



# Annual Report 2011-12

Shaping Delhi's future...  
in more ways than one



**DELHI DEVELOPMENT AUTHORITY**

DDA Website: [www.dda.org.in](http://www.dda.org.in)



**Sh. Kamal Nath, Union Minister of Urban Development addressing the gathering on the occasion of inauguration of pre-fab technology EWS flats being constructed by DDA at Dwarka**



**Sh. Kamal Nath, Union Minister of Urban Development unveiling the plaque during inauguration of EWS Houses at Dwarka**



**Sh. Tejendra Khanna, Lt. Governor Delhi  
and Dr. Sudhir Krishna, Secretary Urban  
Development in Aravali Bio-diversity Park**



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A view of Vasant Vatika at Vasant Kunj



## List of Abbreviations Used in the Report

AA&ES	Administrative Approval and Expenditure Sanction	DPG	Directorate of Public Grievances
AAY	Ambedkar Awaas Yojna	DSC	Dwarka Sports Complex
ACB	Anti Corruption Branch	DSIIDC	Delhi State Industrial and Infrastructure Development Corporation
ACP	Assured Career Progression		
ADJ	Additional Sessions Judge		
APAR	Annual Performance Appraisal Report	DSSDI	Delhi State Spatial Data Infrastructure
ASI	Archaeological Survey of India		
ATR	Action Taken Report	DTC	Delhi Transport Corporation
AWAAS	Housing Software	DTDC	Delhi Tourism Development Corporation
BE	Budget Estimate		
BFund	Benevolent Fund	DUAC	Delhi Urban Arts Commission
BGC	Bhalswa Golf Course	DUs	Dwelling Units
BGDA	B. General Development Account	DWK	Dwarka
BLK	Block	EAC	Expenditure Assessment Committee
BOT	Build, Operate and Transfer		
C/o	Construction of	ECC	Exhibition and Convention Center
CAU	Central Accounts Unit	EIA	Environmental Impact Assessment
CAT	Central Administrative Tribunal	ESLA	Electronic Service Level Agreement
CBD	Central Business District	EM	Engineer Member
CBI	Central Bureau of Investigation	e-mail ID	Electronic Mail Identity
CC	Completion Certificate	EMI	Equal Monthly Instalment
CC	Community Centre	EWS	Economically Weaker Section
CDO	Central Design Office	FAR	Floor Area Ratio
CEA	Central Electricity Authority	FC	Financial Concurrence
CFO	Chief Fire Officer	FMS	Facility Management Service
CHBS	Cooperative House Building Societies	FOB	Foot Over Bridge
		GIS Lab	Geographical Information System Laboratory
CLA	Chief Legal Advisor		
CLU	Change of Land Use	GIS	Group Insurance Scheme
CNG	Compressed Natural Gas	GNCTD	Government of National Capital Territory of Delhi
Cr PC	Criminal Procedure Code		
CSC	Chilla Sports Complex	GUI	Graphic User Interface
CSC	Convenient Shopping Centre	HIG	High Income Group
CVC	Central Vigilance Commission	HNSC	Hari Nagar Sports Complex
CWG	Commonwealth Games	HOD	Head of Department
CWP	Civil Writ Petition	IFC	Integrated Freight Complex
DDA	Delhi Development Authority	IMS	Integrated Management System
D/o	Development of	IPC	Indian Penal Code
DC	District Centre	IT	Information Technology
DDO	Drawing and Disbursing Office	ITPO	Indian Trade Promotion Organization
DJB	Delhi Jal Board		
DLM	Dierctor Land Management	JHRS-96	Janta Housing Registration Scheme - 96
DMRC	Delhi Metro Rail Corporation	L&DO	Land & Development Office
DoPT	Department of Personnel and	LAB	Lease Administration Branch



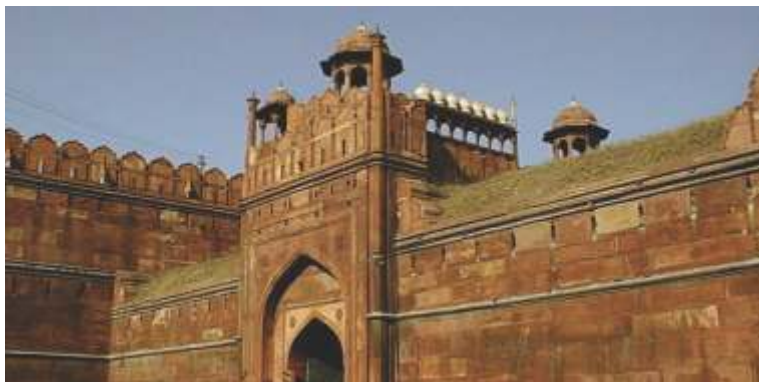
LAC	Land Acquisition Collector	PIO	Public Information Officer
LDC	Lower Division Clerk	P/L	Providing and Laying
LG reference	Lt. Governor reference	PM	Per Month
LIC of India	Life Insurance Corporation of India	PP Act	Punjab Property Act
LIG	Low Income Group	PPP	Public Private Partnership
LM	Land Management	PSP	Public and Semi Public
LOP	Layout Plan	PSU	Public Sector Unit
LSB	Land Sales Branch	PVSC	Paschim Vihar Sports Complex
LSC	Local Shopping Centre	PWD	Public Works Department
MACP	Modified Assured Career Progression	QAC	Quality Assurance Cell
MCD	Municipal Corporation of Delhi	QC	Quality Control
MDCSC	Major Dhyani Chand Sports Complex	QGC	Qutab Golf Course
MIG	Middle Income Group	R & D	Receipt and Despatch
MIS	Management Information System	RBE	Revised Budget Estimate
MLA	Member of Legislative Assembly	ROB	Road Over Bridge
MOU	Memorandum of Understanding	ROW	Right of Way
MOUD	Ministry of Urban Development	RSC	Rohini Sports Complex
MPD	Master Plan for Delhi	RSKP	Rashtriya Swabhiman Khel Parisar
M RTP	Monopoly and Restricted Trade Practice	RTI Act	Right to Information Act
MRTS	Mass Rapid Transport System	RUB	Road Under Bridge
MTNL	Mahanagar Telephone Nigam Ltd.	SC	Screening Committee
NA-I	Nazul Account-I	SCM	Screening Committee Meeting
NA-II	Nazul Account-II	SFSC	Siri Fort Sports Complex
NCAER	National Council of Applied and Economic Research	SLP	Special Leave Petition
NCRPB	National Capital Region Planning Board	SOP	Standard Operation Procedure
NH	National Highway	SPS	Sewage Pumping Station
NIC	National Information Centre	SSC	Saket Sports Complex
NOC	No Objection Certificate	TCPO	Town and Country Planning Organisation
NPRS-79	New Pattern Registration Scheme - 1979	UDC	Upper Division Clerk
NSSC	Netaji Subhash Sports Complex	UDF	Urban Development Fund
OC	Occupancy Certificate	UEI	Unearned Increase
OTA	Out of Turn Allotment	UER	Urban Extension Road
PAIP	Personal Accidental Insurance Policy	UGR	Under Ground Reservoir
PDKP	Poorv Delhi Khel Parisar	UoI	Union of India
PE	Preliminary Enquiry/ Preliminary Estimate	UTTIPEC	Unified Traffic and Transport Infrastructure Planning and Engineering Centre
PG	Public Grievance	VC	Vice Chairman
PGRAMS	Public Grievances Redressal and Monitoring System	VIP reference	Very Important Person reference
		VKSC	Vasant Kunj Sports Complex
		VOSA	Village Operation and Support Area
		VSNL	Videsh Sanchar Nigam Ltd.
		W/C(R)	Work Charge (Regular)
		WPC	Writ Petition Civil
		YSC	Yamuna Sports Complex



