

ANNUAL ADMINISTRATION REPORT

2004-2005



Delhi Development Authority



Sh. Gulam Nabi Azad, Minister of Urban Development, interacting with DDA senior officials during his visit to DDA Office at Vikas Sadan



Sh. B.L. Joshi, Lt. Governor Delhi, interacting with the public during his visit to DDA Office at Vikas Sadan



Media persons at Indraprastha Park during Visit to Various DDA Greens.

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1 Delhi - A Historical Wonder

Delhi, a city that is as old as civilization itself. A city of magnificent kings and princes, men of great culture, learning and refinement. Delhi has been the capital city of a succession of mighty empires and powerful kingdoms. According to the history, city rose and fell seven times at different sites.

The earliest reference of Delhi is found in the famous epic 'Mahabharata' which mentions a city called Indraprastha, built around 1400 BC somewhere between Purana Qila (Old Fort) and Humayun's Tomb.

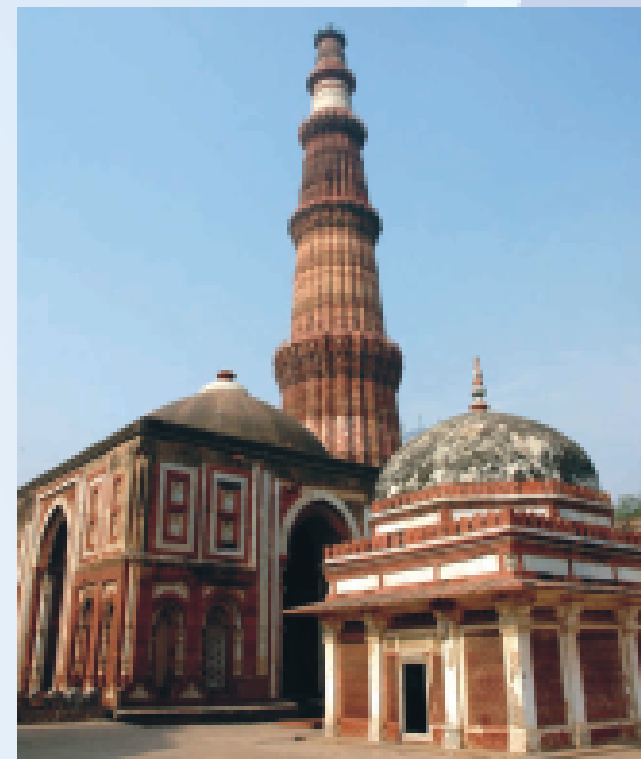
The historian reference to 'Delhi' was actually made in 1st century BC when Raja Dhilu built a city near Qutab Minar and named it after him. Delhi got different names Delhi, Dehli, Dilli and Dhilli.

The next mention of the city is during the rule of Raja Anangpal who built his fort in the Qutab area. In the 11th century AD, Raja Anangpal of Kanauj a Tomar king established Lal Kot as his capital city in the vicinity of the Qutab Minar. This was the first city of Delhi. Anangpal successors ruled from this fort for almost a century until Visal Deva, a Chauhan Rajput King from Ajmer conquered Delhi.

Towards the end of the 12th century Mohammed Ghori invader from Afghanistan, defeated Prithvi Raj, Visal Deva's grandson, and occupied Delhi. He however, returned to



Humayun Tomb



The Qutub Minar

Afghanistan soon after leaving his New Kingdom in the trusted hands of Alla-ud-din Khilji. The Lal Kot continued to be the capital till 1303 when Khilji defeated the invading Rajputs at Siri and constructed Delhi's second city in the area.

The third and fourth cities of Delhi were founded during the Tughlak rule (1320-1412). Ghyas-ud-din Tughlak founded Tughlakabad, which took four years to build, but was deserted soon after due to scarcity of water. Sultan Mohammad-bin-Tughlak constructed Delhi's fourth city called Jahanpanah close to the Qutab Minar to protect his people living in the open plains from attack by invaders

Delhi's fifth city, founded by Firoz Shah Tughlaq (1351-88) was named Ferozabad and was located in the vicinity of the present Feroz Shah Kotla.

Constructed in an area said to be the ancient city of Indraprastha, Purana Quila was erected by the Mughal Emperor Humayun between 1533-34, as Delhi's sixth city. He was forced to flee from Purana Quila by the invading Afghan warrior Sher Shah Suri (1530 -39). Sher Shah Suri built a beautiful hall and mosque in the fort and ruled from there till 1555 when Humayun returned to power and recaptured the fort.

Emperor Shah Jahan built Delhi's seventh city Shahjahanabad or old Delhi as it is now called between 1638 and 1649. It comprises the famous Red Fort, Jama Masjid. It also contains many other fine examples of Mughal architecture.

Delhi's eighth city, now known as New Delhi was formally inaugurated in 1931. Following the British decision to shift the capital of imperial India from Calcutta to Delhi in 1911, two British architects, Sir Edwin Lutyens and Sir Herbert Baker were commissioned to design a city in keeping with the grandeur of India. This new city is today the capital of modern India.

After the Partition, Delhi witnessed a huge influx of immigrants. An estimated 500,000 people sought refuge - doubling the city's population to 1.8 million in a span of only a few months.



Night View of India Gate

Given the urgency of the situation, these migrants were hurriedly accommodated in 36 newly built colonies, but understandably, in a haphazard manner. With the pressure of increased population, the city's civic services virtually collapsed.

Therefore, the Government appointed a Committee under the chairmanship of Shri G.D. Birla in 1950, to suggest ways to plan and regulate the Capital's development.

The Committee recommended the establishment of a "Single Planning and Controlling Authority for all Urban Areas of



Red Fort

Delhi". As a consequence, Delhi Development (Provisional) Authority was constituted by promulgating the Delhi (Control of Building Operations) Ordinance, 1955.

Finally, in 1957, Parliament passed the Delhi Development Act - and Delhi Development Authority acquired its current name under the Act, and indeed its vast spectrum of responsibilities.

Under Section 6 of the Delhi Development Act, DDA was given the following comprehensive Charter:

"To promote and secure the development of Delhi according to plan and for that purpose the Authority shall have the power to acquire, hold, manage and dispose of land and other property, to carry out building, engineering, mining and other operations to execute works in connection with supply of water and electricity, disposal of sewage and other services and amenities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto."

Little wonder that today DDA is involved in diverse and meaningful city building activity. From large scale acquisition of land, to the development of housing complexes, green belts, shopping & commercial centres and more.

The first Master Plan for Delhi was formulated in 1962, with a perspective upto 1982. A considerably revised Plan was adopted in 1990, this time with a perspective upto the year 2001.

Now, in the new millennium, DDA has set its goals afresh with the Master Plan Delhi-2021, which truly projects the vision of a sweeping all-round development over the next two decades.

2

Achievements of the Year

2.1 The year 2004-2005 experienced increased acquisition and development of land, housing stock, infrastructure development including that for sports activities and development of greens. An accelerated pace of upgradation of already developed commercial centers, landmark greens and impetus to the multi-farious aspects of urban development were the thrust areas. Effective dissemination of information through information kiosks, website, counsellors, and also through telecounselling etc. facilitated transparency across all transactions of DDA allottees. Every effort was thus made to reach the customers by ensuring services to their entire satisfaction and with maximum convenience to them.

2.2 Housing

- (i) **Construction** :To clear the backlog of registrants under various live schemes, construction activities have been geared up. At the beginning of this financial year, 23016 houses were in progress. Of these 9896 houses have been completed and another 9966 houses were in progress as on 01.4.2005 comprising of 2361 HIG, 1482 MIG and 6123 LIG categories. (see page 23)
- (ii) **Allotment** :During 2004-05, 12,939 flats were allotted under various live housing schemes, 14,741 registrants are waiting for allotment.
- (iii) 2 New Housing Schemes were launched. (a) Two Bed Room Housing Scheme-2004 launched in June 2004 (b) Festival Housing Scheme-2004 launched in October, 2004.



SFS Flats, Sector-18, Rohini



Swaran Jayanti Park, Rohini

2.3 Land Acquisition / Development

To meet the increasing demand for residential, industrial, commercial, institutional, etc., DDA has undertaken massive land development programme in Rohini, Jassola, Dwarka, Narela etc.

Physical possession of 1765.60 acres of land was taken during 2004-05 compared to 770.70 acres in 2003-04. In addition 719.64 acres of land has been notified for acquisition in 2004-05.

2.4 Disposal of Land

- (i) **Residential Plots** :4291 plots of various categories were allotted during 2004-05 under Rohini Residential Scheme-1981. 27,043 registrants are awaiting allotment as on March 2005.
- (ii) Another 176 residential plots were also disposed of and an amount of Rs. 126.28 cr. was realized as premium. Of these 176 residential plots, 98 were disposed of through auction and the rest 78 through draw of lots to those whose land had been acquired.
- (iii) **Commercial plots**:116 commercial plots were disposed of through auction during 2004-05 and an amount of Rs. 1987 cr. has been collected on this account.
- (iv) A total of 376 shops were disposed of during 2004-05 through draw of lot and by inviting tenders.

2.5 Upgradation Of Commercial Centers

DDA had constructed / developed 630 Commercial Complexes of various categories. To create healthy environment and efficient circulation in the commercial centers constructed by DDA, it has been decided to upgrade the old ones after taking over the same from MCD.

In phase-1, 93 Commercial Complexes comprising of one District Centre, 15 Community Centres, 54 Local Shopping

Centres and 23 Convenient Shopping Centres have been taken up for redevelopment. Of these, upgradation work in 84 Commercial Centres have been completed during 2004-05.

2.6 Development and Maintenance of Greens

Considerable emphasis has been laid on development of green areas which are acting as lungs of the city. DDA has developed about 4585 hac. of greens in the form of 4 Regional Parks, 111 District Parks, 25 City Forest, 605 Master Plan Green/Zonal Green/Green Belts, 255 Neighbourhood Parks, 1872 Group Housing Greens, 13 Sports Complexes and one mini Sports Complex. In a massive plantation drive launched during the year about 4.47 lakh saplings were planted. 180.85 acre of land has been developed as new lawns and 26 children park were also developed.

2.7 Master Plan For Delhi - 2021

Draft Master Plan for Delhi-2021 was finalized and approved by the Authority and also by Central Government for publication of notification in Gazette of India alongwith land use plan for inviting objections and suggestions from the public. This was also put on DDA's website. A number of new policy initiatives have been taken in the plan including involvement of private sector in the assembly and development of land and also in the development of housing sector. A mechanism for continuous review and monitoring of Master Plan has also been proposed in the plan itself.

2.8 Demolition

326 demolition operations were carried out in which 14937 unauthorised structures were removed and about 181 acre of land was made free of encroachment.

2.9 A number of initiatives for streamlining of financial administration were taken. These include:

1. Thrust on revenue earnings of Authority.



Lawn Tennis match in progress at Saket Sports Complex

2. Exercising control on establishment and contingent expenditure by strict financial discipline.
3. Outsourcing of ground rent and licence fee collection etc. and also association of Banks in housing schemes.
4. Engaging private sector participation in construction of houses and development of land.
5. Participation in strengthening city infrastructure projects like Metro, construction of Master Plan roads and flyovers.

2.10 Quality Control

To ensure quality in its various ongoing projects, the Quality Control Department has carried out 366 inspections, collected 385 random samples and performed 9825 tests in its laboratory.

2.11 Training

In the fast changing technologies especially with application of IT, training has become essential to keep the employees updated. Training Institute of DDA has organized 61 in-house programmes wherein 2513 officials have participated. Besides this, 193 officials were nominated to 60 external programmes.

2.12 Step Towards Consumer Satisfaction

Concerted efforts were made during the year for ensuring maximum dissemination of information regarding various transactions and procedures and making them available to the allottees in a convenient fashion. In this direction, following measures were taken:

- (i) **A Telecounselling Service** was started wherein all general information pertaining to various transactions is provided to the allottees on telephone itself.
- (ii) **Information Kiosks** were set up at the Vikas Sadan and Vikas Minar offices of DDA with Touch Screen Technology. These kiosks provide all information regarding priority numbers, schemes, procedures, policies etc. and also formats of various transactions can be downloaded from the kiosks for a nominal fee.
- (iii) The existing website of DDA was updated to provide maximum information to the consumers by incorporating information on all new projects/policies including the master plan.
- (iv) The counselling services were further strengthened by providing training to the facilitation staff as well as to the Counsellors and by increasing their number.
- (v) The reception and facilitation area is being further expanded and is likely to be made operational shortly.

3

Management of the Authority

3.1 Constituted under Section-3 of the Delhi Development Act, 1957, Delhi Development Authority has the power to acquire, hold and dispose of property. The Authority has perpetual succession and a common seal. It can sue and be sued. Sh. B.L.Joshi, a renowned administrator who took over the reins as Lt. Governor, Delhi and Chairman, DDA on 9.6.2004 continues to direct the diverse activities of the organisation.

Chairman :

Sh. Vijai Kapoor	1.4.04 to 9.6.04
Sh. B.L.Joshi	9.6.04 to 31.3.05

Vice Chairman

Sh. Madhukar Gupta	1.4.04 to 31.3.05
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Whole Time Members

Sh. A.K.Patnaik, Finance Member	1.4.04 to 31.3.05
Sh. Prabhash Singh, Engineer Member	1.4.04 to 31.3.05

Nominated by the Central Govt.

Sh. P.K. Pradhan Jt. Secretary, MOUD	1.4.04 to 31.3.05
Sh. B.K. Sunder Ray, Member Secretary, NCR Planning Board	1.4.04 to 2.9.04
Sh. P.K. Mishra, Member Secretary, NCR Planning Board	2.9.04 to 31.3.05
Sh. Rakesh Mehta, Commissioner, MCD	1.4.04 to 31.3.05
Sh. K.T. Gurmukhi, Chief Planner, TCPO	1.4.04 to 31.3.05

Non Official Members

Sh. Mahabal Mishra, MLA	22.9.04 to 31.3.05
Sh. Jile Singh Chauhan, MLA	22.9.04 to 31.3.05
Sh. Mange Ram Garg, MLA	22.9.04 to 31.3.05
Sh. Ishwar Dass, Councillor, MCD	1.4.04 to 31.3.05
Sh. Virender Kasana, Councillor, MCD	1.4.04 to 31.3.05

The Authority met 6 times during the year and considered 89 items in all.

3.2 Advisory Council

This is a body constituted under Section-5 of the Delhi Development Act, 1957 for advising the Authority on the preparation of Master Plan and on such other matters relating



Sh. Madhukar Gupta, Vice Chairman DDA administering pledge to the officers and officials of DDA on the occasion of Anti-Terrorism Day

to planning and development or arising out of or in connection with the administration of this Act as may be referred to it by the Authority. Composition of the Advisory Council during the year was as following.

1. Sh. Vijai Kapoor, President 1.4.04 to 9.6.04
Sh. B.L. Joshi, President 9.6.04 to 31.3.05
2. **Members of Lok Sabha**
 - i) Sh. Avtar Singh Bhadana 1.4.04 to 2.8.04
 - ii) Smt. (Dr.) Anita Arya 1.4.04 to 2.8.04
 - iii) Sh. Kishan Singh Sangwan 2.8.04 to 31.3.05
 - iv) Sh. Sajjan Kumar 2.8.04 to 31.3.05
3. **Members Rajya Sabha**
 - i) Sh. Hans Raj Bhardwaj 1.4.04 to 2.8.04
 - ii) Sh. R.K. Anand 2.8.04 to 31.3.05
4. **Vice Chairman**
Madhukar Gupta 1.4.04 to 31.3.05
5. **Members**
 - i) Sh. Hiren Tokas, Councillor, MCD 1.4.04 to 31.3.05
 - ii) Sh. Sugreev Singh, Councillor, MCD 1.4.04 to 31.3.05
 - iii) Sh. Rohit Manchanda, Councillor, MCD 1.4.04 to 31.3.05
 - iv) Smt. Nirmla Vats, Councillor, MCD 1.4.04 to 31.3.05
 - v) Sh. J.P. Goel
 - vi) Sh. Chattar Singh
 - vii) Sh. Sunil Dev
 - viii) Chairman, DTC
 - ix) Chairman, CEA

- x) DG (Defence Estate), Ministry of Defence
- xi) DG (RD) & Addl. Secy. Ministry of Transport
- xii) Chief Planner, TCPO
- xiii) G.M. (PM) MTNL
- xiv) Municipal Health Officer, MCD

3.3 Staff Quarter Allotment Branch

During the period under report, 633 applications for allotment of staff quarters from the employees of various categories were received in this branch.

1. Type-I	112
2. Type-II	272
3. Type-III	175
4. Type-IV	52
5. Type-V to VII	22

During the year 2004-05, 368 flats were allotted in Type-I, Type-II, III, IV & V to VII. The details of allotment is given as under.

Type-I	34
Type-II	152
Type-III	150
Type-IV	26
Type-V to VII	6

In all, 107 cases of change were decided during 2004-05. Inspections were carried out in 6 cases on the basis of complaints and action is being taken in cases of adverse occupation.

3.4 Nazarat Branch

The Nazarat Branch looks after the general administration and management, house keeping, purchase of stationery items, furniture, office equipments, issue of livery items. The branch also deals with purchase and maintenance of staff cars, photocopiers, fax machines, manual/ electronic typewriters and mobile phones for the use of the officers.

In order to improve the security arrangements in Vikas Sadan, Vikas Minar and protection of DDA land, services of qualified consultant and C.I.S.F were taken and their report is under consideration. Efforts were also made for adequate security arrangement by deployment of more men power. This branch also looks after the allotment of office space. MTNL antenna at roof top of Vikas Sadan has also been installed/allotted on licence fee basis to generate the revenue. The work pertaining to procurement of consumable items for computer, air-conditioner, water cooler and desert cooler has also been assigned to Nazarat Branch.

3.5 Hindi Department

In order to make more effective implementation of Official Language Policy of Government of India, 61 inspections were carried out by Hindi Department. One meeting of DDA Official Language Implementation Committee was held. 275 officials were given training in Hindi noting-drafting through 7 Hindi workshops organized during the year. During "Hindi Pakhwara", celebrated in September 2004, Hindi Stenography, Hindi typing, Hindi noting-drafting and debate competitions were held. Winners were awarded cash prizes amounting to Rs. 16,800/-. Speech competition for children of DDA's officials was also organised, in which 20 children were awarded a total prize of Rs. 3420/- in cash and gifts.

Under the scheme of "Hindi Pratibha Vikas Puraskar" which was introduced in 2004, a total of 19 students who had passed the M.A. (Hindi) final examination of Delhi University with highest marks and class 12th of CBSE securing highest marks in Hindi in year 2002, were awarded with cash prizes of Rs. 1,01,496/- and gifts. 4 children of DDA's officials were also awarded Rs. 23500/- as cash and gifts under the scheme.

Besides this, to implement Official Language Policy of Government of India, the material for DDA's website, procedures, annual administration report, audit reports for the year 1997-98, 1998-99, 1999-2000 and 2000-01, notification of Draft MPD-2021, press communiques, agendas for Authority's meetings, articles for Delhi Vikas Varta, brochures of Housing Department, Parliamentary Committee's Reports, questions and answers of Parliament and Delhi Assembly, forms, establishment orders, notification etc were translated.



Hindi Typing & Shorthand Competition in Progress

3.6 Public Relations/Public Grievances Department

Public Relations Department of DDA is entrusted with the activities relating to image building of the organization through paid and unpaid publicity and to maintain cordial interaction with public using various modes of communication. Its other major functions include formulation of advertisement policy, processing of advertisement rates, empanelment of advertising agencies, publication of quarterly house journal, sports and biodiversity newsletters, publicity literature including guidebooks, souvenirs, tender documents etc. Besides this, the Department is also responsible for arranging of press conferences/press trips etc. Coverage of various functions, issue of press handouts, processing and follow-up/monitoring of grievances expressed through newspapers and received from Department of Public Grievances, Govt. of India and other channels, receiving of delegates and issue of rejoinders are some of the other functions entrusted to this Department.

Activities Performed During-2004-05

- 35 Press Handouts (both English & Hindi) were released highlighting the achievements and various activities and functions organized during the period. These press releases were covered both in print as well as in audio-visual media.
- Two press conferences, one on Master Plan on 10.01.2005 and another one on DDA Budget on 29.3.2005 were organized. Both were well covered in print as well as audio-visual media. One media personnel trip to various DDA greens was also organized on 2nd March, 2005 which was well attended.
- Exercise to empanel of advertising agencies was also carried out this year and recommendations of the Expert Committee submitted to Vice-chairman, DDA for approval.
- P.R. Consultant Agency was also appointed this year for which necessary process was carried out by this office.
- 72 advertisements (English+ Hindi) got published in various newspapers including campaigns.
- 84 Press clippings, which appeared in various newspapers, were followed up to get the individual grievances redressed and 46 letters to Editor (rebuttals) were issued.



A view of DDA Library during Lunch Time

- 201 complaints were received through the Department of Public Grievance, Cabinet Secretariat, Government of India out of which 59 were got redressed.
- 140 grievances were received from MOUD and 26 were disposed of.
- 318 grievances were received directly from public which were sent to concerned department for disposal. Out of these 86 were disposed of by concerned Department.
- 137222 letters received and 65572 letters dispatched through computerized Receipt and Despatch Counters at Reception.
- 1492 new books added to Library, 5702 press clippings pertaining to DDA extracted from daily newspapers.
- One issue of Delhi Vikas Varta: House Journal comprising of 64 pages was edited print order given besides editing of Annual Administration Report of DDA.
- Two issues of "Sports News Letter" comprising of 16 pages each edited published and got distributed through Sports Department, DDA.
- One issue of Bio-diversity Newsletter comprising of 8 pages was published and got distributed through Landscape Department, DDA.
- 115 functions were covered by photo section, 3195 photographs were taken and 3924 photographs were developed and issued for publication and record.
- DDA has introduced tele-counselling services from 1st September, 2004 to provide information to general public. During September 2004 to March, 2005 as many as 37338 calls were attended through tele-counselling.

Personnel Department

4.1 Concerned about its employees, the Personnel Department ensures that the manpower is motivated enough so as to achieve the goals set by DDA to serve the people of Delhi. It aims at developing leadership qualities, sense of responsibility and discipline among them. Grievance Redressal system takes care that voice of the employees is heard at the appropriate level and harmonious relationship can be maintained between the employees and the management.

During the year under report, the personnel Deptt. made concerted efforts to fulfill, the needs of the organization towards capacity building as well as to meet the aspiration of its employees by way of initiating welfare measures. The various measures which were taken during the year are as follows:

4.2 Promotion Made

Group	A	B	C	D	Total
	73	175	188	-	436

4.3 Recruitment Made :

Recruitment made in Group-B (NG)-10 Group C-1 Group-D-14.

The Appointments made in Group 'C' & 'D' were on compassionate grounds.

4.4 Selection Grade

The benefit of selection grade has been given to 2 Officers.

4.5 Assured Career Progression Scheme

The Scheme of Assured Career progression for the Group-B, C & D employees has been introduced in DDA on the lines of scheme introduced in Govt. of India. The benefit has been extended to 290 incumbents.

4.6 Confirmation

1 incumbent has been confirmed.

4.7 Cross of Efficiency Bar

A total of 12 employees of various categories were allowed to cross efficiency bar.

4.8 Compassionate Appointments

During the period under report, a total of 14 & 1 appointment have been made on compassionate grounds in Gr. D & C respectively.



Sh. Sunil Sharma, Commissioner (Personnel) presenting the memento and cheque of retirement dues to the retiring Official of DDA

4.9 A.C.R.

A total 4361 Nos. ACRs forms were issued during the year 2004-2005.

4.10 Grant of Pension Cases

System of payment of pensionary dues on the day of retirement was introduced in DDA. The dues are paid in a function organized for the purpose every month. 8 Welfare Inspectors/Personnel Inspector are deputed to assist in settlement of pension/death cases. With the placement of Welfare Inspectors under Welfare Section encouraging results have been achieved. The pension cases are settled as quickly as possible. 295 incumbents retired during the period and all the persons have been paid the retirement dues.

4.11 Disciplinary Cases

During the year under the report, 44 disciplinary cases of various categories were settled.

4.12 Cadre Review

Cadre review of planning Wing, Architect Wing, Horticulture and Accounts are under process.

4.13 Position of Staff as on 31.3.2005

Group	General	S.C.	S.T.	O.B.C.	Total
A.	439	60	4	3	506
B.	1096	242	17	4	1359
C.	4930	750	52	27	5759
D.	2088	845	9	27	2969
Total :	8553	1897	82	61	10593
			Work Charge		10631
			Grand Total		21224

Vigilance Department

5.1 It is the responsibility of the Vigilance Department to implement anti-corruption measures and maintain integrity in service as per instructions issued by Dept. of Personnel & Training, Central Vigilance Commission and Ministry of Urban Development from time to time.

The department conducts surprise checks / site inspections and the defects / loopholes in the various rules and procedures are brought to the notice of concerned departmental heads for remedial action and to streamline the procedure.

5.2 Disciplinary proceedings were initiated against 154 officials. 93 officials were proceeded against for major penalties and 61 for minor penalties under DDA Conduct, Disciplinary & Appeal Regulations 1999. Disciplinary proceedings were finalized in 155 cases.

5.3 During the period, 825 cases of general complaints were received. 977 cases have been examined/verified. The backlog has been further eroded.

5.4 53 PE cases were registered and in 142 PE cases investigations were completed.

5.5 Sustained effort has been made to process appeals, reviews and suspension regularization cases. In 58 cases, appeal orders have been passed and 29 suspension regularization cases have been processed. In 23 cases prosecution sanction has been accorded after going through each case along with the Prosecuting Agency.

5.6 As per DOPT instructions dated 7.1.04, Review Committee reviewed 87 suspension cases of Group A,B,C & D categories. As a result of the review, 29 officials have been reinstated and suspension period of remaining have been extended.

5.7 Final investigation of turnkey projects at Narela and Bakkarwala have been completed. Decision of Disciplinary Authorities is awaited.

5.8 Watch and Ward cases have been investigated and 100 officials have been charge sheeted. 17 officials have been warned to be careful. Inquiry reports have been received from the CDI, CVC and independent Inquiry Officer in Watch and Ward cases. Both the Inquiry Officers have held the major charges framed as proved.



Chief Vigilance Commissioner addressing the Senior Officers of DDA during his visit to DDA

5.9 In another case of road works, samples were lifted from the site and got analyzed in laboratories. The conclusion derived was that one layer of the road was found not laid. The remaining layers were also substandard. Major disciplinary proceedings have been initiated.

5.10 The reference made by the Vigilance Department for getting 291 cases of institutional land verified by the Registrar of Societies bore fruit. Only 166 cases were found to be genuine. These cases were studied and forwarded to the Commissioner (LD) for necessary action after laying down guidelines and procedures to be followed before allotment of land is made to the societies.

5.11 Inspections are being conducted by the vigilance staff on regular basis for verification of the allegations received in DDA. During the year 24 inspections were conducted which resulted in 3 vigilance cases.

5.12 CBI and Anti-Corruption Branch, Delhi Police also registered 04 cases under IPC/Cr.P.C. against 04 officials during the period. Constant liaison with CBI/ACB has been maintained. Inspection was also conducted by the ACB at the request of DDA to curb the menace of touts.

5.13 According to the advice of CVC, action was taken to videograph of the vacant land. As on date videography of most of the vacant land is complete. Proper evidence of the status of the land acquired is kept in the form of CDs.

5.14 To bring more transparency, all requisite information concerning notice, inviting tenders, allotment of flats, plots are put on the website of DDA.

5.15 Pilot project of computerization of accounts of two EHS housing schemes was undertaken which revealed that approximately Rs. 40 crores is recoverable from the allottees. Housing Department has been advised to take necessary action for its recovery.

5.16 To curb the menace of pick and choose while carrying out demolition a circular was issued pertaining to Housing Enforcement. They have been advised to maintain a demolition register which would contain details of the execution of the demolition orders date wise, area wise, giving details of unauthorized construction/ encroachments. This would ensure that while executing demolition orders irregularities detected in a specific area would be dealt with uniformly and demolition programme undertaken would contain a certificate of the JE that all properties in the area were covered.

5.17 Another circular was issued to curb the adhocism that prevails in the public dealing departments of the DDA. It emphasized the need for Dealing Assistants to maintain a daily diary so that "first come first served" principle is adopted by them. These daily diaries of Dealing Assistants are to be checked by Assistant Director on Weekly basis and by Sr. Officers on fortnightly and monthly basis.

5.18 From time to time instructions were issued which were aimed at streamlining processes and bringing in transparency. One of the suggestions given which has high economic impact is not to give alternative allotments for residential purposes on 30 mt. wide roads. However, a policy decision on this issue is yet to be finalized by DDA.



Sh. Madhukar Gupta, Vice-chairman, DDA Releasing a Manual on the occasion of Vigilance Awareness Week celebrations in DDA

5.19 10 DDA officials were felicitated by awarding them trophies/certificates for their dedicated service to DDA.

5.20 On the occasion of Vigilance Awareness Week three hand books, prepared by the Vigilance Wing, were released by VC, DDA on the following subjects.

- Hand Book on Contract & Arbitration.
- Hand Book on Work Order
- Hand Book on Conversion from Lease-hold to Free-hold by the Housing Department.

6

Law Department

The Law Department takes care of the entire litigation work by and against the Authority. It also renders legal advice in the cases referred to it by the HODs of various branches of DDA.

