lands 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 of 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.

3. I am accordingly to convey the sanction of the President to the transfer of unutilised 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 unsurveyed 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 unsurveyed 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. Rupees 30/- crores has been agreed as a package deal and this amount shall not be changed 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 judgements of the Courts, Arbitrators, Tribunals, etc., such cases/judgements will be fully honoured/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 instalments. The first instalments of Rs.10/- crores will be paid by the Delhi Development Authority by 31st October, 1982 and the subsequent instalments 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' & '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 instalment of Rs.10/- crores. The Delhi Development Authority shall maintain, develop and dispose of 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 adjustable
 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 2.9.1982.

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 Administration, 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.
- Finance Branch
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.	Nizam-ud-din(East & West).	8 plots. 6/14 pockets.	30345
4.	Lajpat Nagar I & II.	12 plots. 1/13 pocket.	3182
5.	Vinoda Puri.	21 plots.	14445
6.	Lajpat Nagar IV.	3 plots. 10/18 pockets.	100733
7.	Lajpat Nagar V.	4 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.	4900
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.	81325
20.	Malika 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.	Shantara (Kasturba Nagar).	8 pockets.	39031
25.	Ancha Mughal.	9 pockets.	7263
26.	Gulabi Bagh.	1 pockets.	1179
27.	Ball Road.	1 pockets.	764
28.	Motie Khan.	3 pockets.	164
29.	Omprast Nagar.	8 pockets.	8097
30.	Indira Nagar.	5 pockets.	5091
31.	Malviya Nagar.	18 plots.	12286
Total:		256 plots.	9,25,552
		233/489 pockets.	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
	Lajpat Nagar V.	19.85
5.	Tihar-I.	5.82
6.	Tihar-II.	10.40
7.	Industrial Area Kirti Nagar.	51.05
8.	Patali Nagar -East, West & South.	10.40
9.	Kalkaji.	84.32
10.	Malviya Nagar..	216.21.
Total:		<u>432.21 acres.</u>

ANNEXURE 'B'

DETAILS OF LANDS IN REHABILITATION COLONIES NOT YET SURVEYED.

DEVELOPED LANDS).

S.No.	Name of colony.	Total No. of plots/pockets.	Total area in sq. yards.
1.	Gandhi Nagar.	366 plots.	37100
2.	Gur ki Mandi.	4 plots. 1/5 pocket.	2117
3.	Narela.	14 plots.	7567
4.	Sarai Rohilla.	4 plots.	673
5.	Chitranjan Park.	6 pockets.	75020
		<u>388 plots.</u>	
		<u>7 pockets.</u>	<u>1,22,477</u>
		395	25.3 Acres

(UNDEVELOPED LANDS)

S.NO.	NAME OF THE COLONY.	TOTAL LAND AREA IN ACREAGE.
1.	Gandhi Nagar(Jhil Kuranja).	97-60
2.	Gur ki Mandi.	4-00
3.	Sarai Rohilla.	6.96
4.	Narela.	<u>153.31</u>

URBAN VILLAGES.

S.NO.	NAME OF VILLAGE WITHIN URBAN OR URBANIZED LIMIT IN DELHI.	APPROXIMATE AREA IN ACRES.
-------	---	----------------------------

I. LUDA SARAI. PULPHELA).

02 45

II. TRADIS JAMUNA AREA.

S.No.	Name of village.	Approximate area.		No. of kh.
		Bighas.	Biswas.	
1.	Chandrawali alias Shahdara.	392	02	18
2.	Seelampur.	12	04	5
3.	Khuraji khas.	220	02	98
4.	Ul dhanpur.	40	03	35
5.	Saahdarpur.	<u>173</u>	<u>12</u>	<u>66</u>
		046	03	222

OR: 176 Acres.

The above figures are subject to physical verification.

ANNEXURE- 'C'.

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

1. Malviya Nagar Colony.

Lands transferred to Rehabilitation Ministry Employees' Co-operative House-Building Society, Limited.