# 1. Delhi & DDA - A Historical Perspective

Indian mythology tells us that what today is Delhi was once known as Indraprastha during the reign of Pandavas who transformed this barren gift of the Kauravas into an idyllic haven. Delhi has seen the rise and fall of many empires that has left behind a plethora of landmark monuments that chronicle the passage of time for our nation. It is a city of mysterious eternity whose old ruins proclaim a majestic and imperial past and whose present pulsates vibrantly with the ever flowing life of India in the 21<sup>st</sup> century.

Delhi, throughout its illustrious history, has mostly served as a capital of kingdoms and empires and has been continuously inhabited since 6<sup>th</sup> century BC. Even on being invaded and ransacked many a times over particularly during the medieval era, Delhi has always rebuilt itself and perhaps more majestically.



*Red Fort (Lal Quila)*

Delhi contains the remnants of many capital cities and houses many ancient and medieval monuments, archaeological sites and remains.

The name Delhi is now often used for urban areas near the NCT, and also refers to New Delhi, the capital of India which lies within the metropolis. However in modern times, Delhi became the focus of government activity in 1911 when the British shifted the capital from Kolkata to Delhi. Initially Northern Ridge was proposed as the capital of Delhi which was later changed to a location around Raisina Hills. Renowned town planners Edward Lutyens and Herbert Baker planned the city of New Delhi in the year 1912. In 1922 a tiny Nazul Office, consisting of 10 to 12 officials, was set up in the Collectorate of Delhi, the first authority to regulate the planned development of the city. In 1937, the Nazul office was upgraded to an Improvement Trust, constituted under the provisions of the United Provinces Improvement Act, 1911, to control building operations and regulate land usage.

India's independence in 1947 and the resultant migration increased Delhi's population from 7 lakhs to 17 lakhs by 1951 leading to the occupancy of the open spaces by migrants. The result of such pressure was the fact that Civic services virtually collapsed. Delhi Improvement Trust and Municipal Body, the two local bodies at that time, were not adequately equipped to cope up with the changing scenario. In order to plan Delhi and to check its rapid and haphazard growth, the Central Government appointed a Committee under the chairmanship of G. D. Birla in 1950. This Committee recommended a Single Planning & Controlling Authority for all the urban areas of Delhi. Consequently, the Delhi Development (Provisional) Authority - DDPA - was constituted by promulgating the Delhi (Control of Building Operations) Ordinance, 1955 (replaced by the Delhi Development Act, 1957) with the primary objective of ensuring the development of Delhi in accordance with a plan.

On 27<sup>th</sup> December 1957, Delhi Development Authority acquired its present name and its role as the 9<sup>th</sup> builder of the grand city of Delhi.

In order to ensure organized and structured development



*Qutub Minar*

of haphazard growth of Delhi the DDA Master Plan was formed in 1962 with perspective upto 1982. This included recognizing of new land that can be developed into residential properties and make self-contained colonies by providing ample commercial office and retail complexes as well. This Masterplan was extensively revised with perspective upto 2001 and was adopted in 1990. It was further modified extensively envisaging vision and policy guidelines for perspective period upto 2021 and



Qutub Golf Course at Lado Sarai

was notified on 7<sup>th</sup> February 2007. The plan proposed review at five yearly intervals to keep pace with the fast changing requirements of the society.

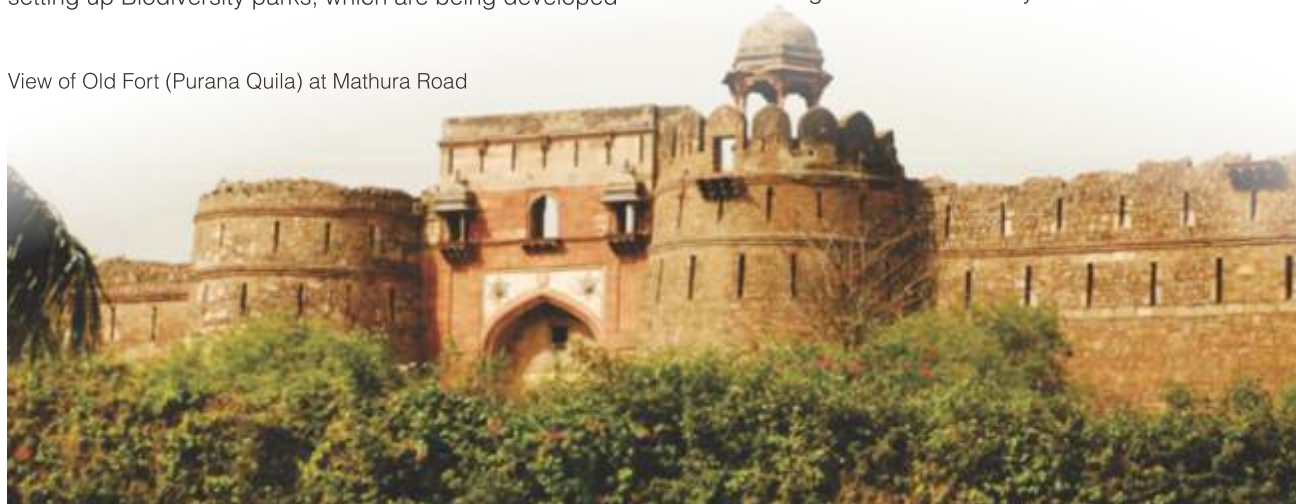
Apart from the Master Plan, DDA formulates Zonal Plans, Action Area Plans, Urban Extension Projects etc. focusing on particular areas. The spheres covered include residential Housing schemes, commercial complexes and office spaces, land development, transportation, infrastructure, recognition and preservation of unknown heritage sites in Delhi, sports complexes, play grounds, Golf courses, sustain environment, retain green belts and forests etc.