6.1 Land Management Department

1. High Court Cases

1. Total cases pending as on 31.3.04	2315
2. Fresh cases received from 1.4.04 to 31.3.05	339
3. Cases decided during 2004-05	415
4. Total cases pending as on 31.3.05 other than EC Cell	2239

97% cases decided / disposed of in favour of DDA

2. District Courts Cases

1. Total cases upto 31.3.04	1802
2. Fresh cases received from 1.4.04 to 31.3.05	350
3. Decided cases	323
4. Pending as on 31.3.05	1829

3. L.A.C. Cases

1. Total cases pending as on 31.3.04	948
2. Fresh cases received from 1.4.04 to 31.3.05	184
3. Decided cases	296
4. Pending as on 31.3.05	836

4. Computerization of Court Cases

(1) Supreme Court

i) Total cases	328
ii) Entered	273

(2) High Court

i) Total cases	4277
ii) Entered	all
iii) Updated	3121

(3) District Courts

i) Total cases	1829
ii) Entered	1107
iii) Updated	1045



Sanjay Lake

Details of cases pending in the Supreme Court

1. Total cases pending as on 31.3.04	276
2. Fresh cases received from 1.4.04 to 31.3.05	67
3. Total cases decided during the year 2004-05	15
4. Total cases pending as on 31.3.05	328

Important cases decided during the period under reference :

6.1.1 DDA Vs Bali Ram Sharma and connected matters CA No. 6767/2002

This matter pertains to enhancement of market value of the land acquired in village Kondli & Dallupura. The Hon'ble High Court enhanced the market value from Rs. 76.50 per sq. yd to Rs. 345/- per sq. yd. DDA filed SLP in the Supreme Court and engaged Sh. Mukul Rohtagi, the then ASG of India. Hon'ble Supreme Court after hearing the Sr. Counsel appearing for the parties set aside the market value fixed by the High Court vide order dated 3.8.2004. Some of the claimants filed Review petition against said Judgement dated 3.8.2004. The same were dismissed on 13.10.2004. Further a Curative petition was also filed in the Supreme Court. It was also dismissed by the bench of 4 Hon'ble Judges vide orders dated 31.3.2005. By the above orders DDA has saved a sum of about Rs. 200 crores. Connected matters were also decided accordingly.

6.1.2 (i) SLP © No. 21933 of 2004; Sh S.S. Bawa Vs UOI & DDA; (ii) Sh SS Bawa Vs UOI; SLP © No. 22053/04

The above SLPs relate to acquisition of land in village Mehrauli (Vasant Kunj). DDA filed caveat in these matters and engaged Sh Mukul Rohtagi, former ASG to oppose the SLPs. The SLPs were listed on 1.11.2004. But due to vigorous contest by DDA the SLPs were dismissed even without issuing notice.

6.1.3 H.L. Malhotra V/s UOI; SLP © No. 3621/04

In this case the land acquisition of village Azad Pur situated in Shalimar Bagh Residential Scheme was involved. DDA was not made a party in the High Court. However on receipt of reference from the MOUD, DDA through Sh V.B. Saharya Advocate intervened in the matter and got the SLP dismissed vide order dated 3.1.2005.

6.1.4 Sh N.K. Nagpal V/s MCD & DDA; SLP © No. 11313/03

This relates to acquisition matter of village Lado Sarai. This land is located within the heritage zone near Qutab Minar which is monitored by a Committee in the MOUD. The DDA filed detailed Counter Affidavit in the matter. The Hon'ble Supreme Court after hearing the Counsel for the parties, dismissed the SLP vide order dated 3.1.2005.

6.1.5 Sh. Phiray Ram V/s UOI; SLP © No. 20256/03

This is also land acquisition matter in respect of the land situated in Village Ali affecting Sarita Vihar Residential Scheme. DDA filed detailed Counter Affidavit indicating therein that the writ petition filed by the predecessors of the petitioners have already been dismissed on the same ground which was not disclosed by the petitioner. The court after hearing the counsel for the parties dismissed the writ petition vide order dated 17.1.2005.

DISTRICT COURTS CASES

6.1.6 Azad Singh V/s DDA & Ors Suit no. 1494/02; Kh No. 2797/2026/1675/11 Mehrauli

This case was decided by Sh GP Mittal, ADJ Delhi on 4.12.04. The court has dismissed the suit of plaintiff. This was a very important case of village Mehrauli in which a big chunk of land was involved.

6.1.7 Mulk Raj Malhotra V/s DDA Suit no. 748/02/89; Kh No. 3521/1960 (21 bighas) Besai Darapur

The plaintiff had filed a suit before the court for permanent injunctions. The land in dispute formed part of kh. No. 3521/1960 Basai Darapur. The court has dismissed the stay application of plaintiff. Thereafter the plaintiff filed an appeal against the order of Civil Judge. The same has also been dismissed. Finally the plaintiff has withdrawn the suit.

6.1.8 Mahant Surinder Nath V/s DDA Suit No. 2239/97

This suit was filed by plaintiff in the court of ADJ Delhi. The suit land pertains to kh no. 700,701, 702 and 703 of Bahapur. The suit has been dismissed on 25.11.04.

6.1.9 Jagdish Chander Ahuja V/s DDA MCA No. 5/04

The plaintiff is running a school namely Kali Charan

Saraswati Shishu Mandir at Rajouri Garden, New Delhi measuring 800 sq yd land in DDA park. The appeal was dismissed with cost of Rs. 2000/- in favour of DDA on 8.10.04. The land related to khasra No. 18/7/2/1 of village Titarpur.

6.1.10 M/s Ahuja Dhaba V/s DDA PPA No. 3/2004

The appeal under Section 9 of Public Premises Act was filed by the appellant against DDA. Suit land pertains to kh. no. 958/29, Lakar Mandi Qadam Shariff Estate. The appeal was dismissed by the court against the appellant and in favour of DDA on 13.8.04 and a very important project of Motia Khan was held up due to courts stay has been saved and dhaba on DDA land stands demolished.

6.1.11 Shanker Das Pagal Baba V/s DDA

This was important case for DDA. In this matter there were many bighas of land encroached by the plaintiff. The value of land are in crores of rupees. The suit land is situated at Bela Road near bank of Yamuna, Delhi. The court dismissed the appeal of plaintiff filed against the orders of Estate Officer as plaintiff was unauthorized encroacher on government land.

6.1.12 Shanker Das Pagal Baba V/s DDA Civil Suit No. 373/04

In this matter, the plaintiff had filed the suit against the DDA in the court of Civil Judge, Delhi. The judge has dismissed the suit of plaintiff with cost of Rs. 25,000/- on 5.3.05 the suit land pertained to kh no. 109, 110 of Bela Estate which belongs to DDA.

HIGH COURT CASES

6.1.13 Smt. Sunita Sharma V/s DDA cs M05-215/5

The above suit was filed against DDA for permanent injunction in r/o Kh. no. 633/02, village Bahapur which stands transferred to the DDA. The petitioner appeared before the court and made a statement that she has not filed the suit and somebody else has filed the same in her name. The suit has been dismissed with cost of one lakh and the court has also ordered for inquiry to be conducted by the Registrar, Vigilance.

6.1.14 Raheja Hospital V/s UOI CWP No. 9743/04

This writ petition was filed with prayer for a direction for alternative allotment of piece of land to the petitioner to run and manage its institute or to direct the respondents to release the land u/s 48 of LA Act. The petition was dismissed on 3.3.05 with the cost of Rs. 10,000/- with observations that petitioner has not been able to show any legal right for an alternate allotment.

6.1.15 Sh Malook Nagar V/s UOI WPC 6967/03; Sh Chet Ram Sharma V/s UOI WPC 7679; Sh Mehant Surinder Nath V/s UOI WPC 2162/04

The above mentioned petitions were filed in the High Court challenging the acquisition proceedings of 8 Bighas of land in Bahapur village for Nehru Place District Centre for construction of multi level parking. The court earlier decided not to interfere in the acquisition proceedings. However on the directions of Hon'ble Supreme Court matter was remanded for determination of 80% approx. value of compensation. The petitioners claimed the compensation @ Rs. 1,80,000/- per sq yds on the basis of auction rates of DDA.

The Hon'ble Court vide judgement dated 3.3.2005 relying on the documents of sale of the petitioner, has granted the compensation @ Rs. 2684/- per sq. yd. Therefore, DDA has been able to save the amount of Rs. 177,316/- per sq. yd.

6.1.16 Sh. Surjeet Singh Bawa V/s UOI CWP-1246/83; Sh Jagjit Singh Bawa V/s UOI CWP 1262/83

These petitions were filed challenging the acquisition of land measuring 25 bighas 05 biswas in village Kishangarh on the ground that the Landuse has now changed to the Industrial on the basis of objections filed by them and the land is being used for the same purpose, therefore land in question should not be acquired. The writ petitions were dismissed vide judgement dated 31.5.04 holding that there is no bar for acquisition of land for the same purpose for which it is being used by the land owner.

6.1.17 Uday Singh V/s UOI CWP 5032/02; Pratap & Ors V/s OOI CWP 3381-3418/4

These two petitions were filed claiming interest from date of award as there was delay in taking the possession. Both the writ petitions were dismissed on the ground that the court cannot grant interest in exercise of its power under article 226 of Constitution of India and the provisions of Land Acquisition Act.

6.1.18 Delhi Auto General Finance Pvt. Ltd. V/s UOI & Ors CWP No. 3879/03

The above mentioned writ was filed by the petitioner for directions to the respondents for giving effect to the decision by the Govt. of India in December 1994 for release of land of the petitioner from acquisition proceedings measuring 51 bighas 11 biswas in Mehrauli. The stand of the DDA & UOI was that no decision was taken in the year 1994 as no such records were available. However, on submission of some documents by the petitioner, the records were located and on the report furnished by the DDA the Govt. decided not to

release the land and proceed for acquisition. The writ has been dismissed vide orders dt 4.3.05 holding that the decision taken by the Govt. to continue with its acquisition proceedings in relation to suit land is not illegal and does not require interference.

6.2 Housing Department

All the cases decided and pending have been entered in the computer system and 1765 cases are pending as under:

No. of the cases pending upto March 2004	1650
Cases instituted w.e.f. 1.4.04 to 31.3.05	457
Cases disposed during 1.4.04 to 31.3.05	342
Cases pending as on 31.3.05	1765

6.2.1 Renu Bali vs DDA; LPA No. 844/2003

There is one very important bunch matter of 20% surcharge. DDA had earlier taken a decision to levy 20% surcharge on the SFS flats allotted in South Delhi. Allottees were agitated on this question of surcharge in the South Delhi only and approached Delhi High Court. Ultimately single Judge upheld the levy of 20% surcharge in favour of DDA. The allottees preferred LPAs against the judgement of single Judge and the Division Bench headed by Chief Justice of Delhi High Court also dismissed all these LPAs. Cross appeals were filed again by the petitioners as well as by the DDA on the various issues raised in the decision of the Delhi High Court. The Hon'ble Division Bench of Delhi High Court after hearing both the parties and on going through the heavy financial stake involved constituted Full Bench and the case has now to be taken up by the Full Bench of the Delhi High Court. In this case, DDA has already engaged Shri P.P. Malhotra, Addl. Solicitor General who will be assisted by Ms. A. Salwan, Standing Counsel. DDA who has already won the case from the court of single Judge as well as from the Division Bench of Delhi High Court and all out efforts are being made to defend the matter with the help of the Addl. Solicitor General.

6.2.2 Surinder Kumar Mehta WP© No. 19095/2004

This is also other important bunch matter wherein 56 petitions were filed by individual allottees for claiming allotment on old cost because they had already intimated the change of address, but the DDA failed to carry on the change in their records/computer records and the demand letters were sent to the successful allottees at their old address. There was admitted fault on the part of the Department and the DDA had evaluated a policy, that, in such cases where the fault squarely lies on the part of the department, they have to be charged the old cost prevailing at the time when their priority matured.

These cases were heard by the Hon'ble Justice Pardipnandrayog with the leading case of Surinder Kumar Mehta & ors vs DDA WP® No. 19095/2004. The attention of the court was drawn towards the financial losses being suffered by the DDA which ran/accumulated about two crores of rupees. While going through the various writ petitions it was noticed that in spite of the facts that draws were held long back but they neither approached the DDA nor approached the Court of Law at the time when their priority matured, therefore, the allottees were found equally negligent because they chose to remain quiet for so many years despite the factum of advertisement issued from time to time indicating the priority numbers having been covered. The court appreciated the plight of the DDA and was considerate enough to allow DDA to make amendment in the earlier policy taking into consideration the new aspects. The Hon'ble Court thus finally held that it was also lapse on part of allottees who were aware of their priority list and thus were also supposed to follow up their cases with the DDA and if they have not approached DDA within span of 2 to 4 years of their priority having matured, the allottees would be responsible for contributory negligence and would be liable to reimburse DDA on that account. The court has finally decided that DDA would be at liberty to charge 12% interest on the cost of the flat prevailing at the time when their priority matured.

This decision of the Hon'ble Court in the matter of S.K. Mehta vs DDA has given financial reprieve to the department running in the crores of rupees and this is a major achievement on the part of the Housing Department with the legal guidance of Shri Anil Sapra, Standing Counsel. The Vice Chairman, DDA has already appreciated this achievement of the Housing Department.

6.2.3 Data Entry/Computerization of Court Cases

All the cases decided as well as pending have been entered in the computer and as on date about 1765 cases have been entered in the computer. The data entry is made on regular basis and the decisions of the important cases are also saved for future reference.

6.4 Personnel / Vigilance / Building Departments Cases

S. NO.	Department	Cases Pending			Total	Cases Decided		Cases Computerised & Updated
		Supreme Court	High Court	District Court		in favour of DDA	Against DDA	
1.	Personnel	2	132	18	152	-	-	-
2.	Vigilance	-	116	1	117	12	19	269
3.	Building	-	37	34	71	7	2	71

6.3 Engineering Department Cases

Total Court Cases pending on 31-03-2004	915
Cases decided during 1-4-04 to 31-03-05	129
New cases received	140
Total Cases pending as on 31-03-2005	926

6.3.1 M/s UEE Electricals Engineers Pvt. Ltd. Vs. DDA

CWP No. 11739/2004 decided on 4-3-2005 by Division Bench of Delhi High Court.

In this writ petition, the petitioner challenged the validity / propriety of order dated 3-1-2003 passed by the Secy. Contractor Registration Board, DDA Respondent No. - 1, in the writ petition, debarring the petitioner from issuing tender papers and from awarding any work to the Agency by DDA for a period of five years for his alleged misconduct with one of the Asstt. Engineer of DDA on duty. By virtue of said order all the Directors of the petitioner company were also debarred from participating in the tenders.

The Hon'ble High Court after hearing the arguments of both the parties held that the decision of the Secy., Contractor Registration Board, DDA, to black list, petitioner company can not be faulted on the ground of arbitrariness or as violative of principle of natural justice. The Hon'ble High Court further said that the conduct of the Director of the petitioner company in misbehaving with an officer (AE) of DDA could not be ignored or condoned, however, great provocation may have been there.

The judgement given by the Hon'ble High Court has justified the stand of DDA and by this judgement the moral of employees of DDA shall be high and give a lesson to such people dealing with Govt. official to behave with them in a good manner and DDA's officers can do their duty in a dignified manner.

6.3.2 Computerization of Court Cases

As regards computerization of court cases of Engineering Department about 700 cases have been entered into computer. Out of which 450 court cases have been updated. All performas supplied so far have been entered and data provided has been updated. The cases are being updated on day to day basis.

Decided	in favour of DDA	Against DDA	Achievements
	10	1	CW 353/04 : US State Employees Confederations V/s Principal Secretary, Lucknow UP. 1. The case titled UP Estate employees V/s Chief Secretary of UP & Ors. (Popularly known as Akshardham Temple on the Yamuna Riverbed was won by DDA. The construction of Akshardham Temple for the Yamuna Riverbed will obstruct the smooth flow of water, DDA has violated the provisions of Master Plan, Zonal Plan, since DDA has taken the work after approval of the Central Government. This was decided in favour of DDA.
			CW 4677/85 2. 28.00 acres of land was taken over by DDA from DCM & Swatantra Bharat Mills, in view of M C Mehta's cases which says for shifting of polluting industries. 3. The Master Plan 2021 has been sent to Govt. of India for its approval for which the Ministry of Urban Development has also invited the objections from the public. 4. The Rohtak Road Project on an area measuring 556 Hectares has also been sent to the Govt. of India for its approval.
Workcharge			
30	16	14	
Patiala House Court			
Complaints Under Section 14 read with 29(2) of DD Act.			
Total Cases launched during the year 2004-05		449	
		Decided	443
		Convicted	390
		Acquitted	38
		Consigned to Record	15
Pending Cases as on 1-4-2005. 355 + 266 cases which stand adjourned sine-die due to Stay in the upper Courts.			
Total fine imposed in favour of DDA		Rs. 17,30,895/-	

6.5 Land Disposal Department Cases

6.5.1 CWP No. 1408/1985 titled as Ganga Singh Vs Union of India & others (Date of Decision : 15.4.2004) by the Delhi High Court

In this case the petitioner who had received compensation for acquisition of his land in the year 1982 did not choose to allotment of developed residential land within the stipulated time. In the year 1978, he submitted his application to L & DO Deptt. for allotment of an alternative plot. The DDA rejected his application as time barred. The petitioner filed a writ petition being CWP No. 1705/82 and the Court gave direction to Delhi Administration to reconsider his application. However, the L&BO Deptt. rejected the application of the petitioner vide order dated 31st May, 1985, therefore, the petitioner filed a fresh petition. In the meantime on the basis of letter dated 9th February, 1979, the

petitioner secured allotment of plot at Malviya Nagar and was put into the possession, when DDA came to know that allotment, was secured on the basis of forged letter, DDA cancelled the allotment. The petitioner sought direction against DDA not to interfere in his lawful possession of Plot No. 278, Block-J, Malviya Nagar Extension, New Delhi. The DDA & L&BO Deptt. strongly contested the case on the ground that allotment was secured on the basis of a forged letter, which at the time of allotment was considered by DDA as genuine. On request of DDA, the matter was referred to the Crime Branch, Delhi Police. The DCP in his inquiry confirmed that the said recommendation letter was a bogus and a forged document. The Court accordingly dismissed the petition of the petitioner with a cost of Rs. 20,000/- vide its order dated 15th April, 2004 and give liberty to DDA to take possession of the plot forthwith.

6.5.2 M/S. Aggarwal Associates Promoters V/s. DDA CWP No. 2314/98 (Date of Decision : 28-07-2004) by the Supreme Court

In this case the appellant had filed appeal against dismissal of petition by the Delhi High Court. The appellant had participated in auction of a commercial plot in Nand Nagri. The appellant was the highest bidder and as per the terms of the auction, the petitioner was required to deposit 25% of the total bid amount of Rs. 30 lacs. The petitioner deposited 25% of the bid amount, however, he did not deposit the remaining amount of Rs. 22,50,000/- on the ground that there is a tube-well and the drain which ran through out the plot, further the plot is under encroachment of MCD. The appeal was strongly contested on the ground that the plot was auctioned on "As is where is basis". As per the terms and conditions of the auction, the intending purchaser was under an obligation to inspect and familiarize himself with the prevailing site conditions before giving the bid. The appellant did not pay the balance 75% amount and on the contrary erected its Board at the site. The appellant had no right to enter the premises unless he made the full payment. Since the appellant failed to comply the terms and conditions of the auction notice, his earnest money was rightly forfeited. The Court vide its order dated 28th July, 2004 dismissed the appeal of the petitioner.

6.5.3 CWP No. 5179 of 99 titled as Sandeep Arvind Vs DDA (Date of Decision : 23-8-2004) by the Delhi High Court

In this case the father of the petitioner who was working as Correspondent with All India Radio was allotted a shop for the gas agency. The shop was allotted at a premium of Rs. 2 lacs vide letter dated 19th December, 1986, however, the petitioner did not make the payment. Subsequently, on representation of petitioner, it was decided to allot the shop at reserved price of Rs. 77,000/- The petitioner paid Rs. 38,500/- and agreed to pay the balance reserve price, however, petitioner instead of making the payment vide his letter dated 27-12-87 again represented the L.G. Thereafter DDA raised the demand of Rs. 3,44,000/-, the petitioner did not make the payment, therefore, on 5.4.1990 the allotment was cancelled, the petitioner thereafter represented to the Hon'ble Minister. Accordingly, demand letter indicating total dues of Rs. 10,69,959/- was raised. The petitioner did not pay the amount and filed petition before the Delhi High Court, however, DDA highlighted fault of petitioner in making timely payment and the petition was dismissed vide order dated 23-8-2004 with cost of Rs. 10,000/-



Media Persons at Biodiversity Park during visit to various Greens

6.5.4 CWP No. 174/92 Daya Ram @ Maya Ram Vs DDA & Ors. (Date of Decision : 13-9-2004) by the Delhi High Court

In this case, the petitioner claimed allotment of shop on no profit basis as his land was acquired for Plan Development. The petitioner relied upon the Resolution of DDA regarding allotment of residential plots. As per preamble of Resolution, residential plot as well as shops have to be priced on same basis. The petition was contested on the ground that allotment of land is governed by DDA (Disposal of Developed Nazul Land) Rules and the PDR of the land is fixed by the Government whereas shop allotment by DDA (Management and Disposal of Housing and Shops regulation - 1968). Regulation - 6 provides that the disposal price would be determined by the DDA, therefore, the right flows from actual resolution and not from the Preamble of Resolution. The Court up-held the plea of DDA and vide order dated 13th September, 2004 dismissed the writ petition.

6.5.5 CWP No. 5826/04 Ms. Lily Thomas V/s DDA & Ors. (Date of Decision : 16-9-2004) by the Delhi High Court

This case pertains to C-50 Niti Bagh, New Delhi. The petitioner prayed that the conveyance deed was executed by DDA in favour of respondent no. 4 Ms. Chinky Davis dated 23rd July, 1993 should be cancelled. Petition was opposed on the ground that it raises disputed question of facts. It was also contended that the petitioner has concealed filing of earlier cases from the Hon'ble Court. Both the earlier cases were lost by the petitioner, still she preferred to file the present petition. The Hon'ble Court vide order dated 16th September, 2004, dismissed the writ petition with Rs.

20,000/- as cost, out of which Rs. 10,000/- is payable to DDA and balance of Rs. 10,000/- to Respondent. Nos. 3 & 4.

6.5.6 CWP No. 5545/2004 Shri V.K. Bhatnagar V/s DDA (Date of Decision : 8-10-2004) by the Delhi High Court

In this case, the petitioner had applied for 90 sq. mt. of MIG plot and deposited a sum of Rs. 5,000/- on account of registration money. In July, 1996 the petitioner withdrew from the scheme. However, the amount could not be refunded to the petitioner on account of some administrative formalities. In the meantime, the name of the petitioner was erroneously included in the draw of lots. In his writ petition, the petitioner claimed allotment of plot on the basis of non-refund of his registration money and inclusion of his name in the draw of lots. The petition was opposed on the ground that having opted to withdraw from the scheme, the petitioner cannot seek allotment of plot. The Court up-held the plea of DDA and dismiss the petition and directed refund of Rs. 5,000/- to the petitioner with agreed rate of interest.

6.5.7 CWP-2003/1992 Smt. Kanakawari Nahata & Anr. V/s DDA & Ors. (Date of Decision : 12-10-04) by the Delhi High Court

The claim in the petition was that DDA should carry mutation without charging 50% unearned increase on the ground that the Will executed by original lessee was got probated in favour of the petitioner. The Court relied upon the judgement of S.C. in DDA V/s Vijaya C. Gursawhney 2003 Vol. VII SCC 301 and held that since petitioner are not in blood relation of original lessee, therefore, it is permissible for DDA to determine whether money had flowed between the parties. The writ was dismissed. The Court directed petitioner to show that Will was a result of love and affection and no money transaction was involved in it. The opportunity was given to petitioner to represent and convince DDA that Will was outcome of love and affection.

6.5.8 CWP - 16528-03/04 Sh. Charanjit Singh & Ors. V/s UOI & Ors. (Date of Decision : 12-10-2004) by the Delhi High Court

The claim in the petition was that the mother of the petitioner purchased a plot measuring 580 square yards plot No. 247, forming part of Khasra No. 427/328 situated in Village Himayunpur, Tehsil Mehrauli, New Delhi. On the basis of a registered sale deed, the name of the petitioner's mother was mutated in the revenue records on the strength of her

physical possession as well as the sale deed. She was forcibly evicted after demolishing the super structure standing thereon under the large scale demolition drive during Emergency in the year 1975. The petitioner's claim that they are required to be settled at their original plots vide policy known as Rehabilitation of Arjun Nagar Plot Holders dated 25th May, 1978. It was also claimed in the petition that petitioner has been requesting Dy. Dir. (Residential Lands) for allotment of plot as per the policy in terms of the judgement of Delhi High Court reported in 72 1998/DLT 56. The petitioner's mother was offered an alternative plot at Dwarka, however, that offer was not availed and the petitioner seeks allotment of either plot no. 113-A or 111-B (Corner) in Safderjung Development Area which as per the advertisement in Hindustan Times dated 12th September, 2004 was to be auctioned on 18th October, 2004. In the writ petition, petitioner prayed direction against DDA for production of record regarding auction of these two plots and further direction to allot one of the said plot to the petitioner. In the C.M. filed with writ petition as an interim measure, petitioner prayed stay against the auction dated 18th October, 2004. However, the case was argued by our Sr. Standing Counsel Shri Jagmohan Sabharwal and the Court dismissed the writ petition finding no merits in the case.

6.5.9 CWP No. 1075-06/2004 titled as Anil Kumar Sharma V/s DDA (Date of Decision : 2-11-2004) by the Delhi High Court

This case was of OSB Branch and pertains to Plot No. 19, Site No. 4, Block No. 5, Geeta Colony. Our Panel Lawyer was Ms. Sujata Kashyap. In this case the petitioner claimed that he purchased the aforesaid plot in auction for Rs. 10,70,045/- The plot was auctioned on "as is where is basis". Possession of the plot was handed over on 19th December, 1997. Petitioner claimed that D.J.B. was constructing a sewer plant on the Western Side of the plot and it had stored sewer pipes and angles in the said plot. Petitioner claimed re-location of the plot. On request of the petitioner the plot of the petitioner was re-located on 24th October, 2002. The petitioner in his petition claimed payment of interest from 9th December, 1996 (when he had deposited the payment) to 24th October, 2002 (when the re-location was done) on the amount deposited with DDA. The matter was strongly contested by our counsel on the ground that the plot was auctioned on "as is where is basis" and the petitioner

willingly took over the physical possession of the plot and having taken the physical possession, it was the duty of the petitioner to protect his property, which he failed. However, on humanitarian ground, the plot was re-located on 24th October, 2004, therefore, no interest can be granted to the petitioner. In support of the contention, the judgment of Aggarwal Associates Promotes V/s DDA by the Hon'ble Supreme Court was relied upon by our counsel. After hearing the submissions, the Hon'ble Court on 2nd November, 2004 dismissed the petition and held that DDA has acted fairly in this case. On humanitarian ground the plot of the petitioner was re-located, therefore, no interest can be granted to the petitioner.

6.5.10 CWP No. 103/1986 D.R. Parashar & Ors. V/s Office of Regional Settlement Commissioner & Ors. (Date of Decision : 19-11-04) by the Delhi High Court

The petitioners who are the children of late Shri Bali Ram, a migrant from Pakistan filed a writ petition before the Delhi High Court alleging that late Shri Bali Ram had purchased plot No. 27 Shakti Nagar after making deficient payment of Rs. 20,000/-. However, before execution of the conveyance deed he died as such, the physical possession of the plot was not given to him nor any title deed was executed. The petitioner's claim relief against the respondent wherein DDA was also one of the respondents. DDA filed its Counter Affidavit and took the stand that the property in question was transferred in the name of late Shri Bali Ram and possession of the property was to be given by the office of the Regional Settlement Commissioner. It was also stated that the property in question of late was in possession of MCD and the same might have been included in Hiloep park. MCD admitted that the property might have been included in Hiloep park. Accordingly, the Court directed MCD to pay Rs. 70 lacs as cost of the land on today's market rate and Rs. 3,000/- as cost. The petition was disposed off on 19-11-04 and no relief was granted against DDA.

6.5.11 CWP-13591/04 Ram Vihar RWA V/s DDA & Ors. (Date of Decision : 24-11-2004) by the Delhi High Court

In this writ petition the petitioner - association challenged construction of commercial complex consisting of 92 shops and offices on a plot adjacent to the park in their locality. Directions were sought against DDA to change land use either to residential or green area from C.S.C. The petition was opposed on the ground that lay - out plan of the area with

the land user as CSC was approved way back in 1982. The allotment of the same in public auction was strictly as per the Master Plan. The land use as such, cannot be changed. The Hon'ble Court vide its order dated 24th November, 2004 upheld the plea of the DDA and dismissed the petition.

6.5.12 Mohan Memorial Educational Society (Regd.) V/s. DDA & Others (Date of Decision : 29-11-2004) by the Delhi High Court

On 15-9-1989 petitioner was allotted 800 Sq. Mtr. land. The premium was demanded at provisional rate of Rs. 19 lacs per acre. The petitioner was required to submit an undertaking that it would pay the difference of premium as and when government would take a final decision. Petitioner submitted undertaking. On 13-12-2001, DDA raised a demand at a premium of Rs. 26 lac per acre as the Government fixed the premium for the period 1-4-1989 to 31-3-1989. The petition was opposed on the ground that allotment of institutional land is made as per Rule 6 of Nazul Rules, 1981. As per Nazul Rules, DDA makes institutional allotment at pre determined rules and DDA is bound to charge at pre-determined rates notified by the Government. On the date of allotment rates were not finalized by the Government. Even petitioner had submitted an undertaking. The court agreed with DDA's contention vide order dated 29-11-2004 and dismissed the writ.