<u>Name of the Village.</u>	<u>Khasra numbers.</u>
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; 141/84, 140/84, 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, 165, 168, 169, 167, 174, 179/1, 179/2, 180, 182, 352/181, 351/181, 185, 186, 187, 188, 189, 453/192, 452/192, 191, 190, 193, 442/348/178/1, 443/348/179-min; 196-min, 194; 302/287/209, 303/287/209; 207, 205, 297/288, 298/208, 288/209, 347/140, 362/172/1, 166, 312/210, 313/210, 314/210, 211, 334/206, 336/206, 364/172. 154-min, 155-min, 163, 164, 183, 184, 371 to 374/217, 215, 215, 220, 214, 408/213, 409/213, 300/212 and 225.
Village Patti - Sarai	182 to 187/2-min, 1, 12, 15, 15-min, 11-min, 10, 25-min, 61; 128-129/62, 67, 68, 69, 64, 71, 72, 73, 74, 126/70-min; 127/70-min; 75 min; 76, 77 min, 78, 79, 80, 81, 14, 5, 82, 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: 50 Acres.

Kalkaji Colony.	Land opposite to Delhi Administration flats, near Cycle Equipment Company. Area 10.25 acres.
Basai Darapur. (Najafgach Road)	Urban land khasra No. 3140/2039/901 under litigation.....area 2.5 acres.
Malviya Nagar. (Khirkhi vilkye).	About 78 acres (under litigation)- appeal filed by Deptt. of Rehabilitation is pending in High Court.

Land taken over from Ministry of Rehabilitation

Name of the Colony		Nos. of sites	Area in acres sq.yards
1.	Malivia 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 Ngr.	7	2.000 acres
7.	Nizammudin East & West	15+2 17	6.329 acres .083 acres
8.	New Rajinder Nagar	22	20.390 acres
9.	Jungpura	25	21.986 acres
10.	Khanna Market	1	1.320 acres
11.	Ali Ganj	9	.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 yards
21.	Hakikat Nagar	7	4146 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

Name of the colony	Nos. of sites	Area in acres sq. yards
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	<u> </u>	<u>7.727 acres</u>
Total	<u>743</u>	<u>404.83 acres</u>

Sl. No.	Name of the Colony	Transferred			Proposed for Residential use			Proposed for Commercial Use.			Proposed for Community facilities			Prop. for Socio-cultural Inst.			Prop. for park & Green spaces			Proposed for Circulation		
		Area in acrs.	No. of sites	Area in sq.mtr.	Area in sq.mtr.	%age	Area in sq.mtr.	Area in sq.mtr.	%age	Area in sq.mtr.	Area in sq.mtr.	%age	Area in sq.mtr.	Area in sq.mtr.	%age	Area in sq.mtr.	Area in sq.mtr.	%age	Area in sq.mtr.	Area in sq.mtr.	%age	
1.	Nizamuddin	6.88 (6.93)	15	1718.47	6.14		9402.36	33.54		1591.31	5.67	-	-		15318.55	54.65	-	-				
2.	Khanua Market	1.32 (1.32)	1	-	-		5332.00	100.00		-	-	-	-		-	-	-	-				
3.	Lajpat Nagar (ISII)	17.97 (18.57)	22	2693.03	3.59		648.63	0.87		-	-	-	-		71700.00	95.54	-	-				
4.	Vinodhpari	2.90 (2.81)	22	55405.63	48.34		1443.30	12.69		2992.03	26.32	-	-		1437.67	12.65	-	-				
5.	Lajpat Nagar (III)	17.73 (17.69)	17	4993.93	6.98		2314.66	3.23		1148.82	15.59	39722.03	55.56		11993.01	16.76	1325.29				1.86	
6.	Malviya Nagar	3.51 (3.81)	20	2881.39	18.74		8270.75	53.60		3204.38	25.81	-	-		1043.32	6.85	-	-				
7.	New Rejinder Nagar	20.39 (20.7)	22	55002.96	65.75		1779.64	2.12		9942.90	11.89	-	-		7286.24	8.72	9630.91				11.52	
8.	Old Rejinder Nagar	2.00 (2.04)	7	187.20	2.27		2719.02	32.97		4099.68	45.71	-	-		1290.74	15.05	-	-				
9.	Patel Nagar	4.76 (4.9)	16	2356.55	11.9		-	-		2188.13	11.01	-	-		14672.95	73.82	650.07				3.27	
10.	Jangpura	21.49 (21.83)	25	13444.67	15.24		1850.06	2.1		6233.71	7.80	-	-		65267.36	74.1	1402.67				1.6	
11.	Kalkaji (A)	80.77 (77.00)	98	149295.03	47.98		12714.62	4.09		17030.54	5.47	-	-		110269.60	35.45	21788.85				7.07	
		179.63 (177.4)	289	58.83 acrs.	33.15		11.48 acrs.	6.47		14.43 acrs.	8.14	9.81 acrs.	5.53		74.27 acrs.	41.86	8.59 acrs.				4.85	
		12.8 H (11.81 hect)		23.81 hect.			4.65 hect.			5.84 hect.		30.06 hect.			30.06 hect.		3.48 hect.					