These efforts have made Delhi one of the well planned cities and one of the greenest capitals of the world with over 4 Regional Parks, 25 City Forests, 111 District Parks, 225 Neighborhood Parks, 26 Play Fields and 14 Sports Complexes. In order to develop the nature reserves of the city, and retain the ecological, aesthetical and cultural quality of Biodiversity sites in the National Capital Territory of Delhi, the Delhi Development Authority has set up the Delhi Biodiversity Foundation. The foundation, in turn, is setting up Biodiversity parks, which are being developed

by DDA with technical inputs by a team of scientists who have specialized in the areas of biology, ecology and wildlife. Besides maintaining the green belts and biodiversity parks, DDA is also playing a vital role in not just creating a huge network of sports facilities in Delhi, it is also actively identifying and training budding sports talent in the city. Also to protect the historical areas as well as several heritage sites which have had been affected over the years, DDA, widened its role to not only meet the challenges of development, but to also preserve and protect the different facets of the city's personality. To overcome problems related to transportation and with a view to enhance mobility, reduce congestion and to promote traffic, the Unified Traffic and Transport Infrastructure Planning and Engineering Center (UTTIPEC) has been set up by Delhi Development Authority which takes care of planning aspects of roads, highways and much more for the smooth functioning of the Delhi's traffic.

With these cumulative efforts DDA is transforming the very look and ethos of the city and citizens and is making it one of the finest cities in India which is fully prepared to take on the challenges of the 21<sup>st</sup> century.

View of Old Fort (Purana Quila) at Mathura Road





## 2. Highlights of the Year

**2.1** During the year 2011-12, DDA relentlessly continued its development activities and expanding the city limits as per Master Plan-2021 provisions, by developing and creating the physical infrastructure such as roads, sewerage, drainage, water supply, power lines and recreational facilities etc. As stipulated in MPD-2021, a number of policies have been notified and many progressed at various approval stages. Policies regarding 'provision of commercial areas in existing petrol pump sites', 're-developement of clusters and industrial concentration in non-conforming / un-planned industrial areas' have been notified. Other policies such as 'regularization of temporary cinemas', 'policy on farm houses in Delhi', 'policy on banquet halls', policy on land assembly based on land pooling' and 'policy formulation for regularization of godowons in urbanisable areas of GNCTD' etc are at various stages of approval.

Draw of lots for allotment of 16118 flats under Housing Scheme - 2010 was successfully held in April, 2011. A total of 7.56 lakh applications were received under this scheme. A total of 6 meetings of UTTIPEC Governing Body were held and a number of project / scheme approved. 21 slum clusters have been identified in Phase I, under in-situ rehabilitation schemes for providing civic amenities and facilities. Work of in-situ development at Kathputli Colony, near Patel Nagar has been awarded and is in progress.

### 2.2 Housing

At the beginning of this financial year 36,185, houses were in progress. Of these 8301 houses have been completed. There are 27884 houses in progress as on 31<sup>st</sup> March 2012. These comprise of 1019 MIG, 139 LIG, 24582 EWS and 2144 HIG.



*DDA Flats at Sarita Vihar*

DDA Housing Scheme-2010 was launched in November 2010 for allotment of 1-bed room, 2-bed room and 3-bed room flats through draw of lots. 7.56 lac applications were received. A computerised draw for allotment under the scheme was held on 18.04.2011 and a total 16,118 flats were allotted.

### 2.3 Land Acquisition/Development

To meet the increasing demand for residential, commercial, institutional land etc. DDA has undertaken massive land development programme at Rohini, Jasola, Dwarka, Neralia etc.

Physical possession of 329.08 acres of land was taken during 2011-12.

### 2.4 Disposal of Land

- Residential plots: 186 residential plots were allotted/ auctioned during 2011-12 and an amount of Rs. 709.22 lakh was received as premium.
- Commercial Estate Units: 88 commercial estate units were disposed of through tender during 2011-12 for a premium of Rs. 1467.665 lakh.

### 2.5 Development and Maintenance of Greens

Considerable emphasis has been laid on development of green areas in Delhi which act as lungs of the city. DDA has developed about 5050 ha of greens in the form of 4 Regional Parks, 111 District Parks, 25 City Forests, 605 Master Plan Greens/Zonal Greens/Green Belts, 255 Neighbourhood Parks, 1872 Group Housing Greens, 13 Sports Complexes and 3 Mini Sports Complexes. In a massive plantation drive launched during the year, over



*District Park at Hauz Khas*

4.874 lakh saplings of trees & shrubs were planted, 111.15 acres of land has been developed as new lawns and 31 children's corner were also developed.

## 2.6 Demolition

258 demolition operations were carried out in which 2642 unauthorized structures were removed and about 50.238 acres of land was made free of encroachment.

## 2.7 Quality Control

To ensure quality in its various on going projects the Quality Assurance Cell has carried out 170 inspections, collected 342 random samples and performed 98 tests in its laboratory.

As a result of concerted efforts made by Quality Assurance Cell, the BIS has granted "Quality Management Systems" Certification license CRO/QSC/L-8002720 for IS/ISO 9001:2000 to DDA valid upto March 2013.

## 2.8 Training

In the fast changing work culture especially with application of IT, training has become essential to keep the employees updated. Training Institute of DDA organised 42 in-house programmes wherein 1520 officials have participated. Besides this 253 officials were nominated to 22 external training programmes.

## 2.9 Assistance to DMRC

For improving connectivity and ensuring a smooth circulation system, during the year 2011-12 a total of Rs. 300 crores was released to DMRC towards first instalment of Rs. 1500 crores approved by DDA for Metro Phase III development. The balance money will be released over a period of time in a phased manner.

## 2.10 Steps Toward 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. Telecounselling Service provided all general information pertaining to various transactions to the allottees on telephone itself at 39898911.
- ii. Information Kiosks were operational 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 which can be downloaded from the kiosks for a nominal fee. Information of data base available on DDA website is also available on these Kiosks.
- 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. It is bilingual. Public notices and tender notices are also appropriately displayed. Result of allotment of properties— plots, built up units and flats are posted soon after the draw of lots.
- iv. The counselling services are also being provided by experienced officials posted in counseling cell.

## 2.11 RTI Act-2005

RTI Act-2005 came into force with effect from 12<sup>th</sup> October 2005. DDA appointed 84 PIOs. Information regarding RTI Act, PIOs and appellate authorities has been made available on DDA's website. Since the implementation of RTI Act, 77,810 applications under RTI Act were received till 31.03.2012, out of which 73,555 applications have been disposed of and 4255 are under process.

## 2.12 Vigilance Awareness Week

During the Vigilance Awareness Week observed from 31.10.2011 to 05.11.2011, Ten DDA officials were felicitated by awarding them certificate of recognition for their dedicated service to DDA. Two departments namely EM's Office and Sports Department were awarded with trophy for their commendable work.