6.5.13 CWP-11696/04 Sheo Ram, CWP-14169/04 - Rich Pal & CWP - 17335/04 Channo Devi (Date of Decision : 3-12-04) by the Delhi High Court

In these three petitions, petitioners claimed that despite payment of full premium of plots allotted to them, DDA is not handing over possession of their plots. Petitioners prayed direction to DDA for handing over physical possession. DDA in its Counter Affidavit pleaded that a total no. of 38 plots which were meant for auction were allotted as alternative plot after change in the lay-out plan without approval of the Screening Committee as such, an inquiry is pending. The plots allotted to petitioners were out of these 38 plots, therefore, possession was not given, as these plots were not meant for alternative allotment at pre-determined rates. These plots were meant for auction. No approval of Screening Committee was taken by the then Commissioner (Planning) before changing the lay-out plan and carving these plots for alternative allotment. The approval of Screening Committee is necessary before changing lay-out plan. After considering the note of Pr. Commissioner, the

court upheld the plea of DDA and directed that alternative plots be allotted to petitioners within four weeks in lieu of plots allotted to them.

6.5.14 CWP No. 5509/98 titled as M/s. Good Health Accessories (India) Pvt. Ltd. V/s. DDA (Date of Decision - 3-12-04) by the Delhi High Court

In this case the property No. B-61, Okhla Industrial Area was involved. It was allotted to M/s. Om Engineering Works through Shri Tilak Raj on 1st of July, 1994. DDA issued demand of Rs. 54,40,922.60, however, the demand was not paid in time. DDA raised demand of interest @18% pa. for Rs. 23,25,495/- for the period of 1-8-94 to 21-12-1996 on the principal amount. The demand of interest was challenged on the ground that there were disputes among the partners of the firm, therefore this demand was not paid. The case was contested and the Hon'ble Court dismissed the case of the petitioner and up-held the demand of interest of DDA.

6.5.15 RCA-31/04 Vinod Kr. V/s DDA (Date of Decision : 7-12-2004) by the District Court

This appeal was filed against the judgement and decree dated 13-5-04 whereby the suit of the plaintiff was dismissed. The suit was dismissed on account of concealment of facts. The plaintiff did not make the payment for allotment of flat at Nehru Place and conveyed that due to technical reason, he was allocated site at Bhikaji Cama Place and Laxmi Nagar. He sought a decree of Mandatory Injunction against DDA. The suit was dismissed. On 7-12-2004, the appeal was also dismissed.

6.5.16 WP (C) No. 358/04 titled as UP State Employees Co. Federation & Anrs. V/s Principal Secretary Lucknow UP & Ors. (Date of Decision 12-01-05) by the Delhi High Court

In the aforesaid petition, allotment in favour of Akshardham Temple was challenged on various grounds. The main ground was the land belongs to U.P. & it is situated on the river bank of Yamuna. DDA opposed the petition and submitted that the land allotted by DDA is 1700 meter away from the river bank and there is no violation of terms of the allotment. Construction was permitted after obtaining the opinion of Central Water Commission and National Environmental Engineering Research Institute (NEERI) on the basis of above submissions, the Hon'ble Supreme Court vide order dated 12-1-2005 dismissed the above petition.

6.5.17 CWP No. 6830/04 titled as Shri Chaturbhuj Aggarwal V/s DDA. (Date of Decision : 1-3-2005) by the Delhi High Court

In this case, the condition empowering VC, DDA to accept or reject any bid was challenged before the Court. The case was contested and the reliance was placed upon the S.C.'s judgement in the case of Tata Cellular V/s UOI 1994(6) SCC 651 wherein the Hon'ble Supreme Court had ruled that under Article 226, the Court is concerned only with the decision making process rather than decision itself. It was argued with the help of this judgement that if the process of taking decision is not malafide such decision is not open for review by the Court under Article 226 of the Constitution. The Court up-held the contention of DDA and dismissed the petition.

6.5.18 Computerization of Court Cases

In the year under evaluation, special attention was given to the computerization of the court cases of the different courts. On the basis of the computerization of court cases a monthly cause list in advance for the forthcoming cases of the next month is being generated from the legal software on regular basis. This list is being supplied on 25th day of each succeeding English Calendar month to the different branches of Land disposal department for follow-up with the Panel Lawyers and necessary action, if any, pending with the branches. Similarly, an advance list of contempt cases is generated from the legal software for compliance/appeal of the directions of the court by the different branches. The junior officers and Legal Assistants monitoring the court cases have been advised to update the court cases on daily basis and to ensure this, a daily cause list is generated from the legal software. The officers going to the court for monitoring of court cases have been advised to ensure that in addition to th cases appearing in the cause list they should also try to find out if any other case comes to their notice which is not included in the list should be entered in data base so as to complete the data. One JLO and LA have been trained to operate legal software to monitor the data-entry and updating work in the absence of the Data-Entry operator. In addition to that updation work is being monitored at the highest level of the legal department. A total number of 4324 cases have been entered in the legal software and out of these only 397 cases are those where the date of hearing is nil.

7.1 Systems Department

The Systems Department looks after the automation requirements of various wings of the Authority. In continuation of the automation initiatives for DDA, the Systems Wing has further worked towards development and improvements in the following automation projects.

7.1.1. Housing

The AWAAS Housing Management and Accounting package is smoothly functioning and various activities like, registration, allotment, cancellation, mutation/transfer, change of address, change of mode of payment and accounting of receipts are being done by this package.

The software has been made user friendly to facilitate generation of demand letters, change of address, change of mode of payment, carry out mutation or transfer etc. by dealing assistants in the housing themselves. The officers and staff of Housing branch have been trained to carry out the process on computer and large number of them have started using the system by themselves. During the year 14193 flats have been allotted and the demand letters in respect of 18903 allottees generated.

7.1.2. Land Record Automation

The Land Management Information System software has been developed for automation of land records. The application is GIS based and web enabled. The application will facilitate building of records of acquired land as well as monitor the payment of enhanced compensation. The special information contents and the attributes for acquisition have been integrated. The scanned and digitized masabis in respect of 149 villages out of 233 villages where land is acquired have been validated and integrated with validated data base of corresponding land records giving status of land.

The masabi maps in respect of only 134 villages where land has been acquired were in good shape. With special efforts, the masabi's of 15 villages could be prepared from the field books. Efforts are now being made to reconstruct the

masabi's for the villages where the masabi's are in tattered condition from the field book data. The work for digitization of masabi maps in respect of non-acquired villages shall also be initiated and this will facilitate future urban planning of Delhi.

7.1.3. Land Disposal

BHOOMI is the application software package for automation of Land Disposal wing for the allotment and management of the land and is operational for past many years. During the current year, efforts have been made to upload the data of old Rohini allotments under BHOOMI. The system also provide the statement of account of allottees as well as take care of the verification of receipts. The database has already been connected to the Information Kiosks, as a result, public can interact with Information Kiosks placed in Vikas Sadan as well as in Rohini to seek answers to their queries. In the year 2004-05, the ground rent of properties of Industrial, Institutional, Commercial branches was worked out.

7.1.4. Legal Cases Monitoring System

The Software has already been implemented in GUI environment. The system maintains the database of Legal Cases. The software has been equipped with Lawyers Fee Accounting module during the current year. This module facilitated efficient processing of Lawyers fee bills as well as ensure that no duplicate payment is released.

7.1.5 Payroll

The new payroll software has been developed to facilitate the pay disbursement. The software is user friendly and network based. The software is under implementation and shall provide features like GPF Accounting, Income Tax calculations and generation of Form-16 etc.

7.1.6 Receipt and Dispatch System

A computerized Receipts and Dispatch System at the Reception counters of Vikas Sadan is running smoothly. Computerized receipt are issued for all letters received at the counter.

A file Tracking System has also been developed which will be implemented after structured LAN is put in place and adequate hardware is procured.

7.1.7 Personnel Management Information System

An on line multi-user computerized Personnel Management Information System has been developed to provide all the



Chitragupt Park, Rohini

functionality of the Personnel Department namely maintenance of service records, confidential reports, loans & advances, leave record maintenance, LTC, disciplinary and court cases, retirement and death cases, policy matters and staff grievances etc. The system will be implemented after hardware and structured LAN is put in place.

7.1.8 CADD Cell at Vikas Minar

The CADD Cell is functioning at Vikas Minar and provides the facility to the architects in Architectural Wing to draft their architectural plans on computer. Users from Planning Wing also avail the facilities of CADD Cell for drawing, viewing, modifying and printing of maps. Users from Central Design Organization and other Engineering offices also avail the facility of CADD Cell for drawing, viewing, modifying, structural analysis and printing of drawings.

7.1.9 DDA's Web Site

The Web site of DDA is fully operational and provides the facility to disseminate information of various activities of DDA. The web site also displays all the advertisement, tender notices etc. All allotment results of draws are promptly displayed on web site and it facilitates the display of the new housing scheme's brochure as well as application form in down loadable form. The Hindi version of website is also ready and will be hosted soon.

7.1.10 Information Kiosks

A software for display of information from AWAAS and BHOOMI Data base has been developed and implemented in the year 2003-2004. Six Information Kiosks have been installed in Vikas Sadan and two in Rohini Project office. Some more Information Kiosks are being procured and shall be installed at various DDA offices, DDA's Sports

Complexes and Residential Welfare Associations. The Information Kiosk software also provides the facility of visiting DDA Website.

7.1.11 Integrated Management System

DDA has assigned to STPI the development of Integrated Management System. STPI, an IT society under MIT, has been engaged as technical consultant for the assignment and the work has been initiated in Feb. 2005. The project is expected to take 15 months to execute. The Integrated Management System is aimed to improve working, re-engineer the working processes to improve efficiency & transparency, seamlessly integrate the existing stand alone applications as well as development of additional software modules.

7.1.12 Document Management System

Document Management System has been developed for scanning, indexing and storing the images of files with retrieval mechanism. In the year 2004-05, about 21000 files and 2 lac challans have been scanned and loaded in the Document Management System.

7.2 Training Institute

7.2.1 Training Institute of Delhi Development Authority has been organising the training programmes for the staff and also identifying the need to upgrade their professional knowledge in various fields. It also nominates officials/officers to participate in various external training programmes organised by other professional institutions in Delhi and other parts of the country.

7.2.2 During the year 2004-05, Training Institute successfully imparted training through useful training



Hindi Workshops in progress at Vikas Sadan during "Hindi Pakhwada" celebrations.

programmes benefitting a large number of DDA employees at various levels. Employees are nominated to participate in training, workshops, seminars, conferences etc. organised by other professional institutions as per detail given below:

Sl. No.	Description	Year	No. of training prgm.	No. of Participants
1.	Training conducted by Training Institute, DDA	2003-04	120	1460
		2004-05	61	2513
2.	Training conducted by outside institutes/ Agencies.	2003-04	65	211
		2004-05	60	193

7.2.3 In-house programmes included orientation programmes like for LDC, Steno and accounts personnel.

Special emphasis was given for preparation on new training modules for categories like Asstt./Sr. Steno/Steno/UDCs and on the syllabus for departmental tests for promotion to the next grade.

7.2.4 The Training Institute also played significant role in assisting the Personnel Department including training/coaching programmes for UDCs appearing in the departmental test for the post of Asstt. and LDCs appearing in the departmental test for the posts of UDC. The Training Institute also successfully conducted departmental tests for Sectional Officers (Hort.).

7.2.5 Regular training programmes were also organised to improve computer literacy, computer application in accounts and other areas. This facilitated DDA in taking up computerization in the department.

8

Engineering & Construction Activities

8.1 Development of acquired land, development of infrastructure (roads, drains, water supply, sewerage & other facilities), development / construction of commercial centres & construction of dwelling units are the main activities of the Engineering Wing.

Services like roads, storm water drains, sewerage, water supply etc., forming part of internal/peripheral services are subsequently handed over to the MCD, DJB & DVB for further maintenance. Common passage and utilities within the built up areas are the responsibilities of the respective welfare societies of housing / commercial pockets.

The activities of the Engineering Wing can be classified broadly under the following heads.

- Construction of residential buildings.
- Development and construction of commercial centres.
- Development of land for residential, institutional, industrial, recreational and commercial purposes.
- Special projects / Sports complexes.
- Development and maintenance of green areas viz.



LIG Flats built on Turnkey basis at Sector 18, Rohini

Master Plan Greens, District Parks, Neighborhood Parks, Recreational centres, Play Fields and Children Parks etc.

The achievements under above referred heads during the year 2004-2005 are detailed below.

8.2 Construction of Residential Buildings

DDA constructs houses of various categories viz. HIG/MIG/LIG/Janta/EWS etc. for a large number of registrants/non-registrants. The brief details of houses in progress as on 1-4-04, new houses started during 2004-2005 and completed by DDA during the year 2004-2005 are given as under :

Sl.No.	Description	HIG	MIG	LIG	Janta	Total
1.	Houses in progress as on 1-4-04.	4695	2861	14980	480	23016
2.	New Houses targeted to be taken up during 2004-05.	1095	1816	4640	392	7943
3.	New Houses taken up during the year 2004-05.	16	Nil	170	Nil	186
4.	Houses targeted to be completed during 2004-05.	1848	1664	8670	480	12662
5.	Houses completed during the year 2004-05.	926	584	7906	480	9896
6.	Houses which could not progress further due to various reasons*	1424	795	1121	0	3340
7.	Houses in progress as on 1-4-05	2361	1482	6123	Nil	9966

*S.No. 6 shows the no. of houses which could not be taken up due to rescission of the contracts, peculiar site condition, land constraints.

8.3 Development of Commercial Centres

To meet with ever-increasing demand for shopping facilities and commercial space for the residents of various residential / industrial complexes developed and disposed off by DDA, a large number of commercial centres of various sizes have been planned and constructed by DDA. The position of various shopping / commercial complexes in progress as on 1-4-2004 and new complexes started and completed during the year 2004-2005 is given in table on next page.

Sl. No.	Description	DC	CC	LSC	CSC	Total
1.	Commercial centres in progress as on 1-4-2004	5	8	2	3	18
2.	New commercial complexes targeted to be taken up in 2004-05	2	9	Nil	Nil	11
3.	New commercial complexes taken up during 2004-05	1	2	1	6	10
4.	Commercial centres targeted to be completed during 2004-05	4	7	Nil	Nil	11
5.	Commercial centres completed during 2004-05	1	4	1	1	7
6.	Commercial centres in progress as on 1-4-2005	5	6	2	8	21

Note : DC-District Centre, CC-Community Centre, LSC-Local Shopping Centre, CSC - Convenient Shopping Centre

8.3.1 Upgradation of Commercial Centres

DDA till date has constructed / developed about 630 Commercial Complexes of various categories. To create efficient/proper circulation and healthy environment in the Commercial Centres constructed by DDA, it has been decided to upgrade old Commercial Centres after taking over the same back from MCD.

In phase-I, 93 Commercial Complexes (1 District Centre, 15 Community Centres, 54 Local Shopping Centres and 23 Convenient Shopping Centres) have been taken up for redevelopment and 84 Commercial Complexes have been completed during the year 2004-05, rest will be completed by 1st quarter of financial year 2005-06.

8.4 Major Development of Land Schemes

DDA is relentlessly continuing its development activities and expanding the city limits as per Master Plan by developing new Sub-Cities and creating the physical infrastructure such as roads, sewerage, drainage, water supply, power lines and recreational facilities etc. for such Urban Extensions.

8.4.1 Dwarka Phase-I & II

Dwarka sub-city situated in the south-west Delhi covers an area of 5648 Ha of land and has been planned for a population of one million. It will be a self-contained city with multiple connectivity approaches with the mother city. The approaches have been planned in such a fashion that commuting to the sub-city is possible from all directions.

For speedy development of the infrastructure, DDA for the first time has taken up construction of Master Plan roads to its full cross-section including street lighting. This street lighting works were earlier being done by the then DVB. The street lighting system adopted in Dwarka has been designed through Philips India with back up from their Corporate Office at Holland. DISCOMS are also now adopting this design. It may be mentioned that this design is economical and will result in 20% financial savings both in the initial capital investment as well as in the subsequent recurring expenditure on its operation & maintenance.

Other services like sewerage, water supply and SW drains are primarily laid except some balance part which is in progress. There is provision of 6 nos. command tanks. Two command tanks have been commissioned; another one has been completed and likely to be commissioned by July 2005. The fourth one is in progress and likely to be commissioned by October '05 and for fifth one tenders are being floated. For the sixth command tank, which will cater to Sector 23 to 27, the land has been acquired and water scheme for Sector 23 to 27 would be shortly submitted to DJB for approval.

I Access to Dwarka Sub-city

Dwarka Sub-city is planned to be connected with mother-city at three points i.e. :

a) Najafgarh Road :

60 mtr ROW road connecting Dwarka to the Najafgarh Road has since been completed.

b) Pankha Road :

Entry from the Pankha road was not becoming feasible because of the unauthorized encroachments falling in its corridor and, as such, an alternative proposal was worked out by covering the Palam Drain for an approximate length of 2.3 km and constructing a 45 mtr wide road over it. This work is in progress and one carriage way has been completed and opened to traffic, whereas full width is likely to be completed by June, 2006.

c) NH-8 and South Delhi

i) Construction of approach road connecting South Delhi with Dwarka through Cantonment area :

The connectivity from the South Delhi is by way of construction of a 6.1 kms approach road from NH-8 which is passing through the Cantonment area, of which about 2 km is elevated road from Palam Station to Dwarka Dwar and a 710 mtrs length of underpass near Palam Technical Area. The work is in progress and is likely to be completed by August, 2005.

ii) Construction of Link Road connecting NH-8 with Dwarka along Southern Boundary of IGI Airport :

The total length of approach road is 4.6 kms with 50 mtrs long RUB under Palam/Rewari Railway line. RUB work has been completed by Railways as a deposit work of DDA. The work of construction of link road is also in progress. Both the carriage ways completed and opened to traffic and the over all work will be completed by July 2005.

II Street Lighting

Street lighting in Dwarka on the Master Plan road, was the primary responsibility of the then DVB (now DISCOMS), but it was decided to be taken up by DDA itself. An innovative design for providing street lighting had been developed and adopted in consultation with Philips India Ltd. The work of street lighting has been completed on all Master Plan roads i.e., out of 75 kms, the street lighting has been completed in 65 kms and in remaining 10 kms stretch, poles have been erected, as and when it would be necessary, the fittings shall be provided. This work is being appreciated by one and all.

III. Sports Complex in Sec-11, Dwarka

A Sports Complex has been developed in Sec-11, where lawn tennis court, volley ball court, basket ball court, badminton court, football ground, hockey field, boundary wall, skating rink, administrative block, squash court, cricket pitch, multi-gym, swimming pool and parking etc. has been completed. The Sports Complex has been opened to public.

IV. Acquisition of Land in Phase-II, Dwarka

Dwarka Ph-I and part of Dwarka Ph-II comprising of 2876 Ha (1862 + 1014) of land has already been acquired and is under various stages of development. Recently, DDA has acquired 620 Ha of land in Ph-II [Sec-23(b), 24, 25 & 26] and another 284 Ha of land in Ph-II [Sect-27, 28 & 29] is under acquisition for which notification has been issued by the Land & Building Department. The detailed planning and development of this area will be taken up as soon as it is transferred to the DDA.

8.4.2 Narela

Narela Sub-city has been planned to cater to a population of about 1.2 million over an area of 7365 Ha with additional provision of 2501 Ha as green buffer along the Union Territory Border north of Narela Sub-City. The project boundaries are Western Yamuna Canal in the West, Grand Trunk Road in the East Sanjay Gandhi Transport Centre in



Parliamentary Standing Committee on Urban Development Members visit to DDA Projects North West Delhi

the South and National Capital Territory boundary in the North. The total water requirement projected for this Project is 100 MGD, Sewerage would be generated to the extent of 80 MGD and total Storm Water discharge from the project will be 7000 Cusecs. The total power requirement for the project will be to the tune of 400 MW.

The development activities for the Narela Project were initially taken up in the year 1990 over an area of 450 Ha. The requirement of infrastructure services was projected to be made available over a period of 20 years i.e., by 2010. However, the project could not take off with the speed at which it was envisaged due to low acceptability level by the prospective users.

At macro level, a water treatment plant has been planned by DJB over an area of 55 Ha at Iradat Nagar. The raw water for the treatment plant is likely to come primarily from Western Yamuna canal and partly by boring of tube wells. For sewerage treatment, DJB has already constructed a Sewerage Treatment Plant of a capacity of 10 MGD with provision for further expansion upto 20 MGD. Another Sewerage Treatment Plant of 60 MGD capacity is proposed to be developed near village Nangli Poona across GT Road.

So far, DDA has constructed 8335 houses of various categories. Another 170 MIG and 2420 LIG houses are under construction. In addition, 833 alternative plots of various sizes have been developed. Further, 42 alternative plots have recently been planned in Sec B-4 and development works are in progress. Out of 14 CSCs to be provided in the scheme, 4 CSCs have been constructed. Two shopping centres are functioning as on date. There are large numbers of parks and green areas already developed, which are also open to the public. Sports complex along with club has been approved. Conceptual plan for this scheme is under process. The alignment of 80Mtr wide road (Urban Extension Road-I) to link with Rohini has been approved by the Technical Committee for the portion in Narela Project and about 3.2 kms length of road from GT-Karnal road to

Alipur-Narela road has since been constructed. This will give better connectivity to Narela Project.

Narela Sub-City is well connected with the main city through GT road and Delhi-Ambala Railway Line. Three main corridors have been proposed from GT Road to NH-10 through Narela Project. Two such roads have already been planned and third is under planning.

8.4.3 Dheerpur

The total project area is 990 Ha. Area under Ph-I is 194.50 Ha which has been proposed to be developed in the first phase of Dheerpur Project. The area is bounded by Outer Ring Road in the North-East, Shah Alam Bandh, Mukherjee Nagar in the South and 45mtr wide road and historic coronation pillar in the west. The land is low lying. The plan of the Dheerpur Ph-I has been approved by DUAC. The scheme consists of multi-storied houses, Co-Op. Group Housing Societies and plotted residential houses. There is also provision of commercial centers, public and semi-public facilities and recreational area i.e., Master Plan Green.

There is total length of about 7.70 km of peripheral road, out of which 5.80 Km has been constructed. The designing of various schemes i.e., sewerage, SW drain and water supply were got done through "Tata Consultancy" and the same has since been approved by DJB.

The works of these services has been taken up as the land in Dheerpur is being allotted to Group Housing Societies and DDA is in the process of handing over the land to the societies. IIT is being consulted for giving the design of the supporting structure for laying services like water supply, sewerage and S.W. drain as the subsoil conditions are prone to liquification during seismic disturbances. As far as power is concerned, the land for construction of 66 KV grid sub-station has been handed over to DVB.

The work of laying water supply lines is in pre-qualification stage and likely to be awarded shortly. The work of laying of peripheral sewer lines has been awarded in Nov. 04 and likely to be completed by Aug '05. For construction of two



SFS Flats

bridges on Jahangirpuri drain, tenders have been invited and likely to be awarded shortly.

8.4.4 Rohini

Rohini Phase-IV & V (Sector 26 to 33)

The total area of this Phase IV and V is about 4000 Acres, out of which about 1500 Acres of land has been physically taken over by DDA. This land falls under Sec 26, 27, 28 & part of Sec. 29 to 32. As per the approved plans, the construction of two lane Master Plan Roads has been completed. Service plans of Sec. 27 & 28 have been approved by DJB and likely to be completed by June, 2005. Water supply and Sewerage scheme of Sec. 29 & 30 have been approved by DJB and the service plans of SW drains are under approval, which is likely to be approved shortly by MCD.

The work of Command Tank in Sec. 29 has been awarded and targeted to be completed by June '05. The work of SPS in Sec 26 has been awarded recently and targeted to be completed by Dec '05. This area is being developed mainly for liquidating pending list of Rohini registrants for plots. The pendency list is about 38000. The acquired land is sufficient to develop 12000 to 15000 plots. DDA has also initiated action to acquire remaining land of about 2500 acres during 2005-06 so as to clear the backlog.

Construction of Master Plan Roads in Rohini Ph-III

To open up the area only two lane Master Plan roads was constructed in Ph-III. Now, the development of this area has since been completed, thus the work regarding construction of roads to full width have been taken up and completed.

8.4.5 Vasant Kunj

The Vasant Kunj Project is located in the Southern most part of Delhi. The project is being developed in two phases.

Vasant Kunj Ph-I

Vasant Kunj Ph-I is bounded by rural area comprising of villages such as Ghitorni, Rang Puri etc., in the South, JNU in the North, Link Road and village Mahipalpur in the West and Mehrauli-Gurgaon road in the East. The Project covers a total area of 381.45 Ha and is projected to accommodate a total population of 1,15,000. Phase-I has already been developed. 13600 houses have been completed and allotted/under allotment.

Vasant Kunj Ph-II

Vasant Kunj Ph-II which is spread over an area of 315 Ha and is located in a prestigious part of South Delhi. It is bounded by Vasant Kunj Ph-I in the South, Munirka Village to Vasant Vihar in the North, Ridge area in the West and JNU in the East. This area is divided into two portions namely i) Constraint area of 92 Ha and ii) Development of International Hotel Complex in 223 Ha.

The area of 223 Ha of land has now been decided to be a part of Aravali Bio-Diversity Park being developed by DDA.

At present, the construction of physical infrastructure in the 92 Ha of land is in progress. The work of roads, sewerage system i/c SPS & rising main, internal drains, water supply have been completed. The work of external drains is in progress and likely to be completed by Sept '05 and the work of UG Tank is standstill and is being rescinded. The work will be taken up at the risk and cost of original Agency after completing the codal formalities.

Shopping Mall Complex

The Shopping Mall Complex is situated on the Nelson Mandela Road adjacent to Grand Hotel. This is part of overall scheme of Vasant Kunj Ph-II which is planned over an area of 92 Ha. 6 plots have already been auctioned on 15-12-2003 and for remaining 3 plots action is being taken by Land Disposal Wing of DDA. The work of roads, sewerage system i/c SPS & rising main, internal drains, water supply have been completed. The work of external drains is in progress and likely to be completed by Sept '05.

8.4.6 Jasola

This Project is located in South Delhi near Sarita Vihar, over an area of 160.21 Ha of land and is planned for a population of 40,000 (approx.). The salient features of this project are :

i)	Gross Residential area	100.77 Ha
ii)	Commercial Centre	19.44 Ha
iii)	Facility Centre	12.00 Ha
iv)	Master Plan green	28.00 Ha

Break up of Gross Residential Area

Existing Village	6.00Ha
Group Housing Pockets	28.85 Ha
Plotted Clusters	26.92 Ha
Park and Facilities	22.20 Ha
Roads	16.80 Ha
Total	100.77 Ha

The development works have been completed except in those stretches of land where either land is under litigation or encroachment.

Progress of the above detailed major development schemes

- A. Total length of the service to be laid in the scheme.
- B. Services laid up to 31-3-2004
- C. Service laid up to 31-3-2005

Name of Schemes	Area of the Scheme in Ha	-	Roads in Km.	Sewerage in Km	Water Supply in Km	Storm Water Drain in Km
Dwarka Ph-I	1862	A	101.35	59.30	79.925	150.00
		B	101.35	59.30	79.925	150.00
		C	-	-	-	-
Dwarka Ph-II	2098/1014	A	73.948	57.762	59.82	111.80
		B	44.00	25.08	27.32	49.36
		C	44.00	26.10	27.32	52.30
Narela	7282/750	A	90.90	33.00	33.00	79.00
		B	74.26	32.00	28.00	60.00
		C	74.26	32.00	28.00	60.00
Dhirpur	194.50	A	7.70	6.00	6.00	10.00
		B	5.80	-	-	-
		C	5.80	-	-	-
Rohini Ph-III	1000/700	A	168.00	26.60	55.00	83.00
		B	165.60	26.60	55.00	83.00
		C	165.60	-	-	-
Rohini Ph-IV & V	1620/575	A	28.65	9.827	12.60	-
		B	18.50	3.80	11.50	-
		C	18.50	3.80	11.50	-
Vasant Kunj Ph-II	315/92	A	5.75	3.90	7.76	4.30
		B	5.75	3.90	7.76	2.15
		C	-	-	-	3.50

8.5 Special Major Projects / Sports Complexes

DDA has been taking up a number of special projects as a part of its development programme and for providing facilities at city level. During the year 2004-05, DDA completed / started following special/major projects.

Special Major Projects completed during 2004-05

- Vice-Regal Lodge at Delhi University
- Upgradation & rejuvenation of District Centre Bhikhaiji Cama Place Ph-I.
- Upgradation of 84 commercial complexes under lot-I
- Upgradation & rejuvenation of Community Centre at Jamrudpur Ph-I.
- Clover leaf at NH-24 & Noida more.
- Half flyover at intersection of GT Road - Road No. 66 i/c Sub-way (Seelampur).
- Flyover on NH-24 at Gazipur Freight Complex.
- Flyover at the intersection of Josip Broz Tito Marg - Lala Lajpat Rai Marg
- Development of Hanuman Mandir at Bela Road (Ph-I & II)

Special Major Projects in progress

- Integrated Freight Complex at Narela.
- Yamuna River Front Development (Yamuna Pustha Park).
- Integrated Freight Complex at Gazipur, Pkt. C.
- Anglo-Arabic School at Ajmeri Gate.
- District Centre at Jasola.
- Upgradation & rejuvenation of District Centre Bhikhaiji Cama Pace Ph-II.
- Upgradation & rejuvenation of Community Centre at Jamrudpur Ph-II.
- Link road connecting NH-8 with Dwarka Sub-city along Southern boundary of IGI Airport.
- Approach road connecting South Delhi with Dwarka Sub-city through Cantonment Area.
- D/o green around Tughlakabad Fort.
- D/o Astha Kunj near District Centre, Nehru Place.
- Upgradation of District Centre, Nehru Place.
- D/o Approach road between Central Library and Arts Faculty in Delhi University Area.
- D/o Yamuna Bio-Diversity Park at Jharoda Mazra & Wazirabad.
- D/o Aravali Bio-diversity Park, North of Vasant Vihar.