Note : Figure in bracket indicates the area available for planning.

[illegible]

APPENDIX-51. NIZZAMUDIN

RATE

(a) Residential :-

Plotted Development 1718.47 sq.m. = 0.42 acres = Rs.27,49,552/-
@ 1600.00/sq.m.

2. KHANNA MARKET(a) No residential3. LAJPAT NAGAR (I & II)(a) Residential

Plotted Development 2693.03 sq.m. = 0.66 acres = Rs.32,31,636/-
@ 1200.00/sq.m.

4. VINOUBHA PURI(a) Residential

Plotted Development	2966.28 sq.m. = 0.73 acres	}	66,54,755/-
Group Housing	2579.35 sq.m. = 0.63 acres		
Total	5545.63 sq.m. = 1.36 acres		
	@ 1200.00/sq.m.		

5. MALVIYA NAGAR(a) Residential

Plotted Development 2882.39 sq.m. = 0.71 acres = Rs.34,58,868/-
@ 1200.00/sq.m.

6. NEW RAJENDER NAGAR(a) Residential :-

Plotted Development	38445.17 sq.m. = 9.5 acres = 0
	@ nil per sq.mtr.
	+ 16511.18 sq.m. = 4.08 acres = Rs.2,64,17,900/-
	@ 1600./sq.m.
Total	55002.96 sq.m. = 13.58 acres = Rs.2,64,17,900/-

7. OLD RAJENDER NAGAR(a) Residential :-

Plotted Development 187.20 sq.m. = 0.04 acres = Rs.2,99,520/-
@ 1600.00/sq.mt.

8. PATEL NAGAR(a) Residential :

Plotted Development 2366.53 sq.m. = 0.58 acres = Rs.37,86,448/-
@ 1600.00/sq.m

9. LAJPAT NAGAR (IV)(a) Residential:

Plotted Development	2776.96 sq.m. = 0.68 acres	}	= Rs.59,92,715/-
Group Housing	2216.97 sq.m. = 0.54 acres		
Total	4993.93 sq.m. = 1.22 acres		
	@ 1200./sq.m.		

10. JANGPURA(a) Residential

Plotted Development	5176.57 sq.mt. = 1.28 acres	0
Group Housing	4216.00 sq.mt. = 1.04 acres	0
H.H.F. (Staff Qtrs) existing	4052.10 sq.mt. = 1.00 acres	0
Total	13444.67 sq.mt. = 3.32 acres	0

= Rs.1,61,33604/-

@ 1200.00/sq.mt.

11. KALKAJI(a) Residentiala) Plotted Development: 85020.24 sq.mt. = 21.0 acres

(out of which 8178.14sq.m. Net = 76842.10sq.m.= 18.98 acres

or 2.02 acres had already been auctioned)

= Rs.9,22,10520/-

b) Group Housing : 64274.79 sq.mt. = 15.88 acres

(out of which 45384.61 sq.mt. or 1.21 acres Net 18,890.18 sq.mt. = 4.67 acres

is under S.F.S.)

= Rs.2,26,68215/-

Total 149295.03 sq.mt. = 36.88 acres = Rs.11,48,78735

@ 1200.00/sq.mt.