Lake at Swaran Jayanti Park, Rohini



## 3. Management of the Authority

### 3.1 Members of the Delhi Development Authority

Delhi Development Authority was constituted under Section-3 of Delhi Development Act, 1957. Hence, it is a corporate body with power to acquire, hold and dispose off property. It can sue and be sued. Sh. Tejendra Khanna, a renowned administrator who took over the reins as Lt. Governor, Delhi and Chairman, Delhi Development Authority in April 2011 continues to direct the diverse activities of the organization. The composition of the Authority during the year was as given below:

#### Members of the Delhi Development Authority

Sh. Tejendra Khanna 01.04.2011 to 31.03.2012

#### Sec. 3(3)a

Sh. G.S. Patnaik 01.04.2011 to 31.03.2012

#### Sec. 3(3)b

Sh. Nand Lal, Finance Member 01.04.2011 to 29.12.2011

#### Sec. 3(3)c

Sh. Ashok Khurana, Engineer Member 01.04.2011 to 31.03.2012

#### Sec. 3(3)d

Sh. Rajesh Gehlot  
Councillor (MCD) 01.04.2011 to 31.03.2012

#### Sec. 3(3)e

Sh. Sudesh Kumar Bhasin  
Councillor (MCD) 01.04.2011 to 31.03.2012

#### Sec. 3(3)e

Sh. Subash Chopra, MLA 01.04.2011 to 31.03.2012

#### Sec. 3(3)f

Sh. Naseeb Singh, MLA 01.04.2011 to 31.03.2012

#### Sec. 3(3)f

Dr. Harsh Vardhan, MLA 01.04.2011 to 31.03.2012

#### Sec. 3(3)f

Sh. M.M. Kutty, Jt. Secy.,  
MOUD 01.04.2011 to 11.05.2011

#### Sec. 3(3)g

Sh. Arun Goel  
Jt. Secretary (D&L)MOUD 12.05.2011 to 16.09.2011

#### Sec. 3(3)g

Sh. D. Diptivilasa  
Addl. Secrtary, MOUD 05.03.2012 to 31.03.2012

#### Sec. 3(3)g

Jitender Kumar Kochar 30.01.2012 to 31.03.2012

#### Sec. 3(3)g

Sh. K.S. Mehra 01.04.2011 to 31.03.2012

#### Sec. 3(3)h

The Authority met **7** times during **01.04.2011 to 31.03.2012** and considered **97** items in all.

### 3.2 Advisory Council to Delhi Development Authority

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

#### Members of Advisory Council of Delhi Development Authority

##### President

Sh. Tejendra Khanna 01.04.2011 to 31.03.2012

##### Lok Sabha

Sh. J.P. Aggarwal 01.04.2011 to 31.03.2012

Sh. Syed Shahnawaz Hussain 01.04.2011 to 31.03.2012

##### Rajya Sabha

Dr. Karan Singh 01.04.2011 to 27.01.2012

##### Nominated by the Central Government

Sh. J.P. Goel 01.04.2011 to 31.03.2012

Sh. Chattar Singh 01.04.2011 to 31.03.2012

Sh. Sunil Dev 01.04.2011 to 31.03.2012

Sh. Vijay Motwani 03.08.2011 to 31.03.2012

Chief Engineer, NDZ-I, CPWD

Sh. R.K. Kakar 13.12.2011 to 31.03.2012

Chief Architect (Retd.), CPWD

##### Members :

Sh. Sanjeev Nayyar  
Councillor (MCD) 01.04.2011 to 31.12.2012

Sh. Sanjay Surjan  
Councillor (MCD) 01.04.2011 to 31.03.2012

Sh. Ravi Prakash Sharma  
Councillor (MCD) 10.04.2011 to 31.03.2012

Sh. Satbeer Sharma  
Councillor (MCD) 01.04.2011 to 31.03.2012

Chairman, DTC

Chairman, C.E.A.

Director General (Defence Estate)

Ministry of Defence

Addl. Director (Gen.) (RD)

Sh. J.B. Kshirsagar 01.04.2011 to 31.03.2012

Chief Planner (TCPO)

G.M. (Development) MTNL

Municipal Health Officer (MCD)

### 3.3 RTI Implementation and Co-ordination Branch

With a view to bring in transparency and accountability in the functioning of the Government an act known as Right to Information-2005 came into force w.e.f. 12<sup>th</sup> October 2005.

DDA has opened **14** separate counters for receiving RTI applications & fee in its offices. Five counselors have been appointed who provide assistance to the public regarding RTI. An application form has been designed for seeking information regarding RTI which is not mandatory and is free of cost. DDA also receives applications in plain paper, through post and electronic media etc.

DDA has appointed **84** PIOs pertaining to different departments. All PIOs have been provided e-mail ID's which facilitates the public to reach the PIOs and Appellate Authorities easily.

Officers have undergone training under the programmes organized by DOPT, Delhi Productivity Council and National Productivity Council etc. Instructions are issued from time to time to create awareness among PIOs.

On DDA website complete information regarding RTI, list of PIOs and Appellate Authorities, application form and miscellaneous information regarding RTI is available.

From 12<sup>th</sup> October 2005 to 31<sup>st</sup> March 2012, DDA received **77,810** applications under the Act, out of which **73,555** applications have been disposed of and **4255** are under process and the same are less than 30 days old. There are **320** applications pending for want of documents, payment from the applicant and clarification from the applicant. During the year under report **17660** applications were received and **13405** disposed of.

### 3.4 Staff Quarters Allotment Branch

During the period under report applications for allotment of staff quarters, change of allotted staff quarter etc. from employees have been received. 73 No. of staff quarters were allotted in change and 218 fresh allotments were made as per details given below:-

Category of Staff Quarter	Fresh Allotment	Change	Total
Type - I	45	10	<b>55</b>
Type - II	80	20	<b>100</b>
Type - III	73	37	<b>110</b>
Type - IV & above	20	06	<b>26</b>
<b>Total</b>	<b>218</b>	<b>73</b>	<b>291</b>

### 3.5 Nazarat Branch

The main function of Nazarat Branch is procurement and issue of various items i.e. Stationary items, Office furniture, Uniforms, Office equipments e.g. Photocopying machine, Photocopier paper, Fax machine, mobile phones, crockery, calculators, ink cartridge for computers etc. required for smooth functioning of the office.

In addition to above, this Branch functions for procurement of other items required in the office i.e. desert cooler, water coolers, air conditioners etc. During the period under

report, **15** Meetings were held from time to time to complete the procurement process and provide all items to the concerned staff well in time. This Branch is also looking after the allotment of office space.