- Link Road along Barapulla Nallah connecting Mathura Road to Nizamuddin Railway Station Road.
- Millennium Park near ISBT Sarai Kale Khan Ph-II
- Convention Centre on plot no. 17 at Shastri Park.
- D/o 46 Ha of land at CBD Shahdra.
- Upgradation/Improvement of Nigam Bodh Ghat.
- Covering of Palam Drain.
- Upgradation of 9 Commercial Complexes under Lot-I.
- D/o Sultangarhi Tomb Conservation Complex, Vasant Kunj.
- D/o Lala Lajpat Rai Memorial Park at Lajpat Nagar.

Sports Activities Completed During 2004-05

- Two hard courts converted into synthetic courts at Saket Sports Complex.
- Up-gradation of concrete surface lawn tennis courts into synthetic surface courts at Siri Fort Sports Complex.
- Development of 18th hole at Qutab Golf Course.
- Multi-gym at Salvage Park.
- Multi-gym at Mansarover Park.
- Squash courts at Paschim Vihar Sports Complex.
- Swimming Pool & Lawn Tennis Court at Mini Sports Complex, Pratap Nagar.
- Lawn Tennis Courts at Vasant Kunj Sports Complex.
- Conversion of concrete surface lawn tennis courts into synthetic surface courts at Saket Sports Complex.
- Up-gradation of Swimming Pool at Siri Fort Sports Complex.

Sports Activities in Progress

- Re-laying of surface of two lawn tennis courts at Major Dhyan Chand Sports Complex.
- Laying of synthetic turf in two lawn tennis courts at Major Dhyan Chand Sports Complex.
- Bhalswa Golf Course (7, 8 & 9 holes)
- Toddler Swimming Pool at Dwarka Sports Complex.
- Swimming Pool at Rashtriya Swabhimani Khel Parisar.
- Covered Badminton Hall at Saket Sports Complex.
- Coverion of existing open badminton courts into Skating Rink at Saket Sports Complex.
- Up-gradation of basket ball court at Saket Sports Complex.

8.6 Development / Maintenance of Horticulture Works

DDA's emphasis has been to develop green areas which are lungs of the city. DDA can proudly claim to have built up one of the best parks / green areas in the country. DDA has developed approximately 16000 Acres of green which includes city forests, green belts, district parks, zonal parks, neighborhood parks and tot-lots in the residential colonies.

Year	Tree Plantation (In lacs)		D/o New Lawns (in acres)		Do Children Parks (in nos.)	
	Target	Achievement	Target	Achievement	Target	Achievement
2004-05	4.50	4.47	314.95	180.85	35	26

8.6.1 Aravali Bio-Diversity Park, North of Vasant Vihar

DDA has planned to develop the second Bio-diversity Park over the remnants of Ridge Area and rocky outcrop seen in South Delhi. Large area near Vasant Vihar popularly called Muradabad Pahari and Kusumpur Pahari has been chosen for developing an Aravali Bio-diversity Park in consultation with Delhi University. The mission of the Biodiversity Park is to serve as a repository and heritage of biodiversity of the Aravali mountain system with ecological, cultural & educational benefits to the urban society and having cultural values. The park will help in imparting education, in restoring ecological balance and would directly augment Delh's life support system.

a) Location and site conditions

The Aravali Bio-diversity Park is presently spread over an area of around 690 acres (277 Ha) between Vasant Vihar & Vasant Kunj. There is vast rocky outcrop extending from the core of the site towards the southern end of the site. The total area, including area of Muradabad Pahari and Kusumpur Pahari, is a notified protected forest as per notification of GNCTD. The site is undulating and uneven, full of kikar plantation and scrub vegetation of the Ridge. Within this area, an old Mosque is existing. It is



DDA Sports Complex at Rohini

popularly called as Muradabad Pahari Fort.

b) Approach

The site is approachable from the Outer Ring Road in the North & from Poorvi Marg in Vasant Vihar in the Eastern side. The Cantonment area forms the Western boundary of the site.

c) Present status of development works

- C/o boundary wall with MS railing - Completed
 - Tube Wells (5 nos.) - Completed
 - Sealing of three pits - Completed
 - GI pipe network of tube wells - Completed
 - Poly houses (2 nos.) - Completed
 - One Net house - Completed
 - Nurseries (2 nos.) - Completed
 - Scindia Pottery Heritage Building restored.
 - Camping facilities provided inside.
 - Electricity provided.
 - 1985 plants of different varieties have been raised in the Nursery (Poly house and open house).
 - 19247 plants of 75 plant species have been collected from Delhi, Uttaranchal, UP & Rajasthan.
 - Weed eradication has been performed in 6 Ha of land for community plantation.
 - 94 plants of different varieties planted around Nursery area.
 - 382 plants planted in valley.
 - Ditches meant for harvesting - Completed.
- (Stom Water drainage system of Vasant Kunj i/c Masoodpur Dairy connected to these ditches for rain water harvesting)

8.6.2 Amusement Park

Just adjoining to Swarn Jayanti Park, a chunk of land measuring about 25 Ha has been planned and entrusted to

M/S Unitech Limited for developing it as an Amusement Park of international standards which shall be a point of major attraction in the city of Delhi. The developer has planned for the complete development of this park in a period of five years with the target to start functioning of the park in two years, which is expected by the year 2006.

8.6.3 Development of Indraprastha (Millennium) Park from ISBT, Sarai Kale Khan to Bhairon Mandir Marg

In order to beautify Delhi, it has been decided to properly landscape and develop as green the entire strip of land between Railway Line leading to Mathura and Ring Road, starting from ISBT Sarai Kale Khan to Bhairon Mandir Marg, which at one time used to be a sanitary landfill site. Special features of this park having an area of 63 acres will be that the total length of the park along Ring road will be 2000 mtrs besides, total length of the walkways measuring about 5 Kms.

For greening of the park, the treated effluent from Okhla Treatment Plant will be utilized. The proposal has been sent to DJB for tapping of the effluent from rising main running parallel to Ring Road. For this purpose, DJB has already agreed to make available 0.15 MGD of treated effluent to DDA.

It has five designed zones, each having a theme of its own, namely : Smriti Van, Fragrant Garden, Bougainvillea Garden, Topiary Garden and Foliage Garden. The status of their development is as follows :

Smriti Van

This is the first zone of the park & was developed much before the other areas. It is dedicated to the theme - Cherish a Memory - plant a tree.

Fragrant Garden

As a foreground to the Humayun's Tomb, the Fragrant Garden bridges the past with the present. A water fountain with a seating Plaza offers a visual delight and acts as a focal



One of the Greens developed and maintained by DDA

point. It is a very popular area amongst the visitors.

Bougainville Garden

Presents a riot of colours and is conceived as a terrace garden. The central water cascade adds vitality to the environment. A children play area in this zone adds vitality to the garden, play equipments, sand pit & toddlers play area excite children of all age groups. An amphitheatre & food court with small ancillary facilities activates the area.

Topiary Garden

This area is visually important, highlighting the Purana Quila in the backdrop. The garden is under development and will be kept as manicured area in such a manner that the people can appreciate the art of topiary.

Foliage Garden

This zone lies at the junction of Ring Road & Bhairon Road. Ph-I of this project has been completed and inaugurated by Hon'ble Dy. PM & Union Home Minister on 17-6-2002. The work of Ph-II is in progress and is likely to be completed by August, 2005.

8.6.4. Redevelopment of Land around Hanuman Mandir Bela Road

The work of re-development of land around "Hanuman Mandir" was taken up in hand by DDA as per the decision of Management. The site earmarked for the purpose was under the control of MCD and cement go-downs were existing on the same. The cement go-downs have been removed and site has been cleared for development.

M/s Sumit Ghosh has been appointed as the consultant to supply the architectural drawings for the redevelopment of the area. The Consultant had developed a proposal envisaging the development of Katha Maidan, Community/Exhibition Hall, stage with a canopy, shopping facilities, parking etc. The development of the complex has been taken up in two phases :

Phase-I (Completed) :

The Katha Maidan has been developed by way of providing boundary wall, grassing of embankment of railway track, the lighting of the area, parking and other related works. A mural of "Lord Hanuman" on the back wall constructed over the stage. This mural is made of coloured ceramic depicting the "Lord Hanuman Setu".

Phase-II (Completed)

In the second phase, the construction of gates in the boundary wall and the path in the Katha Kunj Maidan and the railing around the stage has been constructed.

8.6.5 D/o Sultangarhi Tomb, Conservastion Complex on Mehrauli Mahipalpur Road Near Vasant Kunj

Sultangarhi Tomb, the Mazar of Sultan Nasiruddin Mehmood S/o Sultan Iltutmish was built in the year 1236 AD in Rangpuri Pahari (Alias Malikpur Kohi) area on Mehrauli-Mahipalpur road. It has been decided by the Hon'ble UDPAM to develop the above mentioned area and its surroundings over an approx. 25 Ha (62 acres) of area. Sultangarhi Tomb comes under the Heritage Zone and it is presently maintained by the Archeological Survey of India.

Chief Architect has worked out the development plan for carrying out the works in the area. Boundary wall, paths, nallah and entrance gate has been completed. The Heritage Project will have the following features :

1. Cactus & Succulents Park;
2. Children Park;
3. Open Air Theatre;
4. Rose Garden;
5. Orchard Medicinal Plants Park;
6. Conservation Centre;
7. Asia Heritage centre.

Sh. Ravinder Punde has been appointed as Landscape Architect for 25 acres area. The approval has been received from ASI. Detailed working drawings are being worked out by the Consultant. Approximate cost of the project is Rs. 7.50 crores. Likely date of completion is Dec. '2005.

8.6.6 Development of Bhalswa Golf Course

Bhalswa Lake Complex is proposed to be developed over a total area of 92.00 Ha of land. 58 Ha of land on eastern side of lake belongs to DDA and 34 Ha of land is with DTDC. The lake side facilities such as 8 number kiosks, shelters, walkway roads and parking have already been developed by DDA.

Adjoining the lake, there is an area of 46 Ha which is marked for development of 18 hole golf course. Lt. Governor Delhi held a meeting at site on 8-6-2001, when he desired that the work of development of Golf Course should be taken on priority and directed to take up the work of 3 hole Golf Course in Ph-I which has since been developed by DDA and subsequently inaugurated by Lt. Governor Delhi on 13-01-03.

The work of hole number 4, 5 & 6 has since been completed. The work for construction of 7, 8 & 9 holes has been awarded. Automation system for irrigation is also under process of award. Work held up due to permission not received for cutting of the trees. Tube well and GI pipe line net work for 6 holes, boundary wall with railing of driving range and club building have been completed. The irrigation system along with sump, Boundary wall with railing around these holes is likely to be completed by Aug '05.



A view of Indraprastha Park

8.6.7 Development of Yamuna Bio-Diversity Park at Jharoda Mazra and Wazirabad

For environmental improvement, DDA is developing a Bio-Diversity Park along the Yamuna river basin near Jharoda Mazra and Wazirabad. This Bio-Diversity Park will be the first of its kind in India. It is being developed at the behest of Lt. Governor Delhi. It is easily approachable from Outer Ring Road towards Jharoda Mazra and Wazirabad. The development of park will be carried out in different phases. At present, DDA is developing Bio-Diversity Park on 157 Acres of land in Ph-I. Another 300 acres will be added in the second phase.

The mission of the Bio-diversity Park is to serve as a repository and heritage of Bio-diversity of Yamuna River Basin with ecological, cultural and educational benefits to the urban society. Around 16,400 plants belonging to 250 species have already been planted. The grasses and aquatic vegetation in wetlands have been planted over an area of approx. 76,500 Sqm. The park is being developed in consultation with the Department of Botany, Delhi University.

According to Prof. C.R. Babu, Head of Department of Botany, Delhi University, who is associated with the development of this project, the park will have high conservation value because various ecosystems will be available in this park. It will ensure conservation of many plants and animal species which are under threat. It will also have high educational value and will promote eco-tourism.

The development of this park will be carried out in 5 phases as below :

Phase-I	Site Development	2002-05
Phase-II	Establishment of terrestrial eco-systems and recruitment of the staff	2002-07

Phase-III	Development of wetlands	2002-05
Phase-IV	Establishment of conservatories	2003-07
Phase-V	Establishment of nature interpretation centres	2004-07

The following works have been completed :

- Providing and fixing 3 Poly Houses.
- Providing and fixing 1 Net House.
- Providing and fixing 3 Bamboo clad Food Kiosks.
- Boring of 3 Shallow Tube Wells & C/o 2 Pump Houses.
- Laying of GI pipe lines for unfiltered water supply in the visitors area in Orchard No. 1
- C/o Footpath (Main trail)
- C/o Office Complex / Interpretation Centre
- C/o Random Rubble Masonry boundary wall with MS grill
- C/o Water Body and Mounds
- C/o Path (Loop trail)
- C/o Water Body (Additional) and Mounds
- Cafeteria
- Construction of approach road for the project and car Parking
- Plantation of about 18000 trees and bamboo along boundary
- Construction of STD booth, drinking water facility and main entry gate.
- Construction of Security Hut

The works in hand which are likely to be completed by June'05.

- C/o Parking for Buses
- C/o RCC Box type rain and road for parking
- C/o RCC Box type drain from entrance gate to end of scheme
- C/o Steel Bridges
- Plantation
- Visitors area
- Raising the height of existing R/R Masonry wall along the built up residential area.

8.6.8 Astha Kunj at Nehru Place

To enhance the cityscape of Delhi, DDA has planned to develop a massive green of national importance named as "Astha Kunj" in its District Park abutting Nehru Place and between Bahai's Temple, Kalkaji and Hare Rama Hare Krishna Temple.

Salient features of the project are :

Total area of the park	81 Ha (200 Acres)
i) Outer Ring Road	- On Southern Side
ii) Raja Dhir Sen Marg	- On Northern Side
iii) Captain Gaur Marg	- On Eastern Side

Main features of the park :

Urban Park Facilities: This includes plazas, food courts with healthy organic cuisines, sitting areas & lake side facilities. Amongst these plazas, sitting areas & water body along with other features are under various stages of development.

Neighbourhood Facilities: These cater for children play areas, senior citizen corners, fitness zones and other related facilities, which are under development.

Festival Congregation Zone: Being situated amongst various religious land marks, the design includes festival congregation areas, natural trails, mediation spaces, areas for yoga classes, exhibitions and discourse areas. All these are at final stage of detailing after conceptual designing.

Socio-cultural Zone: This area is a hub of activities, providing an amphitheatre, water play facilities and cultural plazas for performance, thereby enhancing the cultural ethos. Water body and pathways are under construction in this zone.

Ecological Corridor: There is an ecological corridor, which is the transition zone between the urban park facilities and the nature park. An arboretum with a wealth of flora which emphasizes on nature's diversity, passive recreation, seasonal gardens & herb gardens. The work of plantation & entrance plaza is under progress in this area.

Likely cost of the project : Rs. 20 Crores.

Likely time of completion of the project : March, 2006.

Present status of work

- i) **B/Wall grill fencing (7 Kms long)** : Work in progress, to be completed by July, 2005.
- ii) **C/o Entrance plazas** : Entrance plazas No. 1 & 2 completed. No. 4 & 6 in progress and shall be completed by Apr' 05. Detailed drawing for entrance plazas No. 3 & 5 received and shall be completed by Jul'y'05.
- iii) **D/o walkways and filling up earth in lawn areas** : Work in progress and to be completed by July, 2005.
- iv) **Conveyance of treated effluent (about 2.5 Kms.) from Okhla treatment plant to Astha Kunj site** : Tenders shall be invited immediately after receipt of clearance from DJB.

- v) **P/L sprinkler system with UG Tank, Pump house and ancillary works** : Work will be started / completed in next financial year.

8.6.9 Yamuna River Front Development (Yamuna Pushta Park)

An area of 83 Ha, which was cleared by eviction of jhuggies, is to be developed under the scheme in the first phase at the western banks of River Yamuna behind Samadhi area, between the Old Railway Bridge & ITO. The proposal was presented to Lt. Governor, where it was appreciated & approved in principal. The scheme has been approved by the Screening Committee of DDA and by the Yamuna Action Committee under the aegis of Central Water Commission. The landscape scheme has incorporated Active and Passive recreational zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, children's play area, maintained greens, pedestrian walkways, cycling tracks etc. forming a part of 'Active Zone'. The Passive area has been designed to

provide a serene and calm environment as compared to event oriented Active area. A water body has been created on existing rivulet in Active area.

The development works in progress include : Raising of Mughal Bundh as per levels required by I & F Department; Development of water body in Active area; Plantation along Mughal Bundh etc; A nursery for saplings of plants to be used on the project is being established.

8.7 New Thrust Area:

8.7.1 Fly-Overs

With the increase in population (local as well floating) and increase in use of personal vehicles as well as public transport, the traffic on the roads of Delhi has increased many-folds. The traffic congestion at crossings on busy roads like inner Ring Road causes great inconvenience to the users. Besides, it raises pollution levels and wasteful fuel consumption. Lt. Governor, Delhi had entrusted DDA with the responsibility to take up the construction of fly-overs to mitigate traffic problems.

The following fly-overs had been allocated to DDA for construction and the recent status is as under :

Sl.No.	Location	Present Position
1.	NH-2 & Road No. 13 A, Sarita Vihar i) Main fly-over ii) Clover Leaf	Completed (Feb '2001) Completed (Jun '2005)
2.	Intersection of Nelson Mandela Marg, Mehrauli Mahipalpur Road	Completed (Jul '2001)
3.	Intersection of Jail Road-Mayapuri Road	Completed (Feb '2002)
4.	Intersection of Ring Road-Road No. 41 at Wazirpur Depot	Completed (Mar '2002)
5.	Vikas Marg-Road No. 57	Completed (Jul '2002)
6.	Wazirabad Road - Road No. 66	Completed (May '03)
7.	NH-24 & Noida More i) Main fly-over ii) Clover Leaf	Completed (Nov '03) Completed (Dec '04)
8.	Ring Road-Road entry to Sarai Kale Khan	Completed (Nov '03)
9.	Intersection of Ring Road-NH-24	Completed (Sept '03)
10.	ROB on Delhi Rewari line level crossing at Pankha Road	Completed (Apr '05)
11.	Half Fly-over at intersection of GT Road - Road No. 66 i/c Sub-way	Completed (Dec '04)
12.	NH 24 - Bye Pass near Gazipur Freight Complex	Completed (Feb '05)
13.	Josip Broz Tito Marg-lala Lajpat Rai Marg i/c subway	Completed (Mar '05)
14.	Approach road connecting South Delhi with Dwarka through Cantonment Area (61 %)	15-8-2005
15.	Link road connecting NH-8 with Dwarka along Southern Boundary of IGI Airport i) First Carriage way } Over all ii) Second Carriage way } progress 89%	Both the carriage ways opened to Public. Over all work will be completed 31-7-2005
16.	Covering of Palam Drain i) First Carriage way ii) Second Carriage way (25%)	Completed (Mar '05) 30-6-2006

8.7.2 D/o Cricket & Football Stadium complex at Yamuna River Bank

85 Ha of land West of Noida Toll Bridge is to be developed for which principle approval has been received from Yamuna Action Committee for development by DDA. The total scheme consists of 85 Ha of land out of which 12 Ha is for Cricket Stadium, 10 Ha for Football stadium and 5 Ha for Children Centre. The remaining 58 Ha of land is for parking and recreational use. The scheme is at conceptual stage. CWPRS, Pune has been engaged for carrying out the mathematical model study and also to advise DDA on flood protection measures. The scheme as a whole is slated to be completed before the forth coming Common Wealth Games.

8.7.3 Introduction of Third Party Quality Assurance

It has been DDA's endeavor to improve quality of works along with their timely completion. With this objective in-view, it has been decided to associate reputed institutions like IIT-Delhi, CBRI-Roorkee and CRRI-Delhi for 3rd Party Quality Assurance for major on-going Housing and Infrastructure Projects. These reputed organisations would independently inspect the works assigned to them, conduct various tests deemed necessary by them and certify about the quality of works.

The initiative to engage these institutions for 3rd Party Quality Assurance is over and above the regular supervision and testing of materials undertaken by the field Engineers-in-charge of the work as well as the inspections of works by the Quality Control Wing of DDA.

In this context, CRRI-Delhi has been entrusted with following two major on-going road projects for 3rd Party Quality Assurance:

- Approach road linking NH-8 to Sec-22 Dwarka through Defence Land
- Approach road linking NH-8 to Sec-22 Dwarka through AAI land

CBRI-Roorkee has been entrusted with 19 on-going major Housing Projects in Dwarka, Bakkarwala, Rohini, Vasnat Kunj & Narela.

Similarly, IIT-Delhi has been entrusted with two major road projects in Rohini and four fly-over projects at Gazipur, Seelampur, J.B. Tito Marg and Pankha Road.

8.7.4 Urban Extension Roads

a) C/o Urban Extension Road No. I

This road will pass through Narela & Rohini



Flyover constructed by DDA at Intersection of Ring Road, Road No. 41 at Wazirpur Depot

Projects and connect NH-1 (GT-Karnal Road) with NH-10 (Rohtak Road).

Total length -28 Kms.

Narela Project -11 Kms.

Rohini Project -17 Kms.

Technical Committee has approved the alignment of road for the portion of this road in Narela Project and about 3.2 Kms length of road from GT-Karnal road to the Alipur-Narela road has since been constructed.

b) C/o 100 Mtr ROW Urban Extension Road No. II

This road will pass through Narela, Rohini and Dwarka Projects and connect NH-1 (GT-Karnal Road), NH-10 (Rohtak Road) and NH-8 (Delhi-Gurgaon Road). The Technical Committee has approved the alignment of the entire stretch of the road.

Total length -46.6 Kms

Narela Project -7.0 Kms

Rohini Project -14.0 Kms

Dwarka Project -25.6 Kms

c) C/o Urban Extension Road No. III

This road will pass through Narela, Rohini and connect Nh-1 (GT-Karnal Road,) with NH-10 (Rohtak Road.).

Total length -16.0 Kms

Narela Project -5.5 Kms

Rohini Project -10.5 Kms

The alignment of this road in Rohini Project has been approved by Technical Committee. About 5 Kms of the road has already been constructed in Rohini Project.

8.7.5 Use of Treated Sewerage

"Use of treated sewage water for Horticulture works" is being given utmost importance. By using treated sewage, tube wells in use are likely to be de-commissioned. DDA has already made schemes to utilize treated sewage as per details given below :

Sl. No.	Zone	Location of STP	Parks	Area to be irrigated (in Acres)	Qty. of effluent required (in MGD)	T/w to be de-commissioned
1.	SEZ	Okhla	Indraprastha	58	0.15	11
			Astha Kunj	140	0.35	-
			DP Jasola & Sarita Vihar	47	0.14	-
2.	Rohini	Rithala	Swarn Jayanti Park	127	0.36	-
			Distict Park 20 to 25	205	0.97	6
3.	EZ	Kondli	DP at Kondli Smriti Van, Chilla Dallupura Sports Complex, NHP Vasundhra Enclave in E-21	87	0.26	13
4.	SWZ	Keshopur	AG-1 Park, M&F Blk, Vikas Puri & Keshopur Green	73	0.40	10
		Vasant Kunj, Sec. B, Pkt. 5 & 6	Vasant Kunj Ph-II	62	0.34	3
		Nilothi	DP at Paschim Vihar & B-3, Sunder Vihar, Janmasthami Park, Mango Orchards	222	0.67	17
5.	Dwarka	Papankalan	Sec. 5, 6, 11 & 19 Ph-I	148	1.00	14

Action to provide conveyance system is underway, DJB has also been approached for giving approval to various schemes.

8.7.6 Rain Water Harvesting

The development of any type of habitation, demands requirement of water both for potable and other uses. In the absence of a perennial source or when the source is unable to meet the growing demands, invariably the alternative source has been to tap the existing ground water reserves. The reserves of ground water are therefore required to be preserved by a delicate natural balance of "recharge" through Rain Water Harvesting.



Flyover constructed by DDA at Ring Road - Road entry to Sarai Kale Khan ISBT

Rain water harvesting is an easy and effective method of replenishing the ever depleting water table in order to ensure a reliable source of water in the near and distant future. The importance of this has been fully realized by DDA and over the last few years, the DDA has been proactive and had associated other agencies such as the Central Ground Water Board, INTACH etc.,to carry out detailed studies in the various areas under development and suggest methods of water harvesting schemes completed / in progress / in planning are as under :

Completed Schemes

Sl. No.	Zone	Green areas/ Parks (In Nos.)	Built up area (Housing) (In Nos.)
1.	South West	5	6
2.	South East	8	1
3.	Rohini	2	2
4.	Dwarka	Nil	19
5.	East	Nil	Nil
6.	North	2	Nil
7.	Flyovers	Nil	4
	Total	17	32

Schemes in Progress

Sl. No.	Zone	Green areas/ Parks (In Nos.)	Built up area (Housing) (In Nos.)
1.	South West	Nil	Nil
2.	South East	Nil	2
3.	Rohini	Nil	Nil
4.	Dwarka	Nil	14
5.	East	Nil	Nil
6.	North	Nil	1
7.	Flyovers	Nil	Nil
	Total	Nil	17

Schemes in Planning

Sl. No.	Zone	Green areas/ Parks (In Nos.)	Built up area (Housing) (In Nos.)
1.	South West	2	2
2.	South East	Nil	6
3.	Rohini	Nil	Nil
4.	Dwarka	Nil	6
5.	East	Nil	Nil
6.	North	Nil	Nil
7.	Flyovers	Nil	Nil
	Total	2	14

Purpose of Artificial Recharge

To stem the decline of water levels
To supplement existing supplies
To remove suspended solids by filtration through soil
To store cyclic water surpluses for use in dry periods

Advantages of Rain Water Harvesting

Ground water table level will be raised and maintained
Water quality is improved
Salinity in water is reduced
Developments will tend to become self sustaining

8.7.7 Dual Water Supply System

In dual water supply system, two separate water supply lines are provided to each unit. One is a "Potable Water" supply line which is to be led to the kitchens and pantries and is to be used only for drinking and cooking purposes etc. The other is a 'Domestic Water' supply which is led to the toilets, baths etc. where lesser treated water is supplied.

This way the demand for scarce treated potable water gets minimised and hence the more extensive treatment that may be required for potable water will be reduced to a smaller quantity of water.

This arrangement has been made in about 10,000 houses taken up by the DDA.

8.7.8 Public Conveniences

So far 74 sites have been identified for construction of Public Conveniences. Zone wise details are as under

a) Dwarka Zone - 4 Nos.

Work at three (3) locations started in Feb '05 and completed in June, 2005. Work at 4th location yet to be started.

b) Rohini Zone - 16 Nos.

Work awarded for Seven (7) locations. Likely to be completed by July, 2005. Tenders for two (2) locations re-invited. Four new sites identified.

c) South East Zone - 16 Nos.

Tender bids received for two (2) locations. Tender bids re-invited for one (1) location. Tenders likely to be invited by July, 2005, for four (4) locations. Two (2) toilet blocks on BOT basis have already been constructed.

d) South West Zone - 15 Nos.

Tenders are being floated in 1st quarter of current financial year 2005-06.

e) North Zone - 15 Nos.

Work awarded for one (1) location and completed. NIT under preparation for four (4) locations. Tenders to be re-invited for six (6) locations. At three (3) locations already constructed.

f) East Zone - 8 Nos.

Technical bid for one (1) location received.

8.7.9 Transfer of services from DDA to MCD/DJB

DDA being the development agency provides infrastructural services in their areas and hand over the same to MCD/DJB being the Civic Bodies for maintenance. In this process, the services of various Colonies had been transferred to MCD in the past.

Presently, handing over of services of left over 9 colonies out of the 1st lot of 382 colonies, 2nd lot of 163 colonies and 3rd lot of 146 colonies are under process.

8.8 Estimates

During the year 2004-05, the Competent Authority has approved preliminary estimates amounting to Rs. 189.70 Crores towards BGDA and Rs. 1007.21 Crores towards Nazul A/C-II.

8.9 Financial Performance

	RBE for 2004-05 (In Crores)	Expenditure Achieved (In Crores)
NA-I	12.51	12.0728
NA-II	707.19	531.6778
BGDA	411.57	328.8775
OTHERS	61.20	56.9925
Total	1192.47	929.6206

9

Planning & Architecture

9.1 Master Plan for Delhi-2021

- Preparation of the Draft Master Plan for Delhi - 2021 covering the following aspects based on the studies of the sub-groups
 - Regional and Sub-Regional aspects.
 - Population projections and Demographic Profile.
 - Shelter
 - Trade and Commerce
 - Industries
 - Social Infrastructure
 - Physical Infrastructure
 - Conservation and Urban Renewal
 - Environment and Pollution
 - Traffic and Transportation
 - Development Control Norms
 - Mixed Land use
- Preparation of the Draft Land Use Plan for National Capital Territory of Delhi.
- Preparation of conceptual plan for urban extension for NCT of Delhi.
- Preparation of Special Area Plan for NCT of Delhi.
- Procurement of updated base maps for NCT of Delhi from Survey of India.
- Coordination with the NCR Planning Board.
- Coordination of the following studies.
 - Densification along MRTS routes and other major transport Corridors (SPA).
 - Re-development of Traditional/Old Built up areas (SPA).
 - Study on redevelopment along MRTS Corridor - Kashmere Gate, Tis Hazari, Pull Bangash - CDMRC/SK Das Associates).
- Approval of Draft MPD-2021 by the Authority on 10-01-2005.
- Submission of Draft MPD-2021 to the Ministry of UD as approved by Authority.
- Public notice issued in the Gazette of India on 16-3-2005 and in newspaper on 8-4-2005.