Note In case of Kalkaji, Plotted Development is 85020.24 sq.mt. out of which 8178.14 sq.m had already been auctioned hence the net land with us is 76842.10 sq.mt. whose value is 9,22,10520/-.

Similarly in group housing(Kalkaji) total, land is 64274.79 sq.mt. out of which 45,384.16 sq.mt. had already been used in S.F.S. hence the net land with us is 18,890.18sq.mt. whose value is= 2,26,68215/-.

Total Value = 18,36,03733/-.

Contd...../-

		RATE
1. <u>NIZZAMUDIN</u>		
b) Commercial	9402.36 sq.mt. = 2.32 acres = Rs.4,51,31328/- @ 4800.00/sq.mt.	
2. <u>KHANNA MARKET</u>		
b) Commercial	5332.00 sq.mt. = 1.32 acres = Rs.1,06,64000/- @ 2000.00/sq.mt.	
3. <u>LAJPAT NAGAR (I & II)</u>		
b) Commercial	648.63 sq.mt. = 0.16 acres = Rs.15,56,712/- @ 2400.00/sq.m	
4. <u>VINOBA PURI</u>		
b) Commercial	1443.30 sq.mt. = 0.36 acres = Rs.34,63,920/- 2400.00/sq.m.	
5. <u>LAJPAT NAGAR (IV)</u>		
b) Commercial	2314.66 sq.mt. = 0.57 acres = Rs.55,55184/- @ 2400.00/- sq.m.	
6. <u>MALVIYA NAGAR</u>		
b) Commercial	8270.75 sq.mt. = 2.04 acres = Rs.1,98,49800/- 2400.00/- sq.mt.	
7. <u>NEW RAJENDER NAGAR</u>		
b) Commercial	1779.64 sq.mt. = 0.44 acres = 85,42272/- @ 4800.00/sq.mt.	
8. <u>OLD RAJENDER NAGAR</u>		
b) Commercial	2719.02 sq.mt. = 0.67 acres = Rs.1,30,54272/- @ 4800.00/sq.mt.	
9. <u>PATEL NAGAR</u>		
b) No Commercial		
10. <u>JANGPUKA</u>		
b) Commercial	1850.06 sq.mt. = 0.46 acres = Rs.44,40,144/- @ 2400.00/sq.mt.	
11. <u>KALEAJI</u>		
b) Commercial	12714.62 sqmt. = 3.14 acres = Rs.3,05,15088/- @ 240000/sq.mt.	
TOTAL	46475.04 sq.mt. 11.48 acres	

TOTAL VALUE

Rs. 14,27,72720

Grand Total

Residential
Commercial

Rs.18,36,037.33

Rs.14,27,727.20

Rs.32,63,764.53/-

Chapter No.6Recovery of damages:Background

Damages are being levied on the squatters who are in unauthorised 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 unauthorised occupants Act 1971) as per rates approved by the Authority from time to time.

The system of collection of damages started from 1.1.1952. Rates applied in this regard from time to time upto 1979 were as under:-

Item	<u>Pre 1960</u>	<u>Post 1960</u>
- 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.23.1.80 revised the rates of damages with effect from 1.4.79. These rates are many times adopted earlier upto 1979. Schedule of rates as intimated by Ministry of Urban Development vide their order of 23.1.80 has been placed at Appendix No.1 alongwith 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	Recovery Amount
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
	<u>3,40,73,743.00</u>	<u>78,86,825.00</u>

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.74.5 lakh.
From Ex-lessee	Rs.14.96 lakh.

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 unauthorised 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 $35000 \times 80\% \times 100 \times 12 + 35000 \times 20\% \times 4 \times 100 \times 12 = \text{Rs.6.72 crores.}$

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 regularised 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 instalments.

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 crore.

After leasing these properties, an amount of Rs.350 crore will be received as premium and a ground rent @ $2\frac{1}{2}\% = 8.75$ crore per year.

The case is put up for consideration.

Chapter No.7Cases 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 Dy. Commissioner, Delhi vide his letter of 16.6.86.

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 Dy. Commissioner of Delhi vide his letter of 16.6.86.