### 3.6 Hindi Department

For effective implementation of Government's Official Language Policy the Hindi Department has carried out 31 inspections and organised 3 meetings of the Authority's Official Language Implementation Committee during 01-04-2011 to 31-03-2012. To impart training in Hindi Noting and Drafting to the employees, 3 Hindi Workshops have been organised in which 132 employees participated.

In September 2011, "Hindi Use Incentive Month" was celebrated. During this period, Hindi Debates, Hindi Noting-Drafting, Hindi Essay, Hindi Sulekh, Hindi Essay (for class IV employees), and Hindi General-Knowledge Competitions were organised. Overall 416 officers/employees took part in these competitions, and 48 prizes were given amounting to **Rs.94,800/-**. Apart from this, 9 judges from outside were also invited for these competitions and honorarium was given to them. During the 'Hindi Use Incentive Month' one Hindi Workshop was also organised in which 61 officials/officers participated.

Apart from the above mentioned works, in compliance of the Government's Official Language Policy, the translation of Audit Report [2010-2011], Annual Administrative Report



*Hindi debate session in progress*

[2010-2011], translation work related to Master Plan, Recruitment Rules, forms of Annual performance Appraisal Report, Delegation of financial powers to the officers of Engineering Wing [Part-2], DDA [Pay, allowances and service conditions] Regulations, 1961, material received from the Director [sports] and translation of the PAC matter was also done.

In addition to this, forms and circulars received from time to time from various sections, press handouts, tenders, questions of Legislative Assembly, Lok Sabha & Rajya Sabha, RTI letters, Advertisements etc. were also translated during the year.

### 3.7 Public Relations 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, fixing of advertisement rates, empanelment of Advertisement Agencies, publication of quarterly house journal, sports newsletter, publicity literature including guidebooks, souvenirs, etc. Besides this, the Department is also responsible for arranging Press Conferences/Press Trips etc. Coverage of various functions, issue of press handouts, processing and follow-up/monitoring of grievances expressed through newspapers, receiving of delegates and issue of rejoinders are some of the other functions entrusted to this Department.

#### **Activities Performed for The Period 01.04.2011 to 31.03.2012**

1. 34 Press Handouts (both English and 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 during the period.
2. An audio-visual capsule on Doordarshan titled "Dateline - Delhi" highlighting achievements of DDA is being telecast fortnightly since July, 2006. During the period 1.4.2011 to 31.3.2012, 24 episodes were telecast.
3. 93 advertisements (English + Hindi) got published in various newspapers including campaigns.
4. 65 Press Clippings which appeared in various newspapers, were followed up to get the individual grievances redressed and also 13 letters to Editor (rebuttals) were issued.
5. 124396 letters received and 71792 letters dispatched through computerized Receipt and Despatch Counters at Reception.
6. 537 New Books added to Library. About 4044 press clippings pertaining to DDA were extracted from daily newspapers and circulated to senior officers for information or response if any.
7. Two issues of Delhi Vikas Varta were edited and got printed besides editing of Annual Administration Report 2010-11 of DDA.

8. Four issues of 'Sports News Letter' edited, published and got distributed through Sports Department, DDA.
9. 120 functions were covered by Photo Section. 6290 photographs were taken and 1870 photographs were developed / printed and issued for publication and record.
10. As many as 42242 calls were attended through tele-counselling during the period 1.4.2011 to 31.03.2012.
11. 3500 DDA Diary for 2012 and 30000 DDA Wall Calendar for the year 2012 got printed and distributed.
12. 155 grievances were received in the office of Director (Public Grievance), DDA. Out of these, 37 cases have been disposed of and 118 cases are pending with HODs.
13. 102 public grievances were received from the MOUD. Out of these, 90 were disposed of by concerned HODs and 12 cases are pending with them.
14. Nil grievances received through Visitors' Book.

#### **3.8 Public Grievances Redressal System**

DDA has so far developed/facilitated construction of more than one million dwelling units, more than 640 commercial spaces, 22 industrial estates, about 3600 institutional plots, 13+3 sports complexes and huge landmark greens. Such a massive development results in large public interface and also a number of public queries and grievances due to enormosity of transactions.

DDA has been making concerted efforts for creating a consumer friendly environment by adopting innovative measures for cutting delays in disposal, ensuring timely redressal of grievances and providing easy access to information. For achieving these objectives, various measures taken by DDA include regular monitoring and speedy follow up, delegation of powers and decentralization & dissemination of information through various modes.

DDA has been following a 4-tier system of grievance redressal wherein consumer can approach Deputy Directors, Directors, Commissioners and Principal Commissioners on any working Monday and Thursday between 2.30 PM to 5.30 PM for on the spot redressal of their issues. Vice-Chairman too meets the public every Wednesday, without any prior appointment and on other days with prior appointments so that senior most of the officials are available at the convenience of the visitors.

A fifth tier has been created in the form of Lieutenant Governor's Listening Post. The public can prefer their grievances now at the highest level. This has been added in 2007. This system known as Citizen Relationship and Grievance Management System was launched by the Hon'ble Lieutenant Governor, Delhi on 9th May, 2007 at Raj Niwas. This system is a "Help Cell" which receives grievances from the public relating to various Civic Bodies of Delhi. The Citizens can call one single number 155355 to register their grievances. All the grievances relating to DDA are immediately posted on the mail Id of the con-



*Glass walled Squash Court at Siri Fort Sports Complex*



cerned head of the department of DDA. This site is opened by all HODs on daily basis. Grievances registered under this are redressed urgently. The aggrieved party is also contacted on telephone number, given at the time of registration. The disposal of all these grievances is recorded on-line and monitored by Lieutenant Governor. The Grievances are dropped from this list only after satisfactory redressal.

#### **Disposal of Grievances:**

##### **1. Grievances Received at the Reception Counters:**

The grievances submitted by the public at Reception Counters are computerized and an acknowledgement is given with a serial number to each grievance. All grievances received at the counters are sent to the concerned HOD's along with the daily scroll i.e., the list of grievances received on the day, for monitoring and speedy redressal.

##### **2. Grievances received on public hearing days:**

Public Hearing is held on every working Monday and Thursday between 2.30 PM to 5.30 PM by Deputy Directors, Directors and Commissioners.

During public hearing an aggrieved person can meet the HOD, concerned Director and Deputy Director for on the spot redressal. These grievances are regularly monitored by respective HODs.

##### **3. Grievances received by Vice-Chairman are sent to the concerned HOD and monitored by Vice-Chairman.**

##### **4. Grievances received from Lieutenant Governor's Listening Post are accessed by HOD's for early disposal and upto date status is uploaded regularly on the website.**

##### **5. Grievances are also received from the Directorate of Public Grievances, Cabinet Secretariat, Government of India. These are forwarded by the Public Grievances Department of the DDA to the concerned HODs for urgent redressal.**

Status of these grievances is regularly reviewed and periodic meetings are conducted by head of departments for their speedy disposal. Their disposal

is regularly reviewed at the highest level in the Cabinet Secretariat periodically.