DDA Stall at Bhagidari Utsav held at Pragati Maidan, New Delhi

- Inputs for Preparation of Draft Authority Agenda on alternative modes of assembly and development of Land and Housing.
- Draft report of the working group constituted by VC, DDA to evolve policy framework for reconstruction/redevelopment for the special area of walled city of Shahajhanabad, Pahar Ganj, Karol Bagh & Old Sabzi Mandi, Delhi.
- Planning inputs related to the water bodies in Delhi with reference to the civil writ petition in the High Court of Delhi.

9.2 Area Planning Unit-I

Area Planning Unit-I has been entrusted the work related with zones A,B,F and G. All these zones are fully developed and the following work has been completed during the year.

Zonal plans

Zone 'A' (1159 ha., Old city) : References pertaining to Urban renewal/conservation and other aspects dealt.

Zone 'B' (2304 ha., City Extension)

- Redevelopment scheme of Anand Parbat area, survey and follow up action of the decisions of the court.
- Finalization of use and Layout Plan of DDA land at Naraina.

Zone 'F' (11958 ha., South Delhi-I)

- Scheme for residential plots at Green Park.
- Sub division plans for various PSP facilities.
- Layout plan for development of DDA land at Mahipalpur including approval of the Authority for change of Land use.
- Change of land use and planning of various areas like Lado Sarai, CRRl Campus, Mahipalpur, Kalkaji Transit camp etc.

Zone 'G' (11865 Ha., West Delhi-I)

- Planning of DDA land for PSP / Community facilities etc at Jankpuri, Vikaspuri, Paschim Vihar etc.

Court Cases More than 50 court cases examined some of which are the following :

- Central Empowered Committee of Supreme Court regarding Bio-diversity Park (Vasant Kunj).
- Kalkaji transit camp.
- Anand Parbat Light and service industrial area.
- Masjid Moth village.
- Shopping Mall, Vasant Kunj.
- Bawa Potteries, Vasant Kunj.
- Master Plan Implementation Support Group Vs DDA reg. informal sector of trade and other issues.
- Permissibility of petrol pump in Green land use.
- Jwalaheri PVC market (Zone G-17).
- Parking problem in Paharganj area.

Change of land use cases

- Change of land use case in Lado Sarai was considered by Authority in its meeting in April 2005.
- Change of land use of CRR I Campus from Recreational to Residential (approved by Authority in March 2005).
- Change of land use of Govt. land (Use undetermined) to Commercial in Mahipalpur.

Other Projects : Integrated Freight Complex at Madanpur Khadar - conceptual scheme prepared for taking up transfer of land.

Miscellaneous

- Examination of references for Development area.
- Preparation of land inventory for land bank of DDA.
- Examination and reply to MOUD / LG / VIP references.
- Representing DDA in Layout Scrutiny committee meeting of MCD.
- Representing DDA in Slum and JJ court of MCD.
- Coordination of Planning Survey unit and Research unit.
- Examination of more than 200 files of the Land deptt.

9.3 Area Planning - II

Zone 'C' (3959 ha., Civil Lines)

- Preparation of Plans/possession plans and identification of sites for facilities in the Zone.

- Preparing Change of Landuse from "Public & Semi-Public" to "Residential" in Vishwavidyalaya Area for DMRC Project.
- Examining of Landuse change from "Public & Semi-Public" to "Commercial" request received from MCD for the proposed District Centre at Mall Road to be developed on part of land of RBTB Hospital.
- Examining of change of landuse from "Residential" to "Public & Semi-Public" in respect of Aruna Asaf Ali Hospital.
- Other references. Development controls, industries court cases, mixed landuse, traffic & transportation etc.

Zone 'H' (5677 ha., North West Delhi-I)

- Planning, Examination of underpass, electric transmission etc.
- Change of landuse of Tri Nagar & Wazirpur Metro Station.
- Sub-Division Plan for Nursery School site at Shalimar Bagh & Pitampura.
- Part modification in layout plan Pocket 'N' Mangolpuri Industrial Area.
- Preparation of draft/sketch plan of FC-57.
- Preparation of draft/sketch plan of FC-50.
- Work under progress :
 - Planning of public facilities like overhead tank, sewerage pumping station in Saraswati Vihar, Pitampura, graveyard, old age home, Working Girls Hostel.
 - Survey and analysis of vacant part of community hall, religious and school.
 - Planning of service centre pt. - 18.
 - Processing of surrender of land by industries as per Supreme Court orders.
- SBM/DCM - A layout plan of industries has been prepared as per Supreme Court orders.
- Besides above work, the work related to court cases, site inspections etc. was done.

9.4 Traffic & Transportation Planning Unit

- Processing of Petrol Pump Cases / CNG sites and their Monitoring.
- Examination and processing of Multi-level Parking Proposals at South Extension, GK-I, Shastri Park, Karol Bagh, DTC terminal, Nehru Place etc.
- Improvement of circulation system at the intersection of Mathura Road & Bhairon Road by proposing a slip

road for left turning traffic & around ISBT Sarai Kale Khan & change of land use to Motor Driving School.

- Planning of Metro route Ph.II & examination of the proposal of property development for commercial complex at Khyber Pass Depot of MRTS.
- Processing of following Traffic & Transportation proposals for the meetings of Sub-committees :
 - 8 cases pertaining to NH-8 & Dwarka link.
 - ROB/RUB at Railway crossing at Sarai Kale Khan
 - Evolution of Mool Chand Flyover and underpass
 - Construction of under pass at Shastri park etc.
- Processing of 13 nos. grade separator & corridor improvement plans for TC.
- Common Wealth Games - Planning for Transport infrastructure.
- Road Beautification schemes, Delhi University Plaza, etc.
- Miscellaneous - Court cases etc.

9.5 Trans Yamuna Area Unit

- **I.F.C. Gazipur :** The modification in layout plan & change of land use for Slaughter House processed & approved by Technical Committee & sent to MOUD & PA for public notice. The permission by MOUD & PA for public notice has been received & same was issued for objections/suggestions in 30 days period. The stipulated period is over & matter about final notification is in process.
- **Layout Plan for 300 Bigha of DDA land at Karkardooma :** Layout Plan for 300 bigha of land at Karkardooma finalized and sent for Screening Committee consideration.
- Modification in the Layout Plan for Service-cum-Commercial Centre at Chand Cinema.
- Modification in the layout Plan of Service Centre at NH-24, Mayur Vihar Phase-I.
- Layout Plan of vacant land adjoining village Khichripur.
- Layout Plan of Shyam Enclave CHBS Ltd.
- Layout Plan of F.C.-26 at Dhalluprua area.
- Layout plan of F.C. - 13 near sub-CBD Shahadara : Modification in part layout plan of F.C.-13 near sub-CBD Shahadara.
- Resettlement scheme at
 - Kondli Gharoli
 - Sundernagri



Sh. Madhukar Gupta, Vice-Chairman, DDA addressing the Media Personnel after approval of Draft MPD-2021 by Authority

- Policy for Development Area denotification & other references : Number of meetings were held for de-notification of development area during the year.

9.6 Development Control & River Yamuna Project

9.6.1 Master Plan Unit

- Organized 6 Technical Committee meetings.
- Issued 14 Public Notices under Section 11A of DD Act.
- Coordination in relation to the change of Land Use cases, issue of Public Notices, follow-up of Authority's resolutions relating to planning.
- Development Control Norms for health facilities in Delhi.

9.6.2 Development Control Unit

- Policy regarding Banquet Halls.
- Development Control Norms for Recreational Club in Delhi.
- Preparation of Report on Slum Free Delhi.
- Policy for Property Development by DMRC.
- Development Control Norms for Budget Hotels in Delhi.
- Preparation of Task Force report on Rehabilitation Colonies.
- Norms for Educational Facilities.
- Policy for Mixed landuse.
- Planning and Development of Urban villages.

9.6.3 Monitoring Unit, Zone-'D' (6855 ha., New Delhi)

- 111 nos. Parliament references replied.
- De-notification of Development Area No. 162 referred to GNCTD.

- Objections/suggestions for Change of Landuse of IDTR near ISBT Sarai Kale Khan. After approval by the Authority referred to MOUD.
- Processing of cases of MOR land at Nizamuddin and Lajpat Nagar.
- Replies to Parliamentary Committee on urban-rural development.
- Examination of various references received from L&DO, NDMC, MOUD etc. on various aspects.

9.6.4 River Yamuna Project Unit

- Draft Zonal Plan of zone 'O' : Presentation made before NCRPB.
- Processing of Draft final report of NEERI on 'Environmental Management Plan for Rejuvenation of River Yamuna' taken up for consideration of Expert Committee.
- Change of landuse of 6.0 Ha of land for 'Agriculture and water body to Commercial (IT Park) at Shastri Park.
- Pursuance of change of landuse of 37.0 Ha. land from 'Agriculture and water body to 'Residential' at Madanpur Khadar with NCRPB
- Planning of Commonwealth Games village Complex.
- Planning of Cricket and Football Stadium Complex, near ILFS Toll Bridge, clearance from Yamuna Standing Committee, CWC.
- Proposals of Cremation / Graveyards, Burial grounds at Madanpur Khadar and other areas.

9.7 Dwarka Project :

9.7.1 Development plan : Plans for DDA land (about 680 ha.) of Dwarka Ph-II approved by the Screening Committee. Detailed feasibility, demarcation and development works are under progress.

9.7.2 Village Development Plans : Based on the details terms of reference finalized, three outside agencies have been selected for preparation of integrated village development plans for Bharthal, Pochanpur & Dhul Siras at Dwarka.

9.7.3 Hotel-cum-International Convention Centre : The location for proposed Hotel-cum-International Convention Centre in Sector-24, Dwarka has been finalized. IDFC has been requested to take up the detailed feasibility together with Golf Course adjacent to it.

9.7.4 I.T. Park : A 10 ha. site for an Information technology Park as part of IFC Dwarka has been finalized. The project terms of references have been sent for competitive bidding to

be processed by Lands Disposal Branch, DDA.

9.7.5 Other Projects : Desired planning inputs were provided to HUPW and Dwarka Engg. Wing for finalization i) DDA zonal office, in Dwarka in Sector-10. ii) Bharat Vandana Park in Sector-20, iii) Linear commercial centre along metro corridor, iv) Dwarka habitat Centre in Sector-11, v) Pedestrian Plaza in Sector-9, 10, 22 & 19, vi) Haz house in vacant DDA Pocket at Nasirpur Dwarka.

9.7.6 Metro Station in Dwarka : With the help of DMRC, seven locations for Metro Stations in Dwarka have been finalized through DDA Technical Committee. All the stations are under implementation by DMRC. Planning input for extension of metro line from sector-9 to sector-22 Dwarka was provided for approval of Competent Authority.

9.7.7 Lok Nayak Puram Scheme (Bakkarwala) :

- For improved connectivity of DDA land at Lok Nayak Puram Scheme (Bakkarwala) alignment of a 30 M. wide road from Nangloi-Najafgarh road was finalized and referred for acquisition and development.
- Detailed alignment of 100m R/W road between Najafgarh drain upto NH-10 was finalized with the help of DDA Technical Committee. A typical road cross section was also got approved. The land under the road alignment is under acquisition / development.
- Modification in the Lok Nayak Puram Scheme arising out of proposed 100 m. road was got approved from DDA Screening Committee. Additional 11 kv ESS site as per request of BSES was got aproved from Competent Authority.

9.7.8 Planning of approach roads to Dwarka

- 60 mtr road from NH-8 to Dwarka was earlier approved by the DDA Technical Committee, with a rail underpass. The proposal to extend this link road



One of the greens developed by DDA

upto NH-8 and to up-grade it with 100 mtr. R/W, was approved by Technical Committee and L.G., Delhi. The alignment plan has been prepared and the same is referred to the Lands Branch for acquisition.

- The observations of Dwarka Planning Office on the proposed grade separator scheme of MCD at Dabri More on Pankha Road were sent for consideration of Transport Sub-Committee.
- Coordination with Railways, Airport Authority, NHAI, DUAC and South-East Zone DDA for construction of 45 mtr. link road and a flyover near Palam Station, as well as 60 mtr. link road between NH-8 & Dwarka with a rail under pass.

9.7.9 Land Matters

- Un-acquired lands in Sector-27, 28 & 29 referred for acquisition of DDA Lands Department.
- Acquisition proceedings initiated for Rohtak Road Scheme (about 556 ha.), Dwarka Treatment Plant (about 5 ha.) and the approach roads to Dwarka & Lok Nayak Puram (Bakkarwala).
- Utilization plans of Gaon Sabha land transferred to DDA.
- Land Disposal Branch in preparing the inventory of institutional plots.

9.7.10 Physical Survey

- Plain Table Survey of large number of Pockets comprising of CGHS, Institutional, Residential, Commercial & roads etc.
- A joint Survey with BSF was undertaken at Chhawla for about 180 Acres of land.

9.7.11 Miscellaneous

- Coordinated with Engg. Wing for Flyover/ under pass project, Electricity route clearance cases and allocation of land for utility/services etc. in Dwarka Sub-City, and the remaining area of planning zone 'K' & 'L'.
- Coordinated with Lands Branch for fresh acquisition, clarification about land ownership status, land utilization plans for isolated DDA pockets and Gaon Sabha land falling in planning zone 'K' & 'L'.
- Other routine work e.g. court cases, draft reply to Parliament/Assembly question, MOUD and L.G./VIP references etc.
- 91 Possession Plans prepared

9.8 Rohini Project

- Preparation of Zonal Plan of Planning Zone - 'N' initiated.

- Proposal for inclusion of Community Centre (Sultanpuri) in Zonal Plan of Zone-'M' placed before T.C.
- Proposal for declaration of 1325 ha. (approx) in Rohini Sub-City as Development Area.
- Change of Landuse for 3000 ha. of notified area in Ph.IV and V Rohini.
- Change of Landuse of 252.4 acres of land at Savada-Ghewra for relocation of Slum/JJ squatters approved by Authority.
- Change of Landuse for 2700 sqm. of area for lawyer's chambers from "P.S.P" to Govt. uses approved by Authority.
- Preparation of sector layout plans of land being acquired in PH. IV & V Rohini initiated.
- Preparation of sub-division plans of facilities pockets indicated in the approved sector layout plan of Ph. IV Rohini (acquired land).
- Layout Plan for residential plotted clusters in Pkt.-II, Block-A. Sector-30, Rohini approved by Screening Committee
- Modifications in layout plan for PSP-II (in between Sector-21 & 23) for an area of 20 ha. approved.
- Modifications in layout plan of Sector-20, Rohini (w.r.t. interchange of facility sites) approved.
- Modification in the LOP of PSP and Res. Complex. Sector-26, Rohini (w.r.t. reduction of supplementary drain) approved by Screening Committee.
- Modification in layout plan for Pkt.-II Bl. H, Sector-18, Rohini (relocation of ESS site).
- Layout plan of residential plotted clusters in Pkt.-I, Bl.-C, Sector-32, Rohini.
- Layout Plan of residential plots in Pkt.-II, Bl.-C, Sector-32, Rohini prepared.
- Proposal for integration of existing villages with surrounding planned development through village redevelopment plan initiated.
- Preparation of modification alignment of UER-III (i.e. 80/M RO.W) as well as change of cross-section undertaken.
- Alignment plan of UER-II (i.e. 100 m R.O.W) linking Rohini Sub-Sity with NH-1 & NH-10 prepared and approved by Technical Committee.

Miscellaneous

- References on possession related matters for residential plots dealt with.
- Court cases attended/replies prepared.

- TBR references attended / replied
- Land Allotment cases dealt.

9.9 Narela Project

A. Zonal Plan and Change of Land Use cases

- Change of land use of 1506 ha. of land in Narela-Bawana industrial area phase-II, notified by the Ministry of Urban Development on 1-3-05.
- Proposed modifications in the Zonal Plan of Narela Project for referring the plan to Ministry for final notification - under process.
- Processing of change of landuse of 70.62 ha. of land in the East of GT Karnal road for DAMB. Approved by TC and referred to Authority.

B. Structure Plan / layout plan / HT Route Alignment cases

- Draft layout plan of Sector A-9, pocket I for group housing prepared and sent for feasibility.
- Processing of modifications in the scheme of truck terminal IFC - Approved by the Screening Committee.
- Shifting of 66 KV tower line in Sector A-7 - approved by Technical Committee.
- Processing of declaration of development area of two pockets in Narela sub-city - Approved by Technical Committee - submitted to Authority.
- Approval of Structure Plan of Sector A1 to A4

(320 ha.) - Approved by Screening Committee.

- Modifications in the layout plan of Khajuri Khas Facility centre.

C. Planning Coordination

- Coordination work of new sites identified for industrial use - about 700 ha. of new industrial area identified in consultation with the Directors of Rohini and Dwarka - sites approved by the Technical Committee and Authority.
- Preparation of comprehensive Land Bank Data of Facilities sites along with their updation - Intimation supplied to Lands branch.
- Monitoring of the implementation of 80m/100 m R/W UER-I, II & III including the preparation of the detailed TOR for appointment of consultant for preparation of Road Development Plan.
- Monitoring of cremation/burial grounds sites for Narela Project and other sites at the city and urban extension level.
- Proposal of alternative sanitary landfill sites behind 400 KV sub-station at Bawana.
- Identification of issues concerning shifting of chemical traders and existing foodgrain godowns.

D. Miscellaneous

- Court Cases
- Rejuvenation and digitization of Old Drawings.

the traffic from Mehrauli Badarpur road connecting NH-8 with NH-2 along with various feeder roads prepared.

- Village development Plan for Jaunapur, Zone 'J' (in progress)
- Power point presentation of the Conceptual Road network.

Unauthorized Colonies Cell

- Follow up action on revised guidelines for regularisation of unauthorized colonies issued by MOUD.
- Coordination with the GNCTD to finalize the list in consultation with all the concerned departments.
- On the basis of guidelines issued by MOUD & PA on 10.2.04 Working Group setup under Commissioner (Plg.) on 16.2.2004 for working out the modalities for the guidelines issued by the Ministry. A report prepared and submitted to the Ministry & other concerned for further action.
- Procurement of a set of aerial photographs from GNCTD.
- Identification of unauthorized colonies falling in the Development Area of DDA.
- Reconnaissance survey of 45 unauthorized colonies falling in Development Area of DDA on the basis of lay out plans procured from MCD and GNCTD.

Miscellaneous

- Various court cases attended and monitored.
- Technical Library of Planning Department.

9.12 Housing & Urban Projects Wing

Housing & Urban Projects Wing is responsible for planning & designing of all building activities of DDA as well as housing, commercial & other miscellaneous activities such as heritage, sports complex, community halls & putting up of exhibition at different places. Most of the housing projects and lower hierarchy of commercial projects upto the level of community centres are mostly done in house. Sometimes, housing, community centres and district centres are assigned to private consultants. All the schemes are first got approved from the Screening Committee/Delhi Urban Art Commission (DUAC).

9.12.1 Housing

1. 400 Dus (approx) SFS Housing Jasola - proposal revised as per new norms of CDO & Engineering Department submitted to CFO for approval.

2. 2100 DUs (approx) -Two room lounge Housing : Vasant Kunj, Lado Sarai, Molarbund & Jasola - Revised layout plan has been approved by the Screening Committee and drawings issued to the Engineering Department.
3. 305 LIG, 350 MIG & 140 HIG Housing on Turnkey basis near Sultangarhi - Drawings submitted by Engineering Department were checked and observations & suggestions were sent to Engineering Department.
4. 160 SFS Housing at Vasant Kunj sent to Engineering Department for execution.
5. 116 HIG, 72 MIG, 315 LIG Housing at Tehkhand and 268 MIG, 94 LIG at Sultangarhi, Vasant Kunj- Approved by Screening Committee and submitted to DUAC; Drawings sent to Engineering Department
6. 144 DUs Multi Storied flats at Motia Khan - Revised Scheme approved by Screening Committee and submitted to DUAC & CFO
7. Multi storied flats at Mukherjee Nagar - Revised plan approved by Screening Committee; Submitted to DUAC & CFO.
8. 7260 LIG, 830 MIG, Housing at Rohini - Detail Architectural Working Drawings issued to Engineering Department and are under construction.
9. 608 Multistoried Houses at Rohini - Detailed Architectural Working Drawings issued to Engineering Wing.
10. 1811 HIG, MIG, LIG & MLU Plots Mega Housing at Dwarka designed by M/s Developments Consultants- Architectural Drawings Development plans for LIG, MIG Housing Pockets submitted by the Consultants have been approved and sent to Engineering Wing.
11. 750 LIG Housing at Dwaraka on Turnkey Basis - Architectural Drawings / details approved and sent to Engineering Wing.
12. 6000 DUs (approx) in five pockets of Bakkarwala on Turnkey basis - Architectural Drawings / details & Colour Scheme approved and sent to Engineering Wing.
13. 80 LIG Housing at Vasandhura Enclave - Standard Design and cluster detail (five storeyed) have been approved by the Screening Committee and drawings sent to Engineering Wing.
14. 3050 LIG Houses (Turnkey) at Rohini & Narela were checked, approved & sent to Engineering Wing. 'Following Houses of different categories are in progress and at various stages of construction :

9.10 Building Section

S.No.	Name of Unit	Sanction	B-1	Provisional occupancy certificate	NOC/ OC	Revalidation
1.	Residential	369	197	Nil	284	03
2.	Residl. Rohini	466	54	Nil	94	Nil
3.	Commercial	96	64	Nil	84	02
4.	Industrial	25	01	Nil	34	01
5.	Institutional	61	23	Nil	15	11
6.	Layout	22	30	30	25	07
	Total	1039	369	30	536	24

9.11 Unauthorized Colonies Cell

Zone - 'J' (15178 ha., South Delhi-II)

- Change of Land Use of 56 Hac. in Block 'D'.
- Revenue boundaries of 30 revenue villages.
- Compilation on status of land and 'Change of Land Use'

- Part Plan showing the MRTS Route.
- Modifications in the layout plans for rehabilitation of the evictees of Nangal Dewat in Malikpur Kohi, Rangpuri.
- Identification of pockets for Slum rehabilitation.
- Preliminary Plan for 100 Mtrs wide road by-passing

1. 560 SFS Housing at Shalimar Bagh
2. 144 SFS & EWS at Kalyan Vihar
3. MIG Housing Jehangir Puri
4. MS Housing near TV Tower Pitampura
5. Revised Scheme at Dheerpur
6. 568 LIG, MIG & MS Housing; 638 MS HIG; 620 LIG Housing in MLU at Dwaraka.

9.12.2 Community Centres

1. Alaknanda Kalkaji - Conceptual Layout Plan approved by the 236th Screening Committee.
2. Okhla Phase I - Conceptual Layout Plan approved by the 236th Screening Committee.
3. Three nos Community Centres at Road No. 44, Road No. 42 & Motia Khan -Under construction - coordination & Monitoring of the project.
4. Three nos Community Centres at Rohini
 - Sector 7 -Sent to DUAC for 2nd stage approval
 - Sector 15 -Sent to DUAC for final Approval
 - Sector 16 - Control drawings under preparation for 2nd stage DUAC approval
5. Dwarka Sector 4 - Drawings sent to CFO for approval; being modified as per the observations of the CFO. Drawings for Stage II approval from DUAC are complete for forwarding to DUAC.
6. Dwarka Sector 6 - Designing of CC under process (in House)
7. Karkardooma -Four Commercial plots set for Auction
8. Mandawali Fazalpur - Got revised as per Screening Committee
9. Kondli Gharoli Sector A -Coordination work
10. Yamuna Vihar - Control drawings of plots under Scrutiny.
11. Community Centres at Janak Puri, Maya Puri, Narayana & Preet Vihar - Development Plan & details for upgradation of community Centre; Coordination & Monitoring of the projects.
12. Anand Vihar CC - Conceptual Layout plan prepared (in house).
13. Vivek Vihar CC - report/drawings prepared for submission to DUAC (in house)
14. CC Mandawali Fazalpur near Technology Park Scheme got prepared (in house)

9.12.3 Commercial

A. District Centres

1. Twin District Centre, Rohini - Approved from DUAC and some plots sent to Lands deptt for disposal.
2. Mangalam Place, Rohini - Layout plan revised as per Screening Committee and sent to Engg Wing for executing upgradation of the District Centre.
3. Wazirpur District Centre - Coordination & monitoring of project under construction.
4. a) Nehru Place Ph-II - Proposal submitted to DUAC & observation of DUAC received.
b) Upgradation of Nehru Place Ph I - Drawings sent to Engineering Wing.
5. Upgradation of Bhikhaji Cama Place - 90% of work is completed; Plots of Multi level parking cum cultural, Police station approved by Screening Committee.
6. Saket District Centre - All the disposable plots sent for Auction to CLM; 8 plots have already been auctioned.
7. Non hierar chical Commercial Centre Jasola - Scheme approved by DUAC; Drawings sent to Engineering Wing & CLD for disposal; 07 nos. plots have been disposed ; 30m wide road has been approved by the Screening Committee.
8. Shopping Mall Vasant Kunj Ph II - Plot of Fire Station approved by the Screening Committee.
9. Dwarka District Centre - Design idea approved by Screening Committee; Detail Urban Design Scheme being prepared; Traffic Consultant is being appointed
10. Janak Place - Revised proposal for Multi Level Parking approved by Screening Committee; Development Control forwarded for disposal.
11. Paschim Vihar District Centre - Proposal finalised & forwarded to DUAC for 2nd stage approval; Approval of Services being taken up by the consultant.
12. CBD Shahdara - One wholesale Market Plot sent for Auction.
13. Mayur Place - One Commercial Plot sent for Auction.
14. Shastri Place - Two nos. of plots Nursing Home & Service Centre sent for Auction.

15. Lakshmi Nagar District Centre - Kiosk under 9 ft. level plaza under construction; Coordination & Monitoring of the project.

B. Local Shopping Centres / Convenient Shopping Centres

1. Dwarka - Architectural Control of 13 Plots sent for Disposal.
2. Three Nos. of LSC sites in Dwarka sent for disposal as single unit alongwith Development control norms.
3. LSC at Kondli Gharoli Sector "G" - five nos. plots sent to DD (CL) for auction.
4. LSC Sector 8 Dwarka - Design of Auto Service shops approved by the Screening Committee.
5. LSC at BG 2, Paschim Vihar - Development control norms and layout plan being prepared for disposal as single unit.
6. LSC at Block GU Pitampura - Coordination and monitoring of the project.
7. LSC Janak Puri, Vivek Vihar and Preet Vihar - Development Plan for upgradation of LSC Development Plan & details for upgradation of LSC; Coordination & Monitoring of the projects.
8. Four plots in LSC Kondli Gharoli, four plots in Trilokpuri and two plots in Mandawali sent for auction.
9. CSC Ram Vihar, Ashoka Niketan and Dwarka sent for disposal as single unit alongwith development control norms.
10. CSC at Sector 18 B Dwarka being revised as per directions of the Screening Committee.

9.12.3 Heritage & Miscellaneous

1. Archaeological park, Mehrauli - Detail drawings of boundary, gate & landscape plan for Quli Khan Tomb prepared; proposals for the park sent to ASI for NOC; Drawings for pathways, signages issued to Engg wing for PE; Proposals for Jharna prepared by consultants received.
2. Integrated conservation / Urban Design plan of Sultangarhi and its precincts - Landscape consultant appointed for detail landscape around the protected monument; INTACH - Delhi Chapter's proposal for restoration of five ruins around the tomb approved.
3. Conservation of Old Stephens College building, Kashmere Gate - Conservation / working drawings issued to CPWD & the same was put up by CPWD in the Heritage Conservation committee for approval

4. Conservation of Anglo Arabic School, Ajmere Gate - Work in the internal courtyard in progress; part completion of work of arches & openings, stone railing placed in position; All drawings pertaining to the above have been issued.

9.12.4 Sports Complex

1. Sports Complex, Vasant Kunj sector D Pkt 2 - Revised layout plan with facility block sent to Director Sports for approval.
2. Sports Complex, Pitampura - Revised drawing of cricket stadium sent to Secretary for approval.
3. Ashok Vihar Sports Complex - Designing under progress.
4. Swimming pools at Dwarka sector 11, Pratap Nagar & Chilla Sports complexes - Development plan & details prepared and issued.
5. Badminton cum squash court & out door stadium at Siri Fort Complex - scheme got prepared.
6. Sports complex and club at Narela - Approved by the Screening Committee, drawings sent to Engineering Wing for necessary action.
7. Outdoor stadium at Yamuna Sports Complex - Sketches under preparation.
8. Layout Plan Commonwealth Games Village - Sketches prepared.
9. Layout Plan Camping Site at Akshardham prepared.
10. Power point presentation of Commonwealth Games Vilalge - got prepared.

9.12.5 Miscellaneous projects

1. 07 Nos. community halls in SEZ & SWZ, 01 no. in Rohini and 03 nos. in Narela, 01 no. in East of Loni Road, 01 no. at Kondli Gharoli Sector G - Layout plan and detail design approved by Screening Committee issued to Engineering Wing.
2. Multi level Parking at Bahai Temple & parking lot near ISKON temple (Astha Kunj) - Layout plan approved by Screening Committee. Detailed layout plan of Bahai Temple issued to Engineering Wing.
3. 07 Nos. BOT toilets in existing Commercial Centres in the SEZ & SWZ - Location & detail design of toilets approved by the Screening Committee issued to Engineering Wing
4. 02 Nos. Sulabh Sauchalay at Narela - Approved by Screening Committee and sent to Engineering Wing.
5. Redevelopment of Parking & Green area in Saleemgarh

6. Nigambodh Ghat Phase - II Architectural drawings prepared; Monitoring & coordination of the project under construction.
7. DDA office building at Madhuban Chowk - Working Drawings prepared and work is under construction.
8. Automobile centres in Sector 22 Rohini and Sector 21 in Narela - Approved in the Screening Committee.
9. Pedestrian Plaza Sector 12 and 21, Dwarka - Working drawings prepared and issued.
10. Upgradation of Vikas Minar and its surroundings being taken up.