<u>Name of Village</u>	<u>Area in Bigha/Biswa</u>
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

<u>Name of Village</u>	<u>Area in Bigha/Biswa</u>
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	11-0
5. Wazirabad	255-16
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. Chanehawali Shahdara	176-3
16. Jhilmil Tahirpur	20-16
17. Basai Darapur	104-9
18. Khurji Khas	10-9
19. Khanpur 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	56-09
Ghondli, Gharoli, Karkardooma, Mandavali Fazalpur.	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 (upto 1960).

- Provisions made in the first Master Plan of Delhi for the period (1961-81).

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 unauthorised 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 the 7th and 8th five year plans by the following authorities in different parts of Delhi after showing them

in various plans:

- DDA
- MCD
- Delhi Admn.
- 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 bungalaws. 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 a huge area, lying vacant and if encroached upon by unauthorised 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 (Upto 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 (Upto 1960):

Prior to the First Master Plan of Delhi i.e. upto 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 as 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 hec.
- Planning Division E (Trans Yamuna Area) - 6.9 hec.

- Planning Division F (South Delhi) 50.2 hect.
- Planning Division G (West Delhi, Rajouri Garden, Janakpuri etc.) 50.8 hect.

ii. Provision 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 and 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) - 355 hec.
Etc.
- 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 coordination, 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 for various purposes, as details given under:-

- Residential	6204 hectare
- Residential (Cooperative 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

Names 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 alongwith 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. D.D.A. 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 D.D.A. 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 D.D.A., 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 $4335 + 3348 = 7683$ 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, Feroz Shah Kotla, Hauz Khas etc. Other major greens 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 DDA planted about 90 lakh 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, playground, open spaces at city level besides 15% of the areas under local parks, playground, open spaces in various development schemes of DDA and of Cooperative 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 Cantt. 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). Replantation 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 Unauthorised 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

- Ashok Vihar	70.2 Acres
- Rohini	30.00 Acres
- Lawrence Road	55.82 Acres
- Northern Ridge	200.00 Acres
- Gulabi Bagh	30.50 Acres
- Pitam Pura	117.80 Acres
- Shalimar Bagh	124.20 Acres

2. SOUTH ZONE

- Kitchener Lake	100.00 Acres
- Kalkaji	232.14 Acres
- New Friends Colony	21.03 Acres
- Bagh-E-Bedli	1.90 Acres
- Siri Fort	355.00 Acres
- Sarita Vihar	19.75 Acres
- ISRC Greater Kailash Part I	36.50 Acres
- Sanjay Van	375.00 Acres
- Jahanpanah City Forest	436.00 Acres
- Soket	48.00 Acres
- Hauz Khas	400.00 Acres
- Anand Mai Ashram	250.00 Acres
- J.N.U. Mehrauli	800.00 Acres
- Satpula Lake	35.00 Acres

3. EAST ZONE

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

4. WEST ZONE

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

NAMES OF SOME OF IMPORTANT COLONIES
ALONGWITH DEVELOPED GREEN AREAS.

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

NAMES OF TREES TO BE PLANTED FOR VARIOUS
PURPOSES IN DIFFERENT PARTS OF DELHIRECOMMENDED 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. Salix

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

1. Callistemon lanceolatus
2. Lagerstroemia-flos-reginil.
3. Peltophorum ferrugineum.

The following trees are recommended in Woodland and Road Side Plantation:-

1. Dalbergia sissoo
2. Ficus religiosa
3. Ficu religiosa
4. Peltophorum ferrugineum
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. Azadirachta indica
5. Bassia latifolia

6. Cassia Fistula
7. Cassia Siamea
8. Dalbergia sissoo
9. Ficus infectoria
10. Ficus tsiela
11. Polyalthia longifolia
12. Putranjiva roxburghii
13. Schleicheria trijuga
14. Tamrindus indica
15. Terminalia arjuna

The following trees are recommended in Parks & Gardens

1. Acacia auriculiformis
2. Bauhinia sp.
3. Bombax malabaricum
4. Cassia sp.
5. Chorisia speciosa
6. Colvillea racemosa
7. Crataeva relifiosa
8. Delonix regia
9. Erythrina indica
10. Jacranda mimossifolia
11. Lagerstroemia sp.
12. Mimosa 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 Road Side Plantation:

1. Alstonia scholaris
2. Azadirachta indica
3. Butea frondosa
4. Cassia fistula
5. Dalbergia sissoo

6. *Diospyress montana*
7. *Ficus in fectorialglumerata*
8. *Pongamia glabra*
9. *Pitrospurmum 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. *Erythnna indica*
7. *Jacranda mimosifolia*
8. *Largerstroemia-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.9Department 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 LIQ 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, upto 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 40000 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 engineers, planners and administrative staff.

Commissioner (Housing) has been requested to give the details of houses disposed of 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 15.4.86, 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 etc.

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 Govt., 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 analyse 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	Area in Hects.	NUMBER OF DWELLING UNITS				Total	Disposed	Balance
			Janta/CSP/ EWS	LIG	MIG	SFS/S.O.			
1	2	3	4	5	6	7	8	9	10
1.	Ashok Vihar		0600	1658	1512	0360	4130		
2.	Awantika		2124	-	-	-	2124		
3.	Basant Enclave		0200			0512	0712		
4.	Chirag Enclave		0012	-	-	-	0012		
5.	Chitranjan Park		0210	-	0207	-	0417		
6.	Chowkhandi		0001	-	-	-	0001		
7.	Daxini 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.	Haider Puri		0140	-	-	-	0140		
14.	Jahangirpuri		1961	0656	0656	-	3273		
15.	Janakpuri		1183	5055	4909	0291	11438		
16.	Jawala Puri		0339	-	-	-	0339		
17.	Kalkaji		1854	1432	-	2156	5442		
18.	Kalu Sarai		0056	-	-	0224	0280		
19.	Kalyan Puri		0130	-	-	-	0130		
20.	Katwaria Sarai		0420	0088	0064	0112	0684		
21.	Khyala		0039	-	-	-	0039		

1	2	3	4	5	6	7	8	9
22.	Madangir	1753	0031	-	-	1790		
23.	Madi Pur	4943	0372	-	-	5315		
24.	Mangol Puri	0726	-	-	-	0786		
25.	Mata Sundri Rd.	0096	-	-	-	0096		
26.	Nand Nagri	2432	1518	1216	-	5216		
27.	New Seema Puri	0416	-	-	-	0416		
28.	Pardoo Nagar	0220	-	-	-	0280		
29.	Paschimi Puri	3855	2980	2929	1251	11015		
30.	Pitam Pura	2660	4826	2390	0936	10812		
31.	Punjabi Bagh	0144	-	-	-	0144		
32.	Rajori 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 Rohillas	0128	-	-	-	0128		
39.	Sahpur Jat	0304	-	-	-	0304		
40.	Sakur Pur	0114	-	-	-	0114		
41.	Shalimar Bagh	3086	2056	3236	0640	9018		
42.	Seikh Sarai	0524	0948	0507	0603	2582		
43.	Sultan Puri	0518	-	-	-	0518		
44.	Turk Man Gate	0450	-	-	-	0450		
45.	Vikas Puri (Bodella)	3114	1602	4677	0296	9749		

26.	Nivek Vihar	0252	-	-	-	0252		
27.	Mayur Vihar	-	2210	5772	1500	9482		
28.	Masjid Moth	-	146	0264	0276	0686		
29.	Munirka	-	0202	1401	0556	2159		
30.	Naraina	-	346	0120	0048	0514		
31.	Panchsheel	-	0068	0674	-	0742		
32.	Parshad Nagar	-	0231	0668	-	0899		
33.	Rani Pura	-	0624	0096	-	0720		
34.	Regur Pura	-	0014	-	-	0014		
35.	Sunlight Colony	0289	0148	-	-	0437		
36.	Tagore Garden	-	0348	0142	-	0490		
37.	Remoor Nagar	-	0120	-	-	0120		
38.	Kalkaji Extn.	-	0496	1240	2275	4011		
39.	Sarai Julliana	-	-	0064	-	0064		
40.	Niti Bagh	-	-	-	0042	0042		
41.	Sidharth Enclave	-	-	-	270	0270		
42.	Sukhdev Vihar	-	-	-	0744	0744		
43.	Basant Vihar	0287	-	-	0600	0887		
44.	Yusuf Sarai	-	-	-	0396	0396		
45.	Ber Sarai	-	0166	-	-	0166		
46.	Gulabi Bagh	-	0336	0096	0130	0562		
47.	Lawrance Road	0960	5202	1029	-	7191		