##### **6. Grievances which are forwarded to DDA by the Ministry of Urban Development are received in the Office of the Vice-Chairman for redressal. Their redressal is reviewed periodically by Commissioner-cum-Secretary, DDA and by the Ministry.**

DDA has thus created a very elaborate system of grievance redressal leading to consumer satisfaction. In order to further increase consumer satisfaction assistance is provided at the Reception through Counselors. 05 Counselors have been seated at the Reception to provide guidance and assistance in filling up forms, documentation, calculations etc. A special counseling service, on all working days is also provided through telephone number 39898911 wherein a person can seek all information regarding procedures, documentation, new schemes, etc., on phone. These services are in addition to the information provided through website and Touch Screen Kiosks located at the Vikas Sadan, Vikas Minar etc. for the general public.

#### **Status of Grievances received and disposed off during 2011-2012**

- i. 34 cases were pending on 01.04.2011 and 93 fresh complaints were received through Deptt. Of Public Grievances, Cabinet Secretariat, Govt. of India. Out of these, 65 cases have been disposed off and 62 cases are pending with HODs.
- ii. 22 cases were received from DARPG, and out of these 02 cases have been disposed off by concerned HODs and rest 20 cases are pending with them.
- iii. 102 public grievances were received from the MOUD. Out of these, 90 were disposed off by concerned HOD's and rest 12 cases are pending with them.
- iv. 155 grievances received in the office of Director (PG). Out of these 37, have been disposed off by the respective HODs and rest are pending with them. No grievances received through 'Visitor's Book' kept at reception, Vikas Sadan.



*Sh. Kamal Nath, Union Minister of Urban Development addressing the employees of DDA in an interactive meeting at Vigyan Bhawan*

## 4. Personnel Department

**4.1** Human Resource department places major emphases on regulating existing job profiles, employee development, resolving grievances maintaining discipline and ensures a mutual respect between employees & management. Personnel Department deals with all kinds of service matters pertaining to the employees of the authority. During the year 2011-2012, the following major achievements have been made.

### 4.2 Vision, Mission, Objective & Functions

To obtain optimum productivity and to serve the general public by making best use of human resources, to inculcate professionalism and skills in its employees, to employ check and counter checks to identify, monitor and reward leadership qualities and attitudes and to encourage to work conscious ethos, major thrust of Personnel Department is as under:

1. Making availability of Human Resources i.e., Proper recruitment and promotions at appropriate time, timely and proper handling of disciplinary matters, ensuring representation of reserve categories and minorities in all service matters,
2. Development of Human Resources i.e., capacity building by training,
3. Cadre planning i.e., review of posts in different cadre in the light of present day requirement of the Organization,
4. Promotion and progression of employees,
5. Staff welfare by way of resolving their grievances, timely payment of retirement dues and transfer/postings of employees.

The details of staff strength, promotions made, ACP/MACP and other data is as under:

### 4.3 Men in position as on 31.03.2012

Group	A	B	C	D	W/C (R)	Total
	454	1331	3904	2464	8505	16658

### 4.4 Promotions Made

Group	A	B	C	D	Total
	81	66	294	—	441

### 4.5 Recruitment Made

Group	A	B	C	D	Total
	11	—	12	—	23

### 4.6 Assured Career Progression Scheme/MACP

Group	A	B	C	D	Total
	02	06	108	—	116

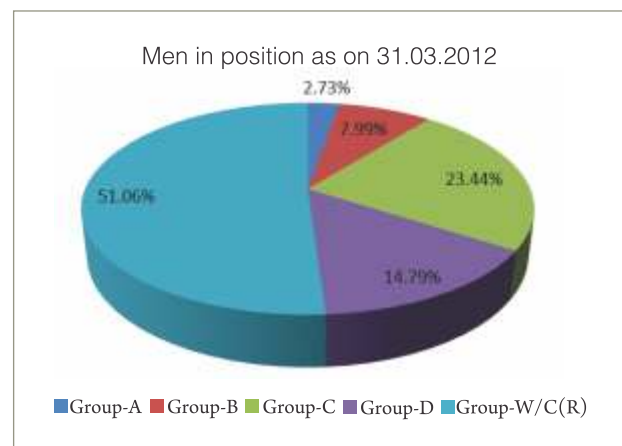


Figure 1

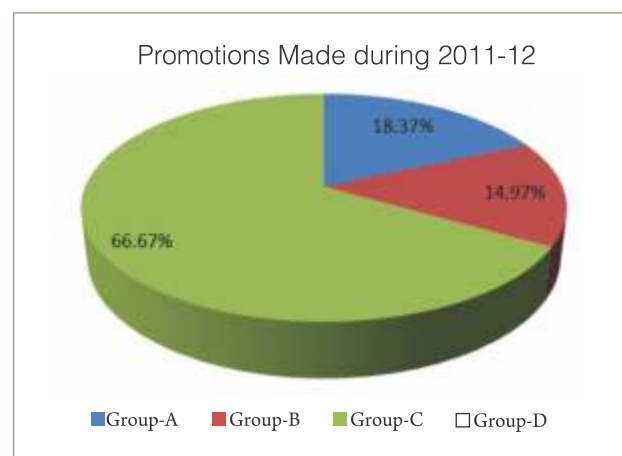


Figure 2



Sh. G.S. Patnaik, Vice Chairman, DDA addressing the employees of DDA on the occasion of launching of new medical scheme



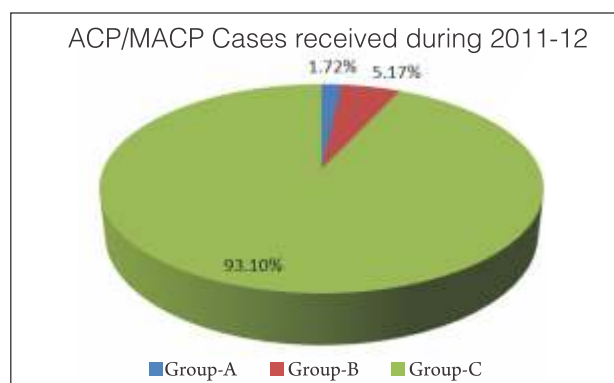


Figure 3

#### 4.7 Retirement/ Death Cases Settled

1. Retirement	664 Nos.
2. Death	260 Nos.
3. PAIP	07 Nos.
4. GIS	104 Nos.
5. B. Fund	01 Nos.



A view of musical fountain at Swaran Jayanti Park, Rohini

## 5. Vigilance Department

**5.1** Vigilance Department is responsible for implementation of anti corruption measures and checks on integrity in service, as per the instructions issued by the Central Vigilance Commission, Department of Personnel & Training and Ministry of Urban Development from time to time.