9.13 Landscape & Environmental Planning Unit

9.13.1 Most of the Metropolitan cities all over the world have turned into stifling concrete jungles & the congestion leaves little scope for meaningful breathing spaces. Delhi, the Capital City of India, is fortunately one of the greenest Metros in the country. DDA, is the first Urban Development Authority in India, which has prepared a Master Plan for developing this city in accordance to the guidelines in the 1st Master Plan. Alongwith various other facilities it provides a good circulation system and lung spaces in the form of various greens and city forests. DDA has conserved the natural features like River and Ridge and developed open spaces in the form of Green Belts, District Parks, Neighbourhood Greens, etc. to cater to the growing urban populace of this city. First Master Plan approved by Government of India in 1962 stressed on planned development. As per the MPD-2001, which includes Recreational chapter and requirement of open spaces, sports needs were assessed in detail. As per policy the land under recreational activities i.e. green areas at Master Plan level remains under possession, maintenance and care of DDA although rest of the services are transferred to civic agencies. The information on the chapter of Environment and Pollution in MPD-2021 is being provided by the Landscape Unit, with Director (Landscape) as the Co-Chairperson of the subgroup.

DDA not only builds the city but also ensures quality life to its citizens. In this endeavor DDA had been promoting the development of green belts, theme parks, urban-woodlands, bio-diversity parks etc., which are being designed in house by the Landscape Unit in DDA.

- a) Projects include designing and policy decisions related to Regional parks as per norms laid down in the Master Plan.
- b) Designing of all the District parks under the jurisdiction of DDA.



Sanjay Lake

- c) Sports facilities proposed in DDA green areas for providing healthy environment and improving quality of life.
- d) Special projects like Biodiversity parks, Golf Course, reclaiming sanitary landfill site (Indraprastha Park), River Front Development, Aashita Kunj and Heritage projects like Tughlakabad are also taken up in the Landscape Unit.
- e) In the Landscape Unit designing work of neighbourhood parks, play fields, children park and other small parks in residential areas is also done.

9.13.2 Projects Undertaken by Landscape Unit during the year 2004-2005

Major Projects

I. Aastha Kunj

Foundation laying ceremony was done by Hon'ble Prime Minister Shri Atal Behari Vajpayee on 01-02-03. The site spreading over an area of 200 acre is adjacent to Nehru Place District Centre and is surrounded by Centres of Worship like Bahai Temple, Kalkaji Temple & the ISKCON temple on its sides. Site is accessible by Outer Ring Road from Southern side. Raja Dhir Sen Marg from Northern & Captain Gaur Marg from the Eastern side.

Following works are completed at site

- The boundary wall and the 1st & 2nd Entrance Plaza are complete. Plaza No. 4 & 6 are under construction.
- Road alignment has been done.
- Boundary plantation is under progress at site.
- Shaping of water bodies and Construction of Pathways is in progress.

All the various zones of the park are under development:

Urban Park Facilities : These include plazas, food courts with healthy organic cuisines, sitting areas & lake side facilities. Amongst these, Plazas, sitting areas and water body have been developed and other features are under development.

Neighbourhood Facilities : These cater for children play areas, senior citizen corners, fitness zones and other related facilities which are under development

Festival Congregation Zone : Being situated amongst religious landmarks the design includes festival congregation areas, nature trails, mediation spaces, areas for Yoga classes, exhibitions and discourse areas. All these are at final stage of space detailing.

Socio-cultural Zone : This area is a hub of activities, providing an amphitheatre, for cultural performance, water play facilities and there by enhancing the cultural ethos. Water body and pathways are under construction in this zone.

Ecological corridor : There is an Ecological Corridor which is the transition zone between the Urban Park facilities and the Nature park. An arboreturn with a wealth of flora emphasizes on nature's diversity, passive recreation, seasonal gardens & herb gardens. The work of plantation & Entrance Plaza is under progress in this area.

II. Yamuna Biodiversity Park

The noble idea for developing Biodiversity Park in Delhi was floated by the then Hon'ble L.G. It is being developed in collaboration with the Delhi University. It is located near Wazirabad (Outer Ring Road) over an area of 156 acres in the first phase. Another 300 acres will be added in the second phase. The Mission of the Biodiversity Park is to serve as a repository and heritage of Biodiversity of Yamuna river Basin with ecological, cultural and educational benefits to the urban society.

Following works are complete at site :

- A nature interpretation centre highlighting the cultural and Ecological history of Yamuna has been developed.
- Poly houses, Net house & Pump house are constructed at site.
- A visitors area is under development.
- The infrastructure in visitors area like Food kiosks, parking are under development.

- The lost ecosystems are being recreated in this area.
- The meandering water body and wetlands have been created.
- Approx. 16,400 tree saplings have been planted.
- The grasses and aquatic vegetation in wetlands have been planted over an area of approx. 76,500 sq. mt.
- There is an increase in avifauna in this wetland and even migratory birds have been spotted.

III. Aravali Biodiversity Park

The Aravali Biodiversity Park was initiated in the year 2003 in collaboration with Delhi University. The site is located between Vasant Kunj & Vasant Vihar over an area of 690 acres. The site is a spur of Aravali hills, which is also facing a large number of threats that has disturbed its natural ecology. The mission of the Biodiversity Park is to serve as a repository and heritage of biodiversity of the Aravali mountain system with ecological cultural & educational benefits to the urban society and having cultural values. The park will help in imparting education, in restoring ecological balance and directly augment Delhi's life support system.

The area, which is absolutely free from encroachments, is being taken as first phase and is being developed with hill top communities, shallow valley communities, mixed dry deciduous etc. The second phase will have Butterfly Park, Rock Garden, Cactus House, Eco-tourism zone, Safari etc.

Nursery and its infrastructure have been completed at site. The ditches meant for water harvesting have



Suspension Bridge, Swarn Jayanti Park, Rohini

been completed. Around 2800 saplings have been planted. A mini medicinal garden has also been developed.

IV. Yamuna River Front Development

An area of 83 Ha which was cleared by eviction of Jhugis is to be developed under the scheme in the first phase at the western banks of River Yamuna behind Samadhi area, between the Old Railway Bridge and ITO. The proposal was presented to Hon'ble Lt. Governor where it was appreciated & approved in principle. The scheme has been approved by the Screening Committee of DDA and by the Yamuna Action Committee under the aegis of Central Water Commission. The landscape scheme incorporates Active and Passive recreational zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, childrens play area, maintained greens, pedestrian walkways, cycling tracks etc forming a part of 'Active zone'. The Passive zone has a number of water bodies with pedestrian trails and cycle tracks meandering through the site. The Passive area has been designed to provide a serene and calm environment as compared to event oriented Active area. A water body has been created on existing rivulet in Active area.

Work on site has progressed regarding.

- Raising of Mughal Bundh as per levels required by I & F Department
- Development of Water Body in Active area
- Plantation along Mughal Bundh etc.
- A nursery for saplings of plants to be used on the project is being established.

V. Indraprastha Park (Millennium Park)

Indraprastha Park sprawls over 34 Hac. long stretch. It is situated along the ring road, punctuated by the railway line in the rear & lies between ISBT Sarai Kale Khan & Bhairon road. It has Five designed zones, each having a theme of its own, namely : Smriti Van, Fragrant Garden, Bougainvillea Garden, Topiary Garden, Foliage Garden.

Smriti Van : This is the first zone of the park & was developed much before the other areas. It is dedicated to the theme - Cherish a Memory - Plant a tree.

Fragrant Garden : As a foreground to the Humayun's Tomb, the Fragrant Garden bridges the past with the

present. A terrace garden with Humayun's Tomb as its axis presents a riot of colours and is conceived which bridges the past with present A water fountain with a seating Plaza offers a visual delight & acts as a focal point for NH-24. It is a very popular area amongst the visitors.

Bougainvillea Garden : Presents a riot of colours, & is designed as a terrace garden. The central water cascade adds vigour to the environment. A children play area in this zone adds vitality to the garden, Play equipments, Sand pit & Toddlers play area excite children of all age groups. An amphitheatre & FoodCourt with small ancillary facilities activates the area.

Topiary Garden : This area is visually important, highlighting the Purana Quila in the back drop. The garden is under development and will be kept as manicured area in such a manner that the people can appreciate the art of topiary.

Foliage Garden : This zone lies at the junction of ring road & Bhairon road. The development work in this part of the park will be completed by March 2005.

VI. Development of City Parks

The green areas in Delhi are in great demand by the local bodies and overwhelming response is received from the pubic in terms if participation and interest. Some of the parks play fields, Sports Complex designed and under development are listed below

- Vijay Mandal at Begumpur
- Sport complex in Sector-23, Rohini
- Sport Complex at Sector-17, Dwarka
- MDSC at Ashok Vihar
- Therapy Park near Safdarjung Hospital
- Distt. park at Sector-12, Dwarka, Opp. Vijay Veer Awas
- Maharaja Surajmal Stadium
- Command Tank No. 3 in Sector-3, Dwarka
- Play Ground in Sarita Vihar

Some of the Landscape Plans prepared for Upgradation in 2004-2005 are

- Green area at Mehrauli Gurgaon Road
- Park at Village Naharpur, Sector-7, Rohini
- Park adjacent overhead tank, Najafgarh



A View of Indraprastha Park

Multigym

In addition to the already existing multigyms, 1 more has been proposed at, Mela ground at Nangloi and one has been inaugurated opposite Prasad nagar lake in the west zone.

Proposal of BOT Public conveniences

The BOT Public conveniences have been provided in the recreational area/green area near the entrance of the park along major roads. The sites in the various zones of Delhi earmarked are listed below :

North Zone

- Ashoka Garden in Ashok Vihar
- Pitam Pura Distt. Park

South East Zone

- Tughlakabad Recreational Complex
- Green area near Sirifort on Marshal Tito Marg.
- Sarita Vihar Distt. Park.
- Indrasprastha Park.
- Lala Lajpat Rai Memorial Park at Vinobha Puri

South West Zone

- Paschim Vihar Distt. Park.
- Vasant Vatika, Vasant Kunj

Rohini

- District Park, Rohini Sector- 14
- Swarn Jayanti Park, Rohini
- District Park, Avantika, Sector- 1, Rohini

Dwarka

- Green area at Sector- 6
- During the year 2004 - 2005 total 25 landscape plans were got approved, 20 by Screening Committee and 5 cases got approved on file by Competent Authority of different zones.

- South East Zone	3
- South West Zone	10
- North Zone	4
- East Zoine	-
- Dwarka	3
- Rohini	3
- Narela	1

9.13.3 Other Activities

Flower show/Garden festival was organised by DDA where in participants from all over Delhi and private nursery had taken part. Garden festival is held in different zones of Horticulture Divisions with public participation, culminated with a Flower Show (on 4th to 6th March) and a Prize distribution ceremony. Landscape unit plays a vital role in organising the flower show and judging various entries of the competition. A brochure, schedule and the invitation cards were designed by the Landscape Unit. A Newsletter on Delhi Biodiversity Foundation is also published quarterly the DDA in which inputs from the landscape unit have been given to the Chief Editor Prof. C.R. Babu.

10.1 Housing activity has been taken up by Delhi Development Authority since 1967-68 and from time to time, it has been announcing schemes for various categories of flats. The first registrations scheme was opened in the year 1969. Thereafter 40 more schemes have been launched till date. Out of the total 41 schemes launched so far, only 5 schemes are live. So far DDA has made 3,51,934 allotments as on 31-3-2005 under various schemes. Details of the same are given as under :

Name of the Scheme	Total Allotments made
Housing General Scheme	65,590
New Pattern Registration Scheme - 1979	1,60,047
Self Financing Scheme/VVAY	53,938
Ambedkar Awas yojna - 1989	15,045
Expandable Housing Scheme 1995-96/ NHS/Sharmik Awas Yojna, etc.	22,352
Janta Housing Registration Scheme 1996/ Punjab & Kashmir Migrant/ Motia Khan	18,423
Retiring Govt. Servants/JK Mig.(RPS)	1,015
Miscellaneous	440
HIG	3,337
Government organizations	4,670
Jasola Janta Tenements - 2003	2,215
TBHS (MIG) 2004	2,356
Festival Housing Scheme-2004 (HIG-1287 + MIG 862 + EHS 357)	2,506
Total	3,51,934

10.2 Latest position of the Housing schemes is given as under

10.2.1 New Pattern Registration Schemes - 1979

The NPRS, 1979 was launched in the year, 1979 for allotments of flats of MIG, LIG & JANTA categories. This scheme was on All India basis under which total 1,71,272 (MIG 47521, LIG 67502) persons were registered. Details of the allotments made under these schemes are as under :



LIG Flats

Category	Allotments made	Backlog
MIG	46,278	Nil
LIG	59,481	8,668
Janta	58,288	Nil
Total	1,60,047	8,668

10.2.2 Ambedkar Awas yojna, 1989

This scheme was launched in the year 1989 to make up the deficiency of 25% of SC/ST registrants of NPRS-79 registrants. Under this scheme 20,000 persons were registered for allotment of MIG, LIG and Janta flats.

Category wise details of allotment are as under :

Category	No. of Registrants	Allotments made	Backlog
MIG	7,000	5902	-
LIG	10,000	6155	2883
Janta	3,000	2988	Nil
Total	20,000	15,045	2883

Following reservations were made in this scheme:

- 1% P.H.
- 1% Ex-Servicemen.
- 1% War Widows

10.2.3 Janta Housing Registration Scheme 1996

This scheme was launched in the year 1996 for registering 20,000 persons of weaker sections of the society for allotment of Janta flats in phased-manner. Following reservations were made under this scheme :

- 25% SC/ST
- 1% Ex-servicemen
- 1% P.H.
- 1% War Widows
- 2% War Widows with children

The latest position of the allotment is as under

Registrants	Allotments made	Backlog
20,000	16,204	3,190

10.2.4 Vijay Veer Awas Yojna 1999

Vijayee Veer Awas Yojna was launched in the year 1999 and the scheme was initially opened on 10-9-1999 to 30-6-2000 for the widows/next of the kin/dependent of the soldiers killed or those permanently disabled in "Operation Vijay". However the scheme was extended till 30th Sept. 2003.

414 flats are constructed under the scheme. Out of which, 312 are two bed room flats (type-A) and 102 are three bed room flats (Type-B) Presently 419 applicants have come forward. Total 410 flats were allotted till date.

10.2.5 Housing scheme for rehabilitation of Punjab Migrants

Housing Scheme for rehabilitation of 3661 Punjab Migrants, who were staying in the following Camps, was launched on 04-04-2000.

Sl. No.	Camp Site	Family	Camp site owning agency
1.	Peera Garhi Camp	2560	DDA
2.	Mangolpuri Camp	226	DSIDC
3.	Govindpuri Camp	347	DSIDC
4.	Jahangirpuri Camp	385*	DDA
5.	Jawalapuri Camp	42	S&JJ
6.	Palika Hostel Camp	36	NDMC
7.	Youth Hostel, Mori Gate	65	Delhi Administration
	Total	3661	

*These migrants are not being allotted flats by DDA as Slum Wing of the MCD has decided to allot them the flats these are occupying.

The latest position as on 31-3-2005 about the allotment is as under :

Total Migrants	: 3,661
Less (Migrants staying at Jahangirpuri)	: 385
Total	: 3,276
Applied for allotment	: 2956
Allotment made	: 2956

Out of 2,956 approximately 2630 possession letters have been issued till 31-3-2005 (Flats offered in Narela, Dwarka and Rohini).

10.2.6 Housing Scheme for Rehabilitation of Kashmiri Migrants

There are 14 Refugee Camps, where 237 Kashmiri Migrants are currently staying. The details are as under. Flats offered in Dwarka and Rohini.

Sl. No.	Camp Site	Family	Camp site owning agency
1.	Hauz Rani	16	M.C.D.
2.	Bapu Dham	24	N.D.M.C.
3.	New Moti Nagar	23	M.C.D.
4.	Palika Dham	13	N.D.M.C.
5.	Baljit Nagar	49	Slum & J.J.
6.	Mangol Puri, D-Block	34	Slum & J.J.
7.	Mangol Puri, N-Block	16	M.C.D.
8.	Sultan Puri P-2	09	Slum & J.J.
9.	Begum Pur	06	M.C.D.
10.	South Extn., Pt. II	06	M.C.D.
11.	Krishna Park	10	M.C.D.
12.	Kailash Colony	02	M.C.D.
13.	Ali Ganj	12	M.C.D.
14.	Nand Nagri	18	Slum & J.J.
	Total Migrants	237	
	Applied for Allotment	228	
	Allotments Made	228	

10.2.7 Housing Scheme for Retiring Government Servants

Housing Scheme for Government Servants was launched on 02-07-2001.

Total 2,074 applications received.

S.No.	Category	Application received	Allotments made
1.	M.I.G.	1,464	400 + 10 = 410
2.	L.I.G.	550	544 + 2 = 546
3.	Janta	60	59
	Total	2,074	1,015

Note : No backlog as amount of deposit refunded to the registrants.

10.2.8 Housing Scheme for Rehabilitation of Motia Khan Jhuggi Cluster

DDA vide its Resolution No. 88/2002 dated 26-12-2000 approved the scheme for allotment of one room EWS tenements in Sector-4, Rohini to eligible Jhuggi dwellers of Motia Khan. There were 2,068 squatters at Motia Khan as per

the new Survey Report. The scheme was launched with effect from 26-09-2001 and continued till 30-06-2002. Till date 1288 eligible squatter families have been allotted flats at Rohini. **Scheme closed.**

10.2.9 HIG Housing scheme Dwarka 2003

Allotment made to 416 and scheme closed by keeping waitlist.

10.2.10 Jasola Janta Tenements Scheme - 2003

Allotment made to 2215 and scheme closed by keeping wait list.

10.2.11 Narela Housing Scheme - 2003 (with 30% rebate)

Scheme was opened upto 15-4-2004

2124 Nos. of flats were allotted and scheme has been closed.

10.2.12 Two Bed Room Housing Scheme - 2004

Scheme was launched from 7-6-2004 to 7-7-2004. Approx. 90,000 application forms were received. 2356 flats have been allotted through draw of lots held on 12-8-2004 and scheme has been closed.

10.2.13 Festival Housing Scheme - 2004

Scheme was launched from 20-10-2004 to 24-11-2004 for 2500 ready built up flats. 2506 (HIG - 1287 + MIG-862 + EHS-357) have been allotted in the draw held on 28-1-2005 and scheme has been closed.

10.2.14 Action Plan for Liquidating-waiting registrants of MIG, LIG and Janta Flats

MIG	LIG	Janta	Proposed Date
Nil	8668	3190	December- 2006

The main list of MIG registrants under NPRS-1979 has been covered. The cases of conversion of registration from Janta/LIG to MIG and that of tail-end priority have already been exhausted.

DDA has planned to complete construction of 4980 MIG flats, 12919 LIG flats and 544 Janta flats by December - 2006. In addition to some one room tenement are available for disposal.

10.2.15 Scheme wise Backlog

S.No.	Scheme	Total Backlog
1.	NPRS-79	8668
2.	AAY-89	2883
3.	JHRS-96	3190
	Total	14,741

10.3 Housing Accounts Wing

10.3.1 Mainly Housing Accounts Wing is concerned with

the following activities with regard to allotment of flats :

- Examination of preliminary estimates of BGDA for financial concurrence.
- Processing and disposal of costing cases.
- Maintenance of accounts receipts and payment of flats and recovery thereof.
- Maintenance of accounts in respect of built up shops.

10.3.2 Main activities/achievements during the year 2004-05

- Examination of preliminary estimates**
 - Financial concurrence to the Preliminary estimates in respect of 6 (six) Housing Schemes involving 3860 flats has been accorded.
 - Financial concurrence to the Preliminary Estimates in respect of shops for two schemes has been accorded.
- Costing of Flats**
 - Costing of 10 new schemes have been finalized involving 2930 flats.
 - Costing of 11340 left out flats involving 88 schemes have also been finalized during this period.
- Costing of Shops**

Costing of two new schemes have been finalized involving 91 shops and 13 platforms.

10.3.3 Other achievements

- Moved Authority's Resolution for approval of Plinth Area Rates to be adopted for working out the cost of flats under different categories. The effective dates are 1-4-04 and 1-10-04.
- Software developed for following activities.
 - Costing of flats.
 - Computerisation of General Housing Branch
 - Pay Roll Accounts.

10.3.4 Steps taken for acceleration of recovery

Under its drive to effect recovery of arrears of monthly instalments/penalty from the defaulting allottees and with a view to build pressure on the defaulting allottees and to take firm and time bound action against such allottees, the Penalty Relief Scheme 2001 has been inforce in the current financial year also. Five Assistant Collector, Grade-II/Sr. AO's have been appointed for recovery purpose in Housing Accounts Wing during this financial year 2004-05.

10.3.5 Some other functions of Housing Accounts Wing

- 22 Demand letters under SFS have been issued

during the year 2004-05.

- 10161 conversion cases from lease hold to free hold have been decided.
- In 3569 cases 'No ObjectionCertificate' have been issued to Management Wing for issuance of possession letter.
- Refund in 1824 cases where registrants were not interested in allotment have been made.
- DDA received 260434 applications for three housing schemes closed during the year for 7073 flats. Demand letters in respect of 7073 successful applicants and 253361 refund cheques amounting to

Rs. 2036 crores were issued before the date committed in all the schemes.

- In October, 2001 Penalty Relief Scheme was announced and under this scheme 2434 nos. of applications have been received and 2187 nos. cases have been settled and Rs. 1213.45 lacs have been recovered under this scheme during this year making of total applications 10265 settled cases. 9769 and recovery of Rs. 4629.00 lacs till 31-3-05.
- In addition public grievances cases were also settled during public hearing on every Monday and Thursday.

11.1 Land Management Department

11.1.1 Delhi Development Authority has vast area of land of different categories under its jurisdiction. Besides, looking after Nazul-I land, which came to DDA from the erstwhile Delhi Improvement Trust, it also manages and takes care of Nazul-II land acquired by the DDA after 1957. DDA also has some land, which was taken over from the erstwhile Ministry of Rehabilitation under a package deal. In addition some land of Land & Development Office, Ministry of Urban Affairs is also with DDA for care and Maintenance. This land is utilized and allotted by the Land & Development Office.

11.1.2 Main functions of the Land Management Department are:

- Acquisition of land
- Management of land
- Protection of land till it is handed over to the user departments.
- Assisting the land user departments.
- Coordination with various departments and outside agencies for land management matters.
- Planning and execution of demolition programme for encroachment removal.
- Action against unauthorised construction in the Development Area.

11.1.3 There is a Branch which deals with Nazul-I Land which came to the DDA from the erstwhile Delhi Improvement Trust and Nazul-II land which was acquired under the policy of Large Scale Acquisition Development and Disposal of land in Delhi. 1765.60 acres land was handed over by LAC to DDA during the period 1-4-2004 to 31-3-2005.

11.1.4 The most important area of functioning of the Land Management Department is to protect DDA land from encroachments before being transferred to user agency. DDA has set up a zonal working system for land protection. There are six zones in East, West, North, South East, South West and Rohini.

11.1.5 Each Zone is headed by a senior officer of Deputy Director level who is supported by Secretarial and field staff. Regular watch and ward is kept on DDA land by the security guards who are deployed and assigned specific beat areas.



One of the Greens Developed by DDA

Regular demolition operations are planned and carried out with the help of police to check the tendency of encroachment.

11.1.6 From April 2004 to 31-3-2005 DDA has carried out 326 demolition operations and about 181 acres land was made free of encroachments. In this process 14937 structures of kucha, pucca and semi pucca nature were removed. Land Management Department carried out some major demolition operation during the year to reclaim DDA land. Some such major demolition programmes were carried out in Sarita Vihar, Yamuna Pushta, Geeta Colony, Village Shahpur Garhi (Narela), Holambi Kalan, Saraswati Vihar, Peergarhi Camp (Paschim Vihar), Vasant Kunj, Bela Estate Darya Ganj, Sangam Vihar, Alli Village (Sarita Vihar), Naseerpur Village, Village Pitampura, Pootkalan, Lajpat Nagar, Lado Sarai, Rohini Sector-3, Balmiki Camp-II (Katwaria Sarai), Village Malviya Nagar, Mehrauli, Harijan Basti Masoodpur, Arakpur Bagh Mochi, Karkardooma, Uttam Nagar, Palam Bazar Road, Bhora Garh, Holambi Kalan, Village Rithala, Jhimranpur Basti, Okhla Indl. Area, Village Khichripur, Azadpur, Vill. Naharpur, Rohini Sector-10, Kishangarh (Mehrauli), Gazipur, Kh. No. 72/2/1, 2/2, 2/3, Narela, Sarai Kalan Khan (Nizamuddin), Vill. Khichripur, Nandnagri and Vill. Ambarhai, Sector-10, Dwarka. This has helped DDA's image as agency which protects its land effectively.

Sometimes demolition operations had to be refixed because of litigations involved and non-availability of police force on account of their engagements for law and order duty. During this period DDA has also won some important court cases involving large chunk of prime land.

11.1.7 The Damages Branch is entrusted with the work of eviction and assessment of Damages and recovery from the unauthorised occupants squatting on the Govt. Land under the control and management of DDA. DDA initiates the eviction proceedings under P.P. Act against the

unauthorised occupants on Govt. Land. There are 2 Estate Officers who have been delegated powers under the Act to discharge their duties for assessment of damages and eviction. During 1-4-2004 to 31-3-2005, Estate Officers did the following work.

- Recovery of damages - Rs. 1,57,72,830.00
- Number of cases of damages - decided - 321
- Eviction cases decided upto 31-3-2005 - 31 Nos.

11.1.8 Enforcement Branch has been entrusted with the job to ensure that Land & Building are not mis-used against the norms envisaged in the master plan, as provided in Section 29(ii) of the D.D. Act which reads as follows :

Section 29 (ii)

"Any person who uses land in contravention of the provision of Section 14 in contravention of any terms and conditions prescribed in by regulation under the provisions to that section shall be punishable to Rs. 5000/- (Rupees five thousand only) and in the case of continuing offence with further fine which may extend to Rs. 250/- for every day during which such offenders continue after conviction for the first commission of the offence."

The position of prosecution cases launched during 1-4-2004 to 31-3-2005 and fine imposed by the court is as under :

- No. of prosecution launched - 390
- Fine imposed by the court - Rs. 17,30,895/-

11.1.9 Major achievement of the year 2002-03, 2003-2004 & 2004-2005 are given below :

S.No.	Function	2002-03	2003-04	2004-05
1.	Land handed over to DDA by LAC	2129.78 Acres	770.697 Acres	1781.92 Acres
2.	Demolition operations carried out (Nos.)	472	354	326
3.	Land reclaimed by removing JJ clusters	374.54 Acres	259.44 Acres	181 Acres
4.	Structures/ building removed	14567	13077	14937
5.	Recovery of damages made	Rs. 1.15 crore (Approx.)	Rs. 1.37 crore	Rs. 1.57 crore
6.	No. of damage cases decided	835	887	321
7.	Prosecution cases launched	599	183	390
8.	Fine imposed by the court	Rs. 4.21 lacs	Rs. 13.69 lacs	Rs. 17.30 lacs

11.1.10 Achievements During the year 2004-05

a) Achievements

1.	Land Notified u/s 4	719.64 acres
2.	Land Notified u/s 6	19.95 acres
3.	Land Notified u/s 17 (i)	53.213 acres
4.	Physical possession taken over from LAC/L&B/BDO office	1781.92 acres

Total and upto 2003-2004 = 68125.58 acres

Physical Possession taken = + 1781.92 acres

Grand Total upto 31 March, 05 = 69907.50 acres

b) Break up of the area mentioned above

1.	Residential Scheme	31,695.97 acres
2.	Industrial & IFC Narela	4551.46 acres
3.	Hort. Deptt.	8932.38 acres
4.	Govt./Semi Govt./others	10521.31 acres
5.	Slum & JJ Deptt., MCD	6583.31 acres
6.	Co-operative Society, CHBS	5806.15 acres
7.	100 mtr. Wide road Narela Project	385.29 acres
8.	80 mtrs. wide road Narela Project	214.38 acres
9.	Utilized in Delhi Noida Bridge	87.50 acres
10.	Balance land	1129.75 acres
	Grand Total	69,907.50 acres

11.2 Land Disposal Department

11.2.1 The Land Disposal Deptt. manages land in 24 Revenue Estates entrusted by the Government of India to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 as well as and the land placed at the disposal of DDA under the scheme of Large Scale Acquisition, Development and Disposal of land. In addition to this the Land Disposal Department is also administering the land transferred by the Ministry of Rehabilitation under the package deal. The performance and achievements of the various branches under the control of Lands Disposal Department are given as under.

11.2.2 LSB/LAB (Residential)

Lease Administration branch deals with the disposal of residential plots by way of auction and allotment of alternative plots to the persons whose land is acquired under the scheme of Large Scale Acquisition, Development and Disposal of land in Delhi. Besides this the branch deals with other connected activities relating to the Admn. of lease such as mutation, transfer, grant of mortgage permission and conversion of lease hold rights into free hold. During the period, the following achievements have been made.