1	2	3	4	5	6	7	8	9	10
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, Ajmeri Gate (Slum)		0068	-	-	-	0068		
73.	Garhi Peeran		0410	-	-	-	0410		
74.	Gazi Pur		1389	-	-	-	1389		
75.	Jaidev Park		0124	0360	-	-	0484		
76.	Madan Pur 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.	Zafra Bad		-	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.	Mukherji Nagar		1632	2370	1998	0490	6490		
89.	Masood Pur		-	0360	-	-	0360		
90.	Basai Darapur		-	-	0144	-	0144		
	TOTAL		54610	49677	48957	39998	193242		

Chapter No.11

Department of 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 cooperative house building societies. In 1979, it was decided to collect @ Rs.16 per sq.mtr. with a break up of Rs.6/- at the time of sanction of layout plan, Rs.6/- at the time of issue of 'D' Form and Rs.4/- at the time of issue of completion certificate from all the plotted cooperative 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 upto 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 upto June 1986.

Collections have been made from two societies in Janakpuri, 1 in Tagore Park, 5 at GT Karnal Road, 23 in Pitam Pura, 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 crore only.

The High Powered Committee recommended that collection of Rs.9.4 crore (Rs.11.22 - 1.82 crore) be expedited.

Chapter No.12

(Resettlement Colonies)

18 colonies in a total **area** of 598.4 hect. 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 hect. carving out 1,48,262 plots each of 21 sq.mtr. These plots were developed in a total cost of Rs.28.5 crore upto 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 tubewells 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 Rs.45 crore 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 upto Rs.84 crore, as per estimates given by Engineering Department of DDA. This amount is being given by the Central Govt. on the basis that $\frac{1}{3}$ rd will be grant and the balance $\frac{2}{3}$ rd as a loan.

Taking the cost of the plot Rs.1280/- and amount to provide individual water and sewer Rs.2800/- ($\frac{2}{3}$ rd 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 crore.

Once the amount of Rs.80 crore will be collected then there will be a collection of ground rent $2\frac{1}{2}\%$ on the total amount.

Finance Branch:

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

Year	(Amount in Rs. Crores)	
	<u>Receipts</u>	<u>Expenditure</u>
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 (R.E.)	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 crore as seed capital from the Central Government.
- Mobilisation of private resources.
- Rs.67.56 crore as 'Plan funds' against an expenditure of Rs.194.48 crore.

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

- Raising of collection of damages from an amount of Rs.11 lakh to Rs.6 crore per year.
- Raising of collection of arrears from resettlement colonies from rupee few lakhs to Rs.13 crore.
- 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 out-right sale system.

- Construction of E.W.S. Houses from HUDCO funds. Last year an amount of Rs.39 crore was sanctioned from HUDCO, but due to strong whim of the then E.M. DDA it was not materialised even after ordering by VC 8-10 times.
- Increase in development of commercial spaces from an average of 24000 sq.mtr. to 3.5 lakh sq.mtr. to increase the revenue by Rs.100 crore per year.
- Disposal of lands transferred from the Ministry of Rehabilitation to get a revenue of Rs.80 crore.

Disposal of encroached upon and vacant plots in 24 old Nazul States. This will substantial revenue.

- Collection of development charges from unauthorised colonies & extension of urban villages.

(iii) If this is the position of DDA then why we are going for floating of debentures to the extent of Rs.150 crore and saying that 'plan schemes' should not be executed by DDA. None of these two is a sound proposition. If we go into details functions of Delhi Development Authority that 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 in amount of Rs.126.92 crore (194.48 - 67.56) which has been spent on various 'plan schemes'. For this detail 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 a 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.