**5.2** In DDA, the Vigilance Department is responsible for receipt and processing of complaints, conducting in depth investigation and framing charge sheets in consultation with the CVC. The Vigilance Department also analyzes the Inquiry Reports and gives its comments for consideration of the Disciplinary Authorities. Further, appeals, review petitions, suspensions and its review and regularization of suspension period are also dealt by the Vigilance Department.

### (I) Disciplinary cases initiated

No. of Charge Sheet issued	Major Penalty	Minor Penalty
78	61	17

### (II) Disciplinary cases finalized

No. of Cases finalized	Penalty Imposed	Exonerated
114	99	15

### (III) General complaints received and investigated

Opening	Received during	Disposed	Balance
GC	the year	of	
2136	1113	826	2413

### (IV) Preliminary Enquiry registered and investigated

Opening	Registered	Disposed	Balance
PE	during the year	of	
446	39	83	402

**5.3** During the period 01.04.2011 to 31.03.2012, sustained efforts have been made to process appeals, reviews and suspension regularization cases. Suspension period has been regularized, in 10 cases.

**5.4** In one case Prosecution Sanction has been accorded against 2 official for criminal proceedings during the period 01.04.2011 to 31.03.2012.

**5.5** During the period 01.04.11 to 31.03.12, 11 officials have been placed under suspension. As per the DOPT instructions dated 07.01.2004 Review Committee reviewed 33 suspension cases of Group A, B, C & D categories. As a result of the review, 13 officials have been reinstated and suspension period of remaining have been extended.

**5.6** CBI and Anti Corruption Branch, Delhi Police registered cases under IPC/Cr. P.C., against 33 officials during the period 01.04.2011 to 31.03.2012. Constant liaison with CBI/ACB has been maintained. An inspection was also

conducted by the ACB at the request of DDA to curb the menace of touts.

**5.7** Regular inspections are being conducted by the Vigilance Staff. During this period, 39 inspections were conducted.

**5.8** To bring more transparency tender documents, requisite information concerning notice inviting tenders, allotment of flats/plots are put on the website of DDA.

**5.9** During the Vigilance Awareness Week, observed from 31.10.2011 to 05.11.2011 the following activities were organized:

- For creating awareness, banners, posters were displayed on the prominent places.
- The Pledge was administered by Vice Chairman, DDA to the staff and officers of DDA at 11.00 AM on 31.10.2011 to mark the beginning of Vigilance Awareness Week.
- 10 officials were also felicitated by awarding them mementoes and certificate of recognition for their dedicated service in DDA.
- Two Nos. of department i.e., E.M. Office and Sports Department were awarded and trophies were given to their HODs for their commendable work. The mementoes and trophies were awarded by the Vice Chairman, DDA.



Director (Works) receiving the memento from Vice Chairman, DDA on behalf of EM's office for Commendable work during Vigilance Awareness Week

**5.10** Apart from regular Vigilance Work updation of land records have been got done by Vigilance Department. Land inventory of Authority have been completed too on Vigilance Department insistence and persistence.

Review of vigilance records of the last 50 years have been



done. Approx, 20,736 files have been reviewed out of which 10945 files were weeded out and destroyed. Rest of the files have been retained and tied up in proper Bastas in two separate Record Rooms of Vigilance Department at 7th floor.

**5.11** Process of e- Tendering was revised to check pooling of tenders which was detected on 13th Feb . 2012.

**5.12** Steps initiated regarding SOP for response to suo-moto attachment of DDA accounts due to cost decrees.



*Sh. G.S. Patnaik, Vice Chairman, DDA administering the pledge to officers and officials of DDA on the occasion of "Vigilance Awareness Week."*

## 6. Law Department

**6.1** The Law Department is headed by Chief Legal Advisor. The main function of the Department is to give advice in the policy, rules, regulations and Acts while considering the administrative issues which are referred to it from time to time. In addition to this, the department is monitoring the court cases filed against DDA and vice-versa with the help of law officers posted in various branches to assist the administrative department. Further the issues regarding filing of the appeals on implementation of the order, judgement are examined in detail in order

to take proper decision by the administrative department. The details with respect to court cases pending during 2011-2012 are given below:

Total Cases pending as on 01.04.2011	:	15089
New Cases added during 01.04.2011 to 31.03.2012	:	3524
Cases decided during 01.04.2011 to 31.03.2012	:	3639
Total Cases pending as on 31.03.2012	:	14974



*A view of flower arrangement at DDA flower show*



*Greens developed around Qutub complex*



## 7. Systems & Training Departments

### 7.1 Systems Department

During the year under report following systems were developed & implemented.

**7.1.1 GIS LAB:-** On the initiative of Hon'ble L.G., a GIS Lab has been established in the Land Management Department having the link from DSSDI. The lab is equipped with latest software and hardware and the DSSDI application is operational on all the computers available in the lab.

**7.1.2 ES LA:-** For monitoring the status of applications of free hold for DDA flats & Group Housing Societies, connectivity with NIC Server has been made and updated status of conversion applications is up loaded through this ES LA applications to NIC server. This is a step in the directions of E-Governance.

**7.1.3 Annual Accounts Software:-** Inhouse software has been developed for compilation of Annual Accounts of DDA. The same is being used by Accounts Department.

**7.1.4 Investment Module:-** Inhouse Investment Module has been developed for Finance Wing to monitor investments. It is under testing phase.

**7.1.5 Pay Roll:-** Software is implemented in 16 DDO's offices and salary of approx. 17000 employees is generated through this system. Various types of MIS reports are generated through this system.

**7.1.6 Budget:-** Compilation of DDA's Budget for the year 2012-13. Forecast of activities from 1<sup>st</sup> Jan., 2012 to Mar., 2012.

**7.1.7 Legal Case Monitoring System:-** Software is implemented in Legal Department. This software has provision for monitoring of DDA's legal cases filed in various courts of Delhi. The software has provision for processing payments of advocates.

The legal software will be rewritten and Software will be made web enabled. The advantage shall be that High Court and other courts will also be able to use the facility.

**7.1.8 File Tracking :-** File Tracking software has been installed and made operational in the Vigilance Department of DDA. Training to officials of various Departments was imparted. This software is being extended to other department as well.

**7.1.9 I.T. Infrastructure:-** There are more than 1400 desktops with accessories in various offices of DDA and in this year 358 desktops with accessories & 8 servers have been added.

#### 7.1.10 Disposal and discard of IT Equipments:-

- The policy for disposal and discard of IT Equipments was framed.

- 480 IT equipment including 134 Desktops were discarded in Aug 2011 under this policy.

#### 7.1.11 Engagement of FMS & Maintenance Vendors :-

Two vendors one for Facility Management Services for various applications software running in DDA has been engaged and one vendor for maintenance of hardware networking has been engaged in this year.