S.No.	Item	Achievements
1.	Allotment of Plots a) By auction b) By allotment	98 Nos. 78 Nos.
2.	Amount received as premium	Rs. 1,26,28,87,448/-
3.	Amount received as composition fee	Rs. 6,40,92,987/-
4.	Conveyance deed (free hold)	1727 Nos.
5.	Possession letter	416 Nos.
6.	Lease deed executed	579 Nos.
7.	Mutation decided	257 Nos.
8.	Extension of time	106 Nos.
9.	Mortgage permission	134 Nos.
10.	Show cause notice	316 Nos.
11.	Cancellation	006 Nos.
12.	Restoration	003 Nos.

11.2.3 Co-Operative House Building Society Cell.

Co-Operative House Building Society Cell deals with the cases of Cooperative Societies to whom land has been allotted for the development of plots. During the period under report the following achievements were made

1. Allotment of plots	01
2. Amount received as premium	Rs. 2,02,19,500/-
3. Amount received as composition fee	Rs. 52,04,600/-
4. Conversion cases finalized	2205 Nos.
5. Possession letters issued	5 Nos.
6. Lease deed	16 Nos.
7. Mutation/transfer	216 Nos.
8. NOC for construction	10 Nos.
9. Mortgage permission	26 Nos.
10. Show cause notice	02 Nos.
11. Conveyance deed executed	1125 Nos.

11.2.4 Land Sales Branch (Rohini)

Land Sales Branch (Rohini) deals with the allotment of plots of various categories like MIG, LIG & Janta to the registrants of Rohini Residential Scheme-1981 and the disposal of plot in Rohini by auction. During the period under report, the following achievements were made :

1. Allotment of plots (By allotment)	4291 Nos.
2. Amount fetched	Rs.161.12 Crores
3. Demand letter issued	4872 Nos.
4. Possession letter issued	3245 Nos.
5. Mutation decided	554 Nos.
6. Extension letter of payment issued	38 Nos.
7. Mortgage permission	56 Nos.

8. Show cause notice	244 Nos.
9. Cancellation order made/letter issued	104 Nos.
10. Change of address corporated in computer	91 Nos. MIG & 242 LIG

11.2.5 Lease Admn. Branch (Rohini)

This branch mainly deals with the cases of issue/execution of lease deed in r/o plots allotted / auctioned in Rohini Residential Scheme besides conversion from lease hold to free hold. During the period under report, the following achievements were made.

1. Conversion cases	1632 Nos.
2. Mutation allowed	34 Nos.
3. Lease deed executed	1236 Nos.
4. Show cause notice issued	12 Nos.
5. Extn. of time granted	366 Nos.
6. Amount received	Rs. 43,21,722/-
7. Mortgage permission granted	7 Nos.

11.2.6 Land Sales Branch (Industrial)

The Industrial Branch deals with the disposal of Industrial plots by way of auction/allotment. Besides the disposal, the branch is responsible for execution and administration of leases. During the period under report, the following achievements were made.

1. Amount received on A/c belated payment of Ground rent/Intt., UEI & Sub-letting etc.	Rs. 633.87 lacs
2. Sub-letting allowed	06 Nos.
3. Lease deed cancelled	01 Nos.
4. Possession letter issued	21 Nos.
5. Lease deed executed	33 Nos.
6. Mutation/conversion allowed	56 Nos.
7. Mortgage permission granted	18 Nos.
8. Time Extn. allowed	48 Nos.
9. SCN issued	80 Nos.
10. Free hold cases allowed	98 Nos.

11.2.7 Old Scheme Branch

Old Scheme Branch deals with the disposal of plots in the scheme of Re-development of Kingsway Camp, MOR, Land transfer under package deal and 24 Revenue Estates This branch also deals with the regularization of plots under Gadgil Assurance Scheme. During the period under report, the following achievements have been made.

1. Conversion cases allowed	207 Nos.
2. Perpetual lease deed executed	25 Nos.
3. Mortgage cases allowed	04 Nos.
4. Mutation cases allowed	10 Nos.
5. Extn. of time allowed	07 Nos.

11.2.8 Commercial Land Branch

Commercial Land Branch deals with the disposal of commercial plots, mixed land use plots developed by the DDA in its various commercial centre. The commercial plots are disposed of by way of auction/tender/allotment. During the period under report, the following achievements were made.

1. Allotment of plot through i) Auction ii) Allotment	116 Plots. 19 Plots.
2. Amount received i) Premium ii) Ground rent/Misc.	Rs. 1987.00 Crores Rs. 23.15 Crores
3. Extn. of time granted	33 Nos.
4. Possession letter issued	34 Nos.
5. Mutation / transfer	38 Nos.
6. Lease deed executed	90 Nos.
7. Mortgage permission granted	61 Nos.
8. SCN issued	146 Nos.
9. Restoration of allotment	10 Nos.

11.2.9 Commercial Estate Branch

Commercial Estate Branch deals with the disposal of built up commercial properties through auction, allotment & tender to social/reserved categories i.e. SC/ST, Physically handicapped persons, land acquired category, freedom fighters, Ex-serviceman and allotment to Govt. Deptt./Public Sectors undertakings for which reservation has been made vide various Resolutions of the Authority. Parking sites are also disposed of by this branch through tenders on license fee basis. This branch has done the following work by achieving 100% target.

Allotment of shop through draw of lots : Application for allotment of shop through draw of lots to the reserved categories persons like SC/ST, PH, Ex-serviceman, Freedom Fighter etc. were invited by the DDA in the month of July, 2004. About 10,000 applications were received and against these applications Rs. 2.17 crores as earnest money was received. Draw of lots was held on 30-9-2004 and 133 shops were allotted to the reserved category persons. Demand letters were issued and Rs. 11.32 Crores was received. The earnest money of unsuccessful candidates were refunded.

Allotment of shop through tender :

DDA has invited tenders for disposal of 850 built up shops in the month of Feb/March, 2005 and about 1200 tender forms received, 243 shops were disposed and Rs. 28.32 Crores as bid of shop was realized with Rs. 7.80 crores as earnest money. In all cases demand letters were issued on 31-3-2005.

- Mini draw was also held from time to time and number of shops were allotted to the evictees of different area/location.
- Demand letters were issued to the allottees of C.R. Park well in time.
- In 292 cases the allotment has been made and amount on account of cost of shop has been received and possession letter issued.

Conversion from Lease Hold to Free Hold : During 2004-05 about 500 applications for conversion from lease hold to free hold have been received and in about 300 cases, conveyance deed papers were issued and execution is done in 100 cases.

- After receipt of inspection report in 275 cases, show cause Notices have been issued for violation of lease/alotment terms.
- In 20 cases lease of the shops have been cancelled for violation.
- In 45 cases mutation/transfer have been allowed.
- Mortgage / NOC : In 10 cases mortgage / NOC allowed.

11.2.10 Institutional Branch

The Institutional Branch deals with the allotment of land to the various Institutionals like social, Cultural, Govt. & semi Govt., Post & Telegraphs, MTNL, DVB, MCD, Religious, Pvt. and Govt. schools. During the period under report, the following achievements have been made.

1. Allotment letter issued	52 Nos.
2. Possession letter issued	24 Nos.
3. Amount received	Rs. 30.65 Crores
4. Mortgage permission	36 Nos.
5. E.O.T. allowed	158 Nos.
6. Show cause notice issued	210 Nos.
7. NOC for constn. issued	30 Nos.
8. Lease deed executed	131 Nos.
9. Cancellation letter issued	8 Nos.

11.2.11 Cooperative Society Cell

1. Amount Recovered as composition	Rs. 39,60,908
2. Conversion cases finalized	965 Nos.
3. Sublease Deed	08 Nos.
4. Mutations / Transfers	41 Nos.
5. Extension of time	64 Nos.
6. Mortgage permission	06 Nos.
7. Show cause Notices	07 Nos.
8. Cancellation Distribution of Sublease deed	08 Nos.
9. Restoration	01 Nos.

12.1 Master Plan of Delhi-2000, after the Asian Games, laid emphasis on setting up of network of sports infrastructure for all age groups within the reach of the common man. This dream of the Delhi planners has been realized to a great extent by the Sports Wing of the DDA by developing and promoting sports in a big way in Delhi. These efforts besides checking pollution by creating sports complexes in green areas dovetail an attitudinal change in the citizenry towards their health and fitness.

12.1.1 During the year the sports complexes, multigyms and the play fields received large volume of Delhiites, both members & non members to undertake workouts matching their age and preferences, thus benefiting from the sporting facilities created by the DDA. The competitions organized at the National, State and the Complex levels prepared a ladder for potential sports persons to exhibit their skills and upgrade their performances to match at higher levels. The coaching conducted by the complexes besides helping novices to learn their basics helped in preparing sports persons to participate in International meets / tournaments and earn laurels for the Country. The 'DDA Athletics Promotion Scheme' and the 'DDA Football Promotion Scheme' fulfilled this role successfully during the year.

12.1.2 Several prize money tournaments organized during the year have created a platform where teams / sports persons all over India have realized the worth of DDA's sporting vision and the benefits that can accrue from this venture. The Sports Gala, the Summer Coaching Camps organized by the sports complexes have provided encouragement and spirit of competitiveness among participants. It was heartening to see that facilities of multigyms, jogging, aerobics, yoga etc are also being utilized by ladies in great number all over Delhi. The sports complexes have become centres of sports sending a clear message to one and all about the importance of good health.

12.1.3 The game of golf which was considered to be a delight of elites has been made affordable to the common man with the creation of the two public golf courses by the DDA; the Qutab Golf Course, a full fledged 18 hole course, and the Bhalaswa Golf Course providing six hole play presently. The construction of facilities in the eight play fields identified for adoption by the Sports Wing is in progress. The adoption of these play fields would provide



A view of Golf Course at Lado Sarai

better facilities to those who otherwise cannot afford the membership of the DDA sports complexes.

The contribution of DDA in getting the Commonwealth Games-2010 has added another dimension in the sporting vision of the DDA.

12.2 Sports Infrastructure

- **Sports Complexes** - Part-I of Vasant Kunj Sports Complex (VKSC) located between Sector D-2 & D-3 was made functional and membership opened w.e.f 25th May '2004. Development of Part-II located in Bhawani Kunj area is still continuing where a cricket field with a pavilion is being planned. Cricket Practice pitches will also be constructed in this area. A club size swimming pool however is functioning in Part-II of the VKSC.
- **Multigyms** - Following multigyms were inaugurated
 - Multigym at Vasant Kunj on 5th Feb. '2004.
 - Multigym at Subhash Nagar inaugurated on 22nd Feb. '2004.
 - Multigym at Prashad Nagar was inaugurated on 11th Jan. '2005 by Shri Ramakant Goswami, Area MLA.
 - Multigyms at Salvage Park and Mansarovar Garden are almost complete and would be opened to public in 2005.
- **Swimming Pools** - Following swimming pools were made operational during the year under review.
 - Vasant Kunj Sports Complex swimming pool (Club size) in July '2004.
 - Dwarka Sports Complex swimming pool (Olympic size) on 5th April '2005. However, toddlers' pool is still under construction.
- Swimming pools at Kanti Nagar, Partap Nagar & Pitampura Sports Complex are in an advanced stage of development.

Golf Courses

- **Qutab Golf Course** - Two new fairways and holes were added on the Course to make it a Par 70 course where a professional tournament can be organized. Now the course is a full 18 hole course with no repeat holes as was the case in the previous years of its development.
- **Bhalaswa Golf Course** - Three more holes were developed at the Bhalaswa Golf Course. These were inaugurated on 14th Jan. '2005. The course is now a 6 hole course which will soon be developed into a 9 hole course. The Golf Driving Range already functional for the last two years is slowly becoming popular. More and more people from North Delhi have started using this facility.
- **Mini Golf Course** - at Siri Fort is fully functional and used extensively by Senior Citizens and young budding players. It is now planned to license the course out to a professional who will run it alongwith the Golf Driving Range at Siri Fort. This will, it is hoped help increase its utilization.

12.2.1 Present Status of development of Sports Complexes and other facilities

12.2.2 Sports Complexes - Development of sports complexes has continued to take place regularly from the time the first sports complex at Siri Fort was inaugurated in 1989. The development over the years has been as given below :

Year	Development of Sports Complexes
1989	Siri Fort
1990	Saket & Rohini
1991	Ashok Vihar, Hari Nagar & Paschim Vihar
1993	Poorv Delhi Khel Parisar, Dilshad Garden
1994	Yamuna Sports Complex
1999	Pitampura (Rashtriya Swabhiman Khel Parisar)
2000	Qutab Golf Course
2001	Jasola, Chilla, Dwarka
2002	Baba Gang Nath Sports Complex, Munirka
2003	Bhalaswa Golf Course
2004	Vasant Kunj (Part-I)

12.2.3 Sports Facilities - Overall Status*

Sports Complexes	- 13 (3 in each zone i.e. North, East, West and 4 in South zone)
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Mini Sports Complex	- 1 (Munirka called Baba Gang Nath Sports Complex)
Multigyms In Sports Complexes	- 13
In Green Areas	- 24
Swimming Pools	- 12
*Location	- details are given at Annexure 'A'.

12.2.4 Upgradation of Major Sports Facilities

A number of facilities in the sports complexes have been upgraded. Major works completed during the year under review are :

- Four new synthetic tennis courts laid in Siri Fort, besides four clay courts renovated. The Complex, now has eight synthetic courts and four clay courts beside a small synthetic court for young children between the age group of 5 to 10 years. These courts include one full size tournament synthetic tennis court. Renovation of seating and change rooms / toilets in the tennis arena is under progress.
- Two synthetic tennis courts each have been added in Saket and Ashok Vihar Sports Complexes and 3 synthetic tennis courts have been developed in Vasant Kunj Sports Complex.
- Indoor Badminton Hall in Saket Sports Complex is in an advanced stage of development.
- A volleyball court was developed in Poorv Delhi Khel Parisar.

12.2.5 Maintenance of Sports facilities

The upkeep and maintenance of sports complexes in general, maintenance of facilities / equipment installed, etc is an essential activity and is handled on a daily basis. Sports staff like the Manager, Asstt. Managers, Games supervisors and other ground staff, recently selected based on new Recruitment Regulations, work towards this goal to improve the image of the Sports Complexes and in turn that of the Sports Wing. Managers / Asstt. Managers of the complexes interact with the members on a daily basis. Feed back / complaints and suggestions of members are brought to the notice of the Secretary of the complexes and are attended to expeditiously.

12.3 Sports Activities

12.3.1 Notable Sporting Events

- DDA's Sports Wing was involved in coordinating the Athens 2004 Olympics Torch Relay which passed through Delhi on 10th June '2004. Ever since the



Table Tennis Gala Tournament in Progress at DDA Jasola Sports Complex

Sports Wing is involved in coordination of the development of projects assigned to DDA for the Commonwealth Games-2010.

- DDA & Jawaharlal Nehru Sports Trust organized the Commonwealth U-16 Cricket Series in association with the Commonwealth Youth Development Council in DDA Sports Complexes at Siri Fort, Jasola, Yamuna and Rashtriya Swabhiman Khel Parisar Pitampura during September-October '2004.
- A sports meet comprising of three games, Table Tennis, Badminton and Shooting (Air Rifle) was organized for Parliamentarians on 30th Nov. '2004 at the Siri Fort Sports Complex.
- The Siri Fort Sports Complex also had the privilege of organizing a Parliamentarian's Annual Cricket Match on 27th Feb. '2005.
- Robin Bisht undergoing cricket coaching at DDA Poorv Delhi Khel Parisar was adjudged the Best Player of the Under 16 Commonwealth Cricket Series played between Australia, Malaysia and India (DDA) in September-October 2004. For this achievement the young cricketer received an Appreciation Letter from the Australian Cricket Captain Ricky Ponting and a Bat signed by him as "Ricky Ponting Young Indian Cricketer Award". The award was presented to Robin Bisht by the Hon'ble Bob Carr, Premier, New South Wales, Australia, on 2nd November 2004 at the office of SMEC International (Australia) Pvt. Ltd., at Chirag Enclave, New Delhi.

12.3.2 Sponsoring State / National Prize Money Tournaments

- DDA is sponsoring nearly half a dozen major events as prize money tournaments. A large number of upcoming players / sports persons avail the

opportunity of participating in these events. These tournaments thus provide Delhiites an opportunity to come into the main stream without facing much competition or long drawn selection process. Major prize money tournaments were conducted as given below :

- 1st All India DDA Invitational Hockey Tournament from 24th to 30th Jan. ' 2004 at Shivaji Stadium.
- 11th DDA Open Squash Tournament from 19th to 25th February '2004 at Siri Fort Sports Complex.
- 4th DDA Open Junior Tennis Championship (AITA) Ranking) from 15th to 20th November '2004 at Saket Sports Complex.
- Lt Governor's Cup Football Tournament from 17th to 26th November 2004 at Dr. Ambedkar Stadium. The tournament was upgraded to All India level, in which six Northern India Teams participated.
- 3rd DDA Cup Football Tournament for Schools, was organized from 7th December to 16th December 2004 at Siri Fort Sports Complex.
- 4th DDA Invitational Volleyball Tournament organized from 3rd to 5th November 2004 at Hari Nagar Sports Complex.

12.3.3 Sports Gala

Annual Sports Gala was organized between October to December 2004 over a period of 15 days in all the sports complexes in which individual sports competitions for members were conducted. These competitions included games such as Tennis, Table Tennis, Badminton, Squash and Billiard / Snooker. Besides, tournaments in team sports such as Football, Hockey, Basketball, Cricket, Volleyball and

skating were also organized by the complexes during the Sports Gala.

12.3.4 Tournaments organized in Sports Complexes

- Siri Fort Sports Complex.
 - School level Hockey tournament was held from 1st to 7th December 2004. 16 teams participated.
 - 3rd DDA Football tournament (Boys Under-17) held from 7th to 16th December 2004. 28 teams from all over Delhi participated. DDA Football Promotion Scheme teams were the Winners and the Runners-up.
 - Under-16 Commonwealth Cricket Series matches were held from 3rd to 10th October '2004. Teams from Australia, Malaysia & India (DDA) participated.
- Saket Sports Complex.
 - DDA Open Junior Tennis Championship - Super Series (AITA Ranking) organized from 15th to 20th November 2004. 256 players participated.
 - An invitational Basket ball Tournament of school level organized from 20th to 24th December in which 12 schools teams participated.
- Vasant Kunj Sports Complex
 - A Table Tennis Invitational Inter School Championship-2004 was organized in which 16 schools participated. Besides Delhi Squash Association conducted Northern India Squash Championship in the newly developed Squash Courts.
- Dwarka Sports Complex
 - Inter School Sub Junior Badminton, and skating competitions, organized from 3rd to 6th November 2004. 100 students participated in Badminton and 200 in Skating.
- Hari Nagar Sports Complex
 - Two Summer Coaching Camps in Swimming were organized during May / June 2004.
 - 4th DDA Invitational Volleyball tournament was organized from 3rd to 5th November 2004; 8 top teams of Delhi participated. CRPF 'A' won the Tournament and Delhi Administration team were the Runners-up.
- Paschim Vihar Sports Complex
 - A cricket championship for schools as an Invitational tournament was organized by the complex.

- Major Dhyan Chand Sports Complex, Ashok Vihar.
 - 9th DDA Roller Skating Championship 2004 and the 1st All India Hockey Tournament were organized during the year.
- Rashtriya Swabhiman Khel Parisar, Pitampura.
 - An Invitational basketball Tournament conducted from 24th to 27th November 2004. Six schools participated.
 - Under 16 Commonwealth Cricket Series, five matches were held in September-October 2004. Teams from Australia, Malaysia and India (DDA) participated.
- Rohini Sports Complex
 - 7th DDA Cricket Tournament for Hearing Impaired and 2nd DDA Cricket Tournament for Visually Challenged was organized by the Complex.
- Poorv Delhi Khel Parisar, Dilshad Garden.
 - Swimming Gala held on 30th September 2004. 3rd DDA Invitational Open Basketball Tournament for school level children was organised in November 2004. school teams participated.
- Yamuna Sports Complex
 - Besides organizing the major Lt. Governor's Cup Football Tournament in Nov. '2004, the Complex organized the 4th Lal Bahadur Shastri Roller Skating Championship-2004 under Roller Skating Federation of India from 25th to 27th June '2004 and Gymnastic Championship was conducted in Jan. '2005.
- Chilla Sports Complex
 - Inter Complex Cricket Coaching Academy / Scheme Tournament was organized from 17th December 2004 to 2nd January 2005. Six teams participated. HNSC were the winners and MDCSC the Runners up.
- Netaji Subhas Sports Complex, Jasola
 - An open tennis tournament was organized during the Sept-Oct. '2004 in which 53 participants took part. Besides Cricket and Basketball tournaments at School level were also organized.

12.3.5 Golf Tournaments

Golf Tournaments organized as under at the Qutab Golf Course



Athletics Training in progress

- Admirals' Cup - 18th Dec. '2004.
- CAG's Cup - 12th Feb. '2005.
- Lt. Governor's Cup from 26th to 27th Feb. '2005
- Inter-zone Civil Services Golf Tournament was organised by the Civil Services Golf Society on 19th and 20th March '2005.
- Pro-Am Golf Tournament was organised under the aegis of Professional Golfers' Association of India (PGA) from 6th to 10th April '2005. Over 70 top golf professionals participated besides a large number of upcoming amateurs. This is the first Professional Tournament organized in the First Public Golf Course in India.

12.3.6 Coaching

- Coaching was conducted in all the Sports Complexes on a regular basis throughout the year in various sports disciplines on revenue sharing basis under the supervision of experienced coaches.
- Special coaching camps / clinics were held during summer vacations in all the complexes.
- The children undergoing cricket coaching in DDA Sports Complexes had an opportunity of participating in the U-16 Commonwealth Cricket Series between Australia, Malaysia and India (DDA). Selected 34 children fielded as two teams; The Lt. Governor's XI and the VC DDA XI to play three practice matches. Subsequently, a team comprising of 15 players was selected out of 34 players to play Six One Day Series. The India (DDA) team won the tournament and Malaysia XI were the Runners-up.

12.3.7 Sports Promotion Schemes

DDA Athletics Promotion Scheme

- Currently there are 14 young athletes under training. During the year 50 Gold, 35 Silver & 18 bronze medals were won by these athletes by competing in U-16, U-18 & U-20 categories in

several Zonal, State, National and International Meets.

- Pavneet Kaur & Saurabh Vij represented the National Junior Athletics team at the Asian Track & Field Championship held at Malaysia from 12th to 15th June '2004.
- Saurabh Vij and Harpreet Singh represented India in Junior Commonwealth Games held in Australia from 28th November to 2nd Dec. '2004. Saurabh won the Gold in Shot Putt and Harpreet won the Silver in Discus Throw.
- **DDA Football Promotion Scheme**
 - 70 school boys are under going football training in the scheme. A. Williams was selected to play Asian Youth Under-17 Football Tournament in the UK. He is the only one selected from Delhi by the All India Football Federation (AIFF) and two trainees selected by AIFF underwent football training camp at Goa. 18 trainees in Under-17 and Under-14 category were given admission into Air Force School, Subroto Park and Air Force Bal Bharti, Lodhi Road because of their prowess in football. Concessions such as full fee exemption, free bus transportation, playing kit etc has been given to these students by the schools.

12.4 Membership Management

3589 members were enrolled during the year. Membership of Vasant Kunj Sports Complex was opened on 25th May '2004. Regular notices were sent by the complexes to the members who have not paid their monthly subscription. 4357 memberships were cancelled during the period 2004-2005.

12.5 Publicity

Four issues of the DDA's Sports News Letter were published during the year covering the sports activities of the

complexes, facility developments taking place, technical articles on major sporting events and focus on the events which will be completed in Commonwealth Games 2010.

12.6 Financial Management

- DDA Sports Complexes are designed to be self sustainable. This has been made possible by enrolling members who besides paying one time entry fee also pay monthly subscription which helps in maintaining the sports complexes.
- Although the sports complexes are membership oriented, these are available for use by one and all on 'Pay & Play basis'. The fees / charges are nominal and affordable to enable accessibility to almost every one. Special concessions are provided for students and senior citizens.
- Capital Expenditure on the development of sports complexes and other sports facilities, including incremental works / upgradation of capital nature, is met out of the Nazul II A/c with the DDA. However day to day maintenance of the sports facilities is carried out by the Sports Wing from the membership fee and miscellaneous receipts. Non refundable entry fees for membership collected by the complexes are remitted to DDA Main to pay back towards capital expenditure. Rs. 2147.41 lacs has so far been remitted to DDA Main on this account.
- For the purpose of running and maintenance on day to day basis, which includes expenditure on staff salaries, establishment costs, house keeping, security etc., the Sports Complexes are self sustaining. This is made possible due to the concept of membership and pay & play facilities. Cross subsidization from more popular complexes to less popular one is done where required.
- Monthly statement of accounts is submitted to DDA main. Annual Accounts of all the sports complexes for the year under review have been compiled and rendered to CAO for inclusion of the same in DDA Main A/c. The budget of the sports complexes has also been incorporated in the DDA Main Budget for the next financial year. Sports Wing Accounts are audited by the DDA internal auditors and by the CAG's office as external audit. Accounts of all the sports complexes have been audited.
- Computers are available in all the sports complexes and golf courses and computerised billing / notices are being dispatched on regular basis. Back log of



Director (Sports) DDA Explaining the layout plan of SFSC to the Hon'ble Lt. Governor, Delhi

defaulters is being cleared and membership of those who continue to be in the defaulters list is being cancelled on regular basis.

12.7 Conclusion

The sports facilities developed by the DDA has created health awareness amongst Delhiites. The sports complexes besides providing the sporting facilities have also presented green environment and soothing ambience. The year saw upgradation of a number of facilities and commissioning of a sports complex at Vasant Kunj alongwith two swimming pools and four multigyms.

Six prize money tournaments in Hockey, Squash, Tennis (AITA Ranking), Volleyball and two in Football were organized by the DDA Sports Wing. The other major events included the Olympic Torch Relay, Commonwealth U-16 Cricket Series between Australia, Malaysia and India (DDA) and an inaugural sports meet for the Parliamentarians. The trainees of the Athletics Promotion Scheme earned laurels by representing National Junior Athletics team in Asian Track & Field Championship held at Malaysia and Junior Commonwealth Games held in Australia.

The Football Promotion Scheme was able to organize admission of 18 trainees in Air Force Bal Bharti School, Lodi Road and Air Force School, Subroto Park purely on the merit of their game. A. Williams, a trainee of the scheme represented Asian Youth U-17 Football team who played the tournament in UK. The complexes did a commendable job by organizing routine coaching which continued throughout the year. The summer coaching organized during the summer vacations offered an opportunity to those children who could otherwise not afford the membership in a complex.

Four major golfing tournaments were organized at the Qutab Golf Course alongwith commissioning of two more fairways

in the course.

The DDA Sports News Letter published four quarterly issues covering the sports activities of the complexes, Multigyms, Prize money tournaments organized by the DDA over the year. It also brought out technical articles covering games which will form part of the Commonwealth Games - 2010.

Annexure 'A'

DDA Sports infrastructure

S. No.	Sports Complexes	Multigyms in Complexes	Swimming Pools
South			
1.	Siri Fort	Yes (In facility building)	Yes
2.	Saket	Yes	Yes
3.	Netaji Subhash	Yes	Yes
4.	Vasant Kunj	Yes	Yes
5.	Baba Gang Nath (Munirka - Mini Sports Complex)	Yes	Yes
West			
6.	Hari Nagar	-	Yes
7.	Dwarka	Yes	Yes
8.	Paschim Vihar	Yes	Yes
North			
9.	Rohini	Yes	Yes
10.	Major Dhyan Chand	-	Yes
11.	Rashtriya Swabhiman Khel Parisar	Yes	-
East			
12.	Poorv Delhi Khel Parisar	Yes	Yes
13.	Yamuna	Yes + (Ladies) (Both in facility building)	Yes
14.	Chilla	Yes	-
Total		13 (10 + 3)	12

Multigyms in Green Areas

South

1. Sarita Vihar
2. Hauz Khas

West

3. Partap Nagar
4. Tagore Garden

5. Vikas Puri
6. Sunder Vihar
7. Janakpuri 'A' Block
8. Janakpuri 'B' Block
9. Bindapur
10. Hastsal
11. Subhash Nagar

North

12. Rohini Sector-3
13. Harsh Vihar
14. Avantika Sector-A, Rohini
15. Kalyan Vihar
16. Gulabi Bagh
17. Lawrence Road
18. Shalimar Bagh
19. Prashad Nagar

East

20. Kanti Nagar (Gents)
21. Kanti Nagar (Ladies gym)
22. Gokalpuri (Shahdara)
23. Subhash Mohalla
24. Mandawali Fazalpur

Golf Courses

1. Qutab Golf Course, Lado Sarai
2. Bhalaswa Golf Course
3. Mini Golf Course at Siri Fort

Golf Driving Range

1. Siri Fort
2. Lado Sarai (QGC)
3. Bhalaswa (BGC)

Summary of Infrastructure

		Multigyms	
Sports Complexes	- 13	In Sports Complexes	- 13
Mini Sports Complex	- 01	In Green Areas	- 24
		14	37
Swimming pools	- 12	Golf Course	- 02
		Mini Golf Course	- 01
		Golf Driving Range	- 03

13

Horticulture Greening the Capital

13.1 In a concrete jungle it is amazing to find an evergreen forest. A fact that does DDA proud by having built the finest network of green areas in the country. It is credited with the development of city forests, wood lands, green belts, golf courses, sports complexes, Millennium Park and fot-lots that have sprung up in and around residential colonies, commercial, industrial and heritage monuments.

Performance / Achievements during 2004-05 in North Zone

S. No.	Item	year 2004-05	
		Target	Achievement
1.	Plantation	2,00,000 Nos.	1,94,062 Nos.
2.	D/o New Lawns	105 acres	78.25 acres
3.	D/o Children Park/corner	15 Nos.	12 Nos.

During the year a massive plantation was also launched by involving school children, senior citizens and Ministers / M.L. As and M.Ps. in the plantation programme. A Flower Show was also organized successfully by the Hort. Department, DDA in the month of March 2005.

13.2 Like previous years DDA decided to organize the



A view of Flower Show organized by DDA

garden festival during the spring season from 4th March to 6th March 2005.

For over four decades since its inception, DDA has been successful in creation of 'Environment Friendly' Delhi providing its citizen a healthier and happier life. One must understand that development of Delhi is an on going progressional process.

Performance / Achievements during 2004-05 in South Zone.

S. No.	Item	year 2004-05	
		Target	Achievement
1.	Plantation	2,50,325 Nos.	2,52,938
2.	D/o New Lawn	209.95 acres	102.60 acres
3.	Children Park/ Corner	20 Nos.	14 Nos.



A view of Rose Garden developed and maintained by DDA

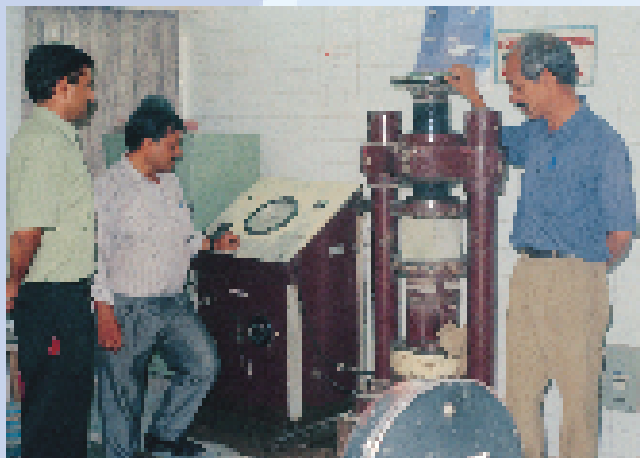
Quality Control Cell

14.1 In the present highly competitive world, the customer is the King. As such 'customer's satisfaction through Quality' is the new mantra of DDA, which is drilled into not only in various serving departments of DDA, but also in construction works.

14.2 Quality of construction is not only supervised and monitored regularly by JE/AE/EE at field level but is regularly checked internally at the level of SE/CE and externally at level of Q.C. core cell of DDA by conducting periodical inspections.

14.3 The Q.C. Cell which was created in year 1982 with skeleton staff has now grown up with solid strength of 6 J.Es, 9 A.E.s (7 Civil & 2 Elect.), 7 E.E. (6 Civil & 1 Elect.), one A.D. (Hort.), and one S.E. headed by CE (QC). The unit is playing vital roll in Quality Assurance, which oversees not only the quality of materials & workmanship but also the quality of planning, designing, contract documents, specifications etc. and issues necessary guidelines, circulars etc. from time to time as and when necessity arises. For some of the mega projects/prestigious projects, third partly inspection has been introduced and agency like CRRI, IIT etc. have also been engaged as consultants.

14.4 The major projects are inspected by Q.C. Cell at least thrice i.e. at foundation stage, super-structure stage and finishing stage. Due emphasis is given to maintenance of records on procedural aspect, material aspect and



Compression strength test in progress



A view of Quality Control Laboratory of DDA

workmanship aspect which are duly examined during quality audit. The deficiency noted if any is promptly brought to the notice of SE/CE for suitable and effective administrative/contractual action and close watch is kept on compliance of observations.

14.5 The specifications and technologies adopted are being reviewed regularly and being suitably amended to meet the present requirements, environmental consideration. Use of new construction materials, new techniques, use of R.M.C. etc. has been encouraged. Control on time and cost over runs without compromising with the quality, functional requirements, aesthetics and structural soundness of the building has been effectively monitored.

14.6 'Sky is the limit' - keeping this theme in the mind, the DDA has been thriving to continued improvement of services and quality of work. Q.C. core cell has been issuing the required guidelines and instructions in this regard from time to time. In order to keep uniformity in quality of pavement with cement concrete interlocking pavers, the specifications/guidelines have been developed and circulated to field units during year 2004-05

14.7 Stress has also been laid to clear the long pending Q.C. paras and closure of the cases for which the drive was launched by Q.C., Cell to identify the pendencies with various offices, pursue the ATRs from respective EE/SE/CEs and arrive at final action either to close the case or to initiate administrative/contractual action against the erring officials/contractors. As a result Q.C. Cell has been able to close 220 old cases during the year and a good number has reached to its final action stage.

14.8 Complaints as and when received are got investigated through Q.C. Cell/units and vigilance action is initiated by Vigilance Unit if considered necessary. During the year 11 such cases were investigated.

14.9 To ensure use of standard quality of materials, selection of material, collection of representative samples and their testing in reputed and reliable lab is of utmost importance. Q.C. Cell has a well equipped testing lab (with one AE and 3 JEs) set up in Asian Games Village Complex where majority of tests of materials can be conducted. The random samples collected by Q.C. team during their inspection are mostly got tested in the Lab. In order to induce more confidence in people at large, the present system of testing has been streamlined and revised guidelines have been issued, giving more emphasis for testing of at least 25% samples in outside lab. Apart from the Govt. labs, a few well established private labs like Sriram Test House and Delhi Test House have also been approved for testing of material. Besides, the Q.C. Lab of DDA is being renovated/strengthened and it is proposed to obtain ISO: 9001

certification during year 2005-06, which may lead to ultimate certification to Q.C. Cell as a whole.

14.10 Comparative data Performance / achievements and Targets for year 2005-06 of Quality Control Cell of DDA is as under :

Comparative Data Performance/Target

S. No.	Description	2004 -05	2003 -04	2002 -03	2005 -06 (Target)
1.	Inspections	366	362	373	396
2.	Samples/Materials	385	383	410	421
3.	Closure of Files	220	150	326	360
4.	Complaints	11	5	5	6
5.	Q.C. Lab (Testing of Samples)	9825	11569	9213	9960

15 Finance & Accounts

15.1 Finance & Accounts Wing of DDA is headed by the Finance Member, who is also assisted by the Chief Accounts Officer, Financial Advisor (Housing), Director (Land Costing and Director (Finance).

Finance & Accounts Wing of DDA handles finances of DDA and deals with preparation of Annual Accounts, preparation of Annual Budget, fund management of Urban Development Fund, Urban Heritage Award Fund, employees remuneration including GPF, medical reimbursement, pension distribution and also project approvals.

15.2 Annual Accounts of the Authority

a) For Budgetary and Accounting purposes, the Accounts of the authority are maintained under the following three broad heads :

1. A. Nazul A/c-I
2. A. Nazul A/c-II
3. B. General Development Account.

b) The financial position of the three Accounts for the year 2004-05 is summarized in the succeeding paras.

i) Nazul Account-I

Nazul Account-I represents the transactions relating to the old Nazul Estates entrusted for management by the Government to the erstwhile Delhi Improvement Trust under the Nazul Agreement 1937 and taken by the DDA in Dec., 1957 being the successor body. The Account also includes transactions relating to the preparation and implementation of the Delhi Master Plan and Zonal Development Plans. The Receipts and Expenditure under this account during the last three years is as under .

(Fig. in Crs. of Rs.)

	2002-03	2003-04	2004-05
Receipt	9.16	2.86	2.90
Expenditure	14.76	12.38	12.72

ii) Nazul Account-II

This account comprises transactions pertaining



A view of Flower Show

to the scheme of Large Scale Acquisition, Development & Disposal of land in Delhi. The sale proceeds of land and recovery of ground rent etc. are accounted for under this account and expenditure is mainly on acquisition and development of land. The surplus receipt accumulated in this Account is utilised for payment to GNCTD for land acquisition and payment of enhanced compensation as also for expenditure on development and Establishment Expenditure. A sum of Rs. 399.76 Cr. upto 3/05 has been paid to GNCTD as against Rs. 219.35 Crs. paid during 2003-2004 for the land acquisition and payment of enhanced compensation. The receipts and expenditure for the last three years under this Head of A/c is given under :

(Fig. in Crs. of Rs.)

	2002-03	2003-04	2004-05
Receipt	705.92	2466.83	2310.56
Expenditure	940.94	675.61	1047.48

iii) General Development Account

All properties and land vesting in the Authority are paid for out of the revenue of this account. Under this account DDA undertakes Housing programme for the Weaker Section, Lower Income and Middle Income Group, besides housing under higher income group and also shops in CSC/LSC in various parts of Delhi and also land transferred by the Ministry of Rehabilitation are financed from this account. The Receipt and Payment made under this head for the last three years is given below :

(Fig. in Crs. of Rs.)

	2002-03	2003-04	2004-05
Receipts	487.99	522.09	1004.25
Expenditure	487.21	572.83	571.97

iv) Annual Accounts

Audit Certificate has been issued for the annual Accounts for the year 2001-02. Annual Accounts for the year 2003-04 & 2004-05 have been adopted by the Authority. Annual Accounts for the year 2003-04 has been Audited by AG (Audit) Delhi. Replies to SAR issued by Audit are under submission to AG (Audit) Delhi.

v) Urban Development Fund

In 1992-93, Govt. of India announced the scheme for conversion of leasehold tenure to free hold tenure. Under this scheme, a sum of Rs. 309.00 crores has been accumulated and invested up to 31-03-2005. Out of this account funds are being released to the schemes/projects approved by the Project Approval Committee (PAC) headed by Ministry of Urban Development. Some of the projects / schemes are as under :

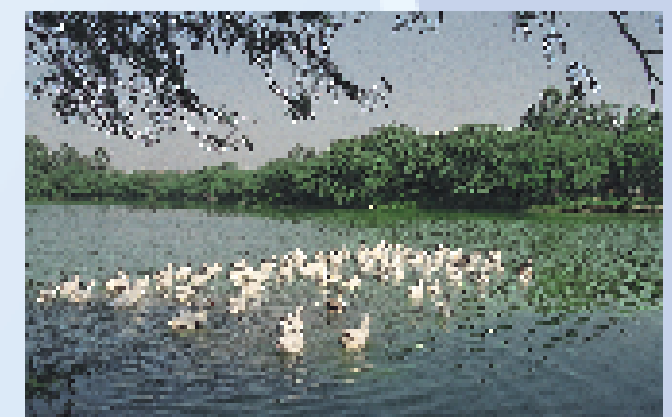
1. As per MOU/Agreement in respect of Flyover under Lot-I under which seven flyovers were to be constructed by DDA on behalf of GNCTD. The Total cost of the project is Rs. 145 Crores out of which Rs. 110 Crores would be met out of UDF i.e. Rs. 88-Crores Rupees as loan @ 10% pa. repayable in 20 years by GNCTD and Rs. 22 Crores as grant while balance of Rs. 35 Crores as GNCTD share. Out of Rs. 110 Crores, an amount of Rs. 96.03 Crores have been released and a balance Rs. 13.97 Crores are yet to be released. An amount of Rs. 35 Cr. towards the GNCTD share has been received from GNCTD.
2. As per MOU/Agreement with PWD/GNCTD in respect of Flyover under Lot-II, under which seven flyovers were proposed to be constructed. The Total cost of the project is Rs. 135 Crores, out of this amount Rs. 75 Crores is to be met from UDF, ie. 50% as grant and 50% as loan recoverable @ 10% p.a. w.e.f. 2001-02 while balance of Rs. 60

Crores is GNCTD's share. Out of Rs. 75 Cr. an amount of Rs. 74.20 Cr. have been released and balance Rs. 0.80 Cr. are to be released. An amount of Rs. 71.25 Cr. (Rs. 11.25 Cr. + 60.00 Cr.) has been paid by GNCTD towards repayment of loan upto 2003-04 and GNCTD's share.

3. An amount of Rs. 2.52 Cr. as advance was released to CPWD for removal of 926 Jhuggies from Sector-4, DIZ Area, Gole Market. Unspent amount of Rs. 2.52 cr. has been received back from CPWD.
4. An amount of Rs. 12.40 Crores as advance was sanctioned by the Ministry for Infrastructure development of Sector-IV, MB Road, Pushap Vihar, New Delhi. Out of which an amount of Rs. 6.20 Cr. has been released to CPWD.
5. An amount of Rs. 40 Crores has been sanctioned by Ministry of Urban Development for Modernization of Idgah Slaughter House at Ghazipur, Rs. 20 Crores as grant and Rs. 20 Crores as loan. The whole amount of Rs. 40 Cr. have been released to MCD.

vi) Release of Payments to DMRC

This is regarding extension of Metro Line No. III Barakhamba Road - Connaught Place - Dwarka Corridor by 6.5 KM upto Sector-9 and further extension upto sector-22 by 2.5 KM in Dwarka to be financed by the DDA. The project aims at providing cheaper and convenient mode of transportation to residents of Dwarka and reduce the bus travel time significantly. It will ease traffic



A view of Sanjay Lake

flow and lesser environment pollution and will also result in saving of valuable foreign exchange in the form of less demand for petrol and diesel. The project will also mean substantial value addition to the DDA properties in and around Dwarka which will off-set the outgo of funds from DDA.

As per draft agreement sent by DMRC (Delhi Metro Rail Corporation) to DDA, we have to provide funds to DMRC as per schedule given below :

i) 2003-04	Rs. 80.00 Crores
ii) 2004-05	Rs. 160.00 Crores
iii) 2005-06	Rs. 80.00 Crores

The Ministry of Urban Development vide their letter dated 14-1-2004 sanctioned Rs. 160.00 Crores to DMRC out of UDF (Urban Development fund) with the loan component and grant component at Rs. 80.00 Crores each. The sanction of Ministry was conveyed to DMRC, who refused to take loan component of Rs. 80.00 Crores. The matter was taken up with the Ministry to convert funding of Rs. 160.00 Crores into grant out of UDF. The suggestion was not agreed to by the Ministry of Urban Development and vide their letter dated 28-4-2004, It has been decided that the total amount of grant out of UDF shall remain Rs. 80.00 Crores only and that the remaining amount of Rs. 80.00 Crores may be provided by the DDA either by availing loan from UDF or out of its own funds. Accordingly, DDA would be financing the balance amount of Rs. 240.00 Crores out of its own funds. DDA has since released Rs. 190.00 Crores (Rs. 60.00 Crores out of UDF as grant and Rs. 130.00 Crores out of DDA's own funds) to DMRC so that the tendering and completion of this work does not get hampered.

The land for Metro line has been given to DMRC free of cost as directed by the Ministry of Urban Development.

Now, DMRC has requested for an additional amount of Rs. 275.00 Crores for further extension of Metro Line upto Sector-22, Dwarka. The whole matter is under discussion with DMRC and MOUD.

vii) Urban Heritage Award Fund

For any city, heritage is the source of inspiration for its creative endeavour. In order to encourage and also to contribute its bits in the task of preserving, protecting and maintaining and upkeep of at least a hundred years old and still in use historical buildings of Delhi, DDA has instituted an award in 1993 known as "DDA Urban heritage Award" which is given away by the Hon'ble Lt. Governor of Delhi. Necessary funds amounting to Rs. 23.50 lacs have been kept apart and invested to finance the cost of award given every year.

viii) Outsourcing of Ground Rent in Respect of Industrial, Institutional and Commercial Properties

With a view to give hassle free services to the lessee(s) of DDA, a landmark decision was taken to out source computation, raising of demand and collection of ground rent. Resultantly an agreement with IndusInd. Bank for the said activity has been drawn and data base of 15000 industrial, institutional and commercial plots has been handed over to the out sourcing bank in this period.

Bank further has issued defaulter notices to 14000 lessee(s) in the first half of Jan. 2005 and a good response of the lessee(s) for the facility provided to them in depositing the outstanding ground rent and interest thereon by way of drop boxes and by providing full detail of the outstanding detail etc. is being reflected in the receipts so far collected by the out sourcing bank which has gone up to Rs. 0.75 crores by 10th of Feb. 2005.

The data base of residential properties is also under process of finalization to provide to the out sourcing bank.

ix) Outstanding loan and other dues

As on date, there is no outstanding liability against DDA on A/c of loan/debentures etc.

15.3 Budget

- The Budget Estimates of the Authority for the ensuing year and the revised estimates for the current year in respect of all Receipts and Payments of the Authority are compiled in

accordance with the provisions contained in DDA Budget and Accounts Rules 1982 and got approved by the Authority. The Budget Estimates duly approved by the Authority are forwarded to Central Govt. in accordance with the provisions contained in section 24 of DDA Act. Effective budgetary control is being exercised by releasing the funds for various works expenditure with reference to the budgetary provisions of various Civil, Electrical, and Horticulture Wings by the respective payment units. The actual Receipt and Expenditure are also reviewed with reference to the budgetary provision periodically and necessary steps taken well in time to prevent any slippage in target.

- Zone-wise performance budget indicating the physical and financial progress of various works / schemes is also compiled every year by Zonal C. Es. The funds released for various schemes / projects are co-related with the physical progress of the scheme as reflected by the concerned Chief Engineer. This facilitates effective monitoring of various projects/ schemes and helps in controlling the time and cost over run.

Budget at a glance

a) Receipts (Fig. in Crs. of Rs.)

	R.E. 2003-2004	2003-2004 (Actuals)	R.E. 2004-2005	2004-2005
Nazul A/c-I	18.00	2.86	3.17	2.90
Nazul A/c-II	2824.81	2466.82	1912.65	2310.56
BGDA	727.80	522.10	880.65	1004.24
Total :	3570.61	2991.78	2796.47	3317.70

b) Expenditure (Fig. in Crs. of Rupees)

	2003-2004 R.B.E.	2003-2004 (Actuals)	R.E. 2004-2005	2004-2005
Nazul A/c-I	16.61	12.38	16.69	12.72
Nazul A/c-II	1077.97	675.61	1234.81	1047.48
BGDA	723.88	572.83	731.75	571.97
Total	1818.46	1260.82	1983.25	1632.17

c) Deficiency Charges to MCD

DDA has been handing over number of colonies for maintenance to MCD every year. A sum of Rs. 1.28 crores has been paid to MCD during the year 2004-2005 towards deficiency charges as compared to Rs. 3.92 Crs. paid during 2003-2004.

15.4 Medical facilities to the employees

During the financial year 2002-2003, DDA had enhanced the monetary annual ceiling of medical re-imbursement for OPD treatment in respect of the staff/officers and the pensioners. Apart from outdoor treatment, all DDA employees including pensioners are entitled to reimbursement of indoor hospitalization expenses, Govt. hospitals, Nursing homes and private hospital registered with Delhi Govt. on approved panel for taking indoor treatment.

15.5 GPF Scheme

GPF scheme of DDA is akin to GPF scheme of the Central Govt. has for its employees. As on 31-3-2005, a sum of Rs. 475.23 crores has been invested in Central / State Government Security / Pubic Financing Institutions and State Government guaranteed Bonds as against the investment of Rs. 344.69 Crs. made during the year 2003-2004.

15.6 Pension Scheme

- CCS (Pension) Rules, 1972 as applicable to Central Govt. employees are applicable to DDA employees from 1973 onwards. There are 4406 pensioners / legal heirs of deceased employees getting monthly pension/family pension from the Authority as on 31-3-2005. A sum of Rs. 10.43 Crs. has been paid as pensionary benefits during 2004-2005.

b) Disbursement of Pension through banks

- DDA retirees can now draw their monthly pension from State Bank of India Vikas Sadan and all branches of Central Bank of India under Delhi Region which covers Haryana, Rajasthan, Punjab, Uttranchal and U.P. The matter has also been taken up with the Central Bank of India to extend their facility in adjoining areas of others



DDA Park developed in Rohini

states falling under their regions.

- ii) DDA has also kept apart requisite funds to meet the future pension liabilities of the retired/retiring employees as per the guidelines issued by Govt. of India, Ministry of Finance. The total funds towards Pension Fund Investment upto 31-3-2005 is Rs. 282.68 Cr. as compared to Rs. 53.01 Crores for the year 2002-03. In addition to this a sum of Rs. 65.93 Cr. has also been invested under Gratuity Fund.

iii) **Registration of Pension Fund and Gratuity Fund Trust**

The Authority in their meeting held on 22nd Nov., 2004 have resolved to create the DDA Pension Fund Trust and The DDA Gratuity Fund Trust as per the requirements under the Income Tax Act and Rules. The Trusts have since been registered and action is being taken to obtain the approval of the Income Tax Authorities for the same.

- c) Group Insurance Scheme (GIS) / Benevolent Fund (BF) & Personal Accidental Insurance Policy (PAIP), the details of these schemes are as under :

1. **Group Insurance Scheme**

In the case of death of an employee, complete case of GIS with required documents as per checklist are forwarded to GIS branch by DDO for further scrutiny and for onward transmission to LIC of India for releasing the payment of GIS. LIC of India further verifies, scrutinizes the documents and then releases the amount of GIS in favour of DDA. Then payment is made to the legal heirs by DDA.

2. **Personal Accident Insurance policy (PAIP)**

On the demise or loss of a DDA employee due to an accident or loss of a limb due to accident, the cases of PAIP are also dealt with in GIS branch. The complete case alongwith claim form, death certificate, FIR, Post Mortem Report etc. as per check list is sent to GIS branch for onward transmission. The documents are scrutinized in GIS branch and out of DDA fund, payment is made to the legal heir after taking approval of the Competent Authority.

3. **Benevolent Fund/GIS cases of Staff on Deputation**

Benevolent Fund/GIS/PAIP cases in respect of staff of DDA on deputation to MCD/JJ Deptt. etc. are also

scrutinized by the GIS branch & payment is made by GIS branch.

During the period 2004-05 number of cases received & settled are as under :

Year	No. of case settled and Payment made		
	GIS	PAIP	B.F.
2004-2005	237	8	4

As regards Benevolent Fund, w.e.f. 1-4-2002, payment on Death is made to the tune of Rs. 50000/- & recovery from the employees is made @ Rs. 32/- p.m. at uniform rate from all categories. A sum of Rs. 0.90 Crs. has been paid towards payment of B.F. to the legal heirs of the deceased during 2004-2005 as compared to 0.83 Crs. paid in 3/2004.

The payment of Benevolent Fund is made by concerned DDOs till December 2004 the Benevolent Fund payment amount was Rs. 50000/- irrespective of category of employee, has been increased to Rs. 100000/- (Rs. One lac) w.e.f. 1-1-2005. The subscription of employees has also been increased from Rs. 32/- p.m. to Rs. 50/- p.m.

The Authority in their meeting held on 22nd Nov., 2004 have resolved to create the DDA Benevolent Fund Trust with Rs. 20 Crores as initial deposit as per the requirements under the Income Tax Act and Rules. The Trust has since been registered and action is being taken to obtain the approval of the Income Tax Authorities for the same.

15.7 Administrative Approval & Expenditure Sanction

- a) During the year 2004-2005, after detailed project approval of the various schemes forwarded by the Engineering Wing for development of land and housing, financial concurrence was given for Rs. 872.14 Crs. Saving of Rs. 126.26 Crs. was achieved as a result of detailed financial scrutiny of the proposals forwarded by the Engineering Wing.

b) **Preliminary Estimate**

Preliminary Estimates are framed by Engineering Wing for accord of A/A & E/S, which is a pre-requisite for execution of works. Before submission of the P.Es for approval of the competent Authority, these are referred to F.M. for financial concurrence.

After accord of financial concurrence, PEs are placed

before the E.A.C. headed by VC, DDA for accord of A/A & E/S. During the last three financial years, 179 PEs received from the Engg. Wing, were examined and financial concurrence was accorded by FM, DDA. Brief details are given below :

Sl. No.	Period	No. of PEs	Amount (in Crs.)
1.	2002-2003	30	Rs. 203.31
2.	2003-2004	40	Rs. 276.45
3.	2004-2005	109	Rs. 872.14

During the period April - Dec., 2004, finance concurrence have been accorded to the following major estimates :

1. D/o 81 Hect. of land acquired recently in Ph-IV & V Sector 31 & 32 Rohini.
2. C/o 1800 LIG Houses in Sector 29, Pkt. GH-I, Phase-IV Rohini
3. C/o Master Plan Road in Narela subcity C/o Phase-II, treatment of 18 m wide carriage way (Delhi side) and Phase-I treatment of 7.5 m wide (Karnal Side) of 80 mt. R/W road from GT Road to Alipur Road Narela.
4. RPE Dev. of Golf Course at Lado Sarai
5. RPE D/o Millenium Pasrk along Ring Road between ISBT Sarai Kale Khan and Bhairon Road.
6. D/o 157.80 hact. of land in Sector 29, 30 Rohini Phase-IV
7. PE for D/o main land i/c 60m & 45m Master Plan Road, Dwarka Project Phase-II D/o Sector 23(b), 24,25,26.
8. RPE D/o Golf Course at Bhalaswa
9. Construction of 690 LIG Houses in Pkt. C at Molar Bund.
10. D/o land for Community Centre Kalkaji (Alaknanda)
11. C/o 860 Dus (Two room with lounge) on east side of Sec. D Pkt. 6 Vasant Kunj i/c internal development.
12. D/o Aravali Bio-diversity park near Vasant Vihar Ph-I.

15.8 Development of pay roll package in DDA

A pay Roll Package have been developed for the DDA which consists of the following modules.



One of the greens developed by DDA

1. Preparation of Pay Bill Register.
2. Calculation of Income Tax & Issue of Form No.16.
3. Preparation of GPF ledger including issue of Annual Accounts Slips.
4. Calculation of Pension and Gratuity.
5. Maintenance of records for various advances and the recoveries.
6. Calculation of arrears salary.
7. Old data maintenance including Audit trail.

The module wise testing and documentation have since been completed and steps are being taken to implement the Pay Roll Package for all categories of DDA's employees.

15.9 Filling of Income Tax Return of DDA for the Financial year 2004-2005

All the Housing Development Authorities / Boards came under the purview of the Income Act, 1961 from the Financial Year 2002-2003. The Income Tax Return for the Financial year 2004-05 has been filed by the prescribed date.

The liability for advance tax was worked out by 15th of September 2004, 15th December 2004 in respect of the Financial Year 2004-05 was also worked out by the stipulated date. The liability towards last instalment of Advance Tax will be worked out by 15th March 2005.

15.10 Payment of Property tax to MCD

Payment of property Tax/Service Charges of Rs. 72.00 lacs for the year 2004-05 under Unit Area Method has been made to MCD in respect of various properties as per decisions

taken in the Vice-Chairman's meeting with Commissioner (MCD) on 8-7-2004.

Receipt

(Fig. in Ccrores of Rs.)

S.No.	Description of Item	Actual 2003-2004	R.E. 2004-2005	Actual 2004-2005
	Opening Balance	131.94	118.94	126.60
1.	Revenue/Capital receipt from works & Dev. Scheme Including damages	79.37	176.60	35.86
2.	Receipt from disposal of houses under Hire-purchase scheme & shops	342.04	565.53	610.90
3.	Receipts from disposal of land	2225.79	1832.65	1800.58
4.	Interest	112.39	129.71	200.32
5.	Other receipts	187.38	65.96	553.06
6.	Plan scheme and Deposit works	5.72	66.34	116.99
7.	Grant from Central Govt.	-	-	-
8.	GPF/GIS/PAIP	107.59	98.50	122.24
9.	Loan and debentures	-	-	-
10.	Deposit and advances			
	a) Encashment of investment	1082.67	2959.00	4029.50
	b) Revolving Fund	386.32	1234.81	576.91
	c) PLA	570.85	1320.00	1260.86
	d) Reserve Fund	16.76	13.75	17.14
	e) other suspense deposit and advances	3237.90	2726.20	7811.18
	Total	8486.72	11307.99	17262.14

Payment

(Fig. in crores of Rs.)

S.No.	Description of Item	Actual 2003-2004	R.E. 2004-2005	Actual 2004-2005
1.	Cost of Admn i/c share cost charged to dev. Schemes Master plan Deduct cost of Admn.	185.70	218.38	149.45
2.	Expdr. on D/o land etc. Finance from revolving fund	391.70	729.81	580.08
3.	Expdr. on works and development scheme	51.74	83.18	65.70
4.	Land acquisition enhanced compensation	219.35	405.32	399.76
5.	C/o houses / shops	335.62	426.32	352.90
6.	Payment of interest on loan GP Fund and advanced deposit	21.36	21.13	22.87
7.	Plan scheme Deposit works	54.93	66.34	60.61
8.	Other Expdr.	0.47	33.09	0.59
9.	Payment of loan	-	-	-
10.	GPF, GIS, PAIP	57.77	61.12	64.32
11.	Deposit and advances	-	-	-
	a) GPF investment Pension Fund, Gen. Investment	2341.08	2568.00	5667.16
	b) Provision for redemption of debts	-	-	-
	c) Amt. Paid to revolving fund	386.32	1912.65	576.91
	d) Reserve Fund	14.31	12.01	19.66
	e) Personal Ledger Account	1087.75	1210.00	1471.59
	f) Other suspense deposit and advances	3212.01	3561.90	7711.62
	Closing Balance	126.61	83.62	118.92
	Total	8486.72	11392.55	17262.14



Sh. B.L. Joshi, Lt. Governor Delhi addressing the gathering on the occasion of All India Junior Lawn Tennis Tournament prize distribution ceremony at Saket Sports Complex



Media persons at Interpretation Centre, Yamuna Biodiversity Park



Media persons at District Park Hauz Khas during visit to various DDA greens



VIKAS SADAN



Delhi Development Authority
Ministry of Urban Development, Government of India
(2004 - 2005)