### 7.2 Training Institute

**7.2.1** The Training Institute of DDA organizes training programmes for the officers and staff of DDA. It also identifies the need to upgrade their professional knowledge and skills in various fields. The Department also processes nominations received from various officers/officials to participate in various external training programmes organized by other professional institutions in Delhi such as UTCS & ISTM and other parts of the country .

**7.2.2** During the current year 2011-12, the Training Institute successfully organized training courses for all categories of DDA employees, nominated officers/ officials to participate in the various courses, workshops, seminars, conferences etc., organized by the Training Institute in-house and external training courses organized by other professional institutions/agencies. The number of programmes organized in 2011-12 and the number of participants is given below:-

Sl. No.	Description	No. of Programmes	No. of Participants
1.	Internal Training Courses conducted by the Training institute, DDA	42	1520
2.	External Training Courses (outside Delhi) conducted by outside agencies	22	253

**7.2.3** In house training programmes including orientation courses for officials/officers were conducted. Special emphasis was given for preparation of Training Modules for the categories like Assistants, Stenographers, UDC's Section Officers (Horticulture) and Junior Engineers 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 for conducting

training/coaching programmes for LDCs, UDCs, Assistants and Stenographers appearing in the Department tests for the post of UDCs, Assistants and Assistant Director(Ministerial) time to time.

**7.2.5** During the financial year 2011-12 , the following training programmes were organized :

- A special course for implementation of Bio-metric Time Attendance System were conducted.
- A special course to Non-Matric and illiterate for Group "D" were conducted. 121 officials participated in the training course.
- A special course for Vigilance Branch on computer was conducted.
- A special course on Art of Living, Vyakti Vikas Kendra

& Brahma Kumari's were conducted. 77 officers/ officials participated in the training courses from time to time.

- Special Orientation Programmes for Vigilance Branch, Engineering Staff of Rohini Zone and South Zone, DDA were organized on various topics such as "Human Behaviour at works", "DDA Conduct Disciplinary Appeal Regulations 1999", "Design Mix Concrete & Testing materials", "Earthquake Provision in Multi Storied building", "Vigilance Manual", "Self management" and "stress Management" etc. 754 officers participated in these courses.

**7.2.6** New HRD Institute of DDA at D-6, Vasant Kunj, Delhi was inaugurated by vice-chairman DDA and training programmes are being organized there.



*Sh. G.S. Patnaik, Vice Chairman, DDA inaugurating the "Human Resource Development Institute" at Vasant Kunj*



## 8. Engineering & Construction Activities

### 8.1 The activities of the Engineering Wing can be classified broadly under the following heads:

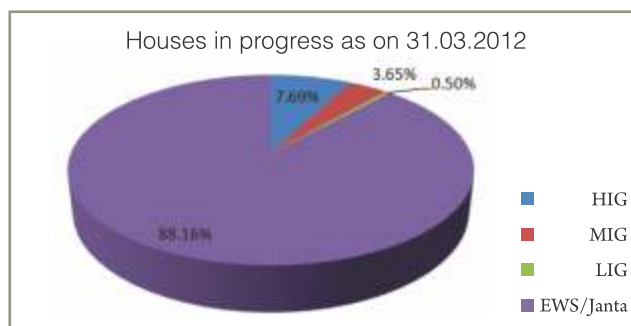
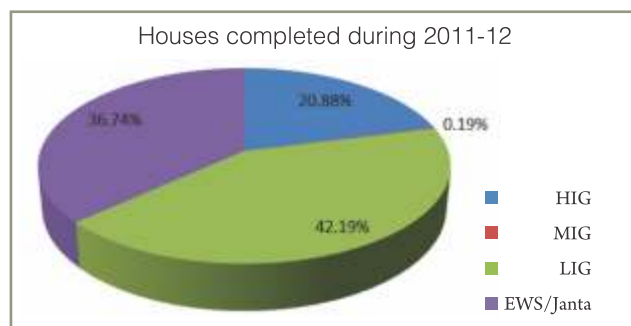
- Construction of Residential Buildings.
- Development and construction of Commercial Centres.
- Development of Land for residential, institutional, industrial, recreational and commercial purposes.
- Special Projects/Sports Complexes.
- Development and maintenance of green areas viz. Master Plan Greens, District Parks, Neighborhood Parks, Recreational Centres, Play Fields and Children Parks etc.

The achievements of DDA during the year 2011-2012.

### 8.2 Construction of Residential Buildings

#### 8.2.1 The brief details of houses in progress as on 01.4.2011, new houses started & completed during 2011-12 by DDA, are given as under:

S.No	Description	HIG	MIG	LIG	EWS/Janta	Total
1.	House in progress as on 01.04.2011	3877	1035	3641	27632	36185
2.	Houses completed during 2011-12	1733	16	3502	3050	8301
3.	Houses in progress as on 31.03.2012	2144	1019	139	24582	27884



#### 8.2.2 16600 houses have been put on allotment mode.

### 8.3 Development of Commercial Centres

#### 8.3.1 The position of various shopping/commercial complexes in progress as on 01.04.2011 and new complexes started and completed during the year 2011-12 is given as under:

S.No	Description	DC	CC	LSC	CSC	Total
1.	Commercial Centres in progress as on 01.04.2011	6	20	45	142	213
2.	New Commercial complexes taken up from April, 2011 to March, 2012	1	3	Nil	Nil	4
3.	Commercial Centres completed during 2010-11	Nil	4	Nil	1	5
4.	Commercial Complexes Completed in 2011-12	2	2	Nil	4	8

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

### 8.3.2 Development of Community Hall

1. Community Halls in progress as on 01.04.2011 8 Nos
2. New Community Halls taken up during 2011-12 11 Nos.
3. Community Halls completed during 2011-12 2 Nos.
4. Community Halls in progress as on 01.04.2012 7 Nos.

### 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 vis-à-vis Dwarka, Narela, Dheerpur, Rohini.

#### 8.4.1 Progress of major development schemes are given in a tabular form:



EWS-Housing at Sect.23B Dwarka

#### Services laid during 2011-12

Name of Schemes	Area of the Scheme in Hect.	Roads in KMs	Sewerage In KMs	Water supply in KMs	Storm Water Drain in Kms
Dwarka Phase-I	1862	101.35	59.30	79.93	160.10
Dwarka Phase-II	2098	79.40	57.76	59.82	111.89
Narela	7282/750	91.51	53.00	30.30	78.00
Rohini Phase IV & V	4000/788 + 100 Hect. recently acquired	34.19	16.06	54.05	36.89

### 8.5 Special Major Projects/Sports Complexes

DDA has been taking up a number of special projects as a part of its development programs and for providing facilities at city level. During the year 2011-12, DDA has completed/taken up following special/major projects.

#### 8.5.1 Special Major Projects completed during 2011-12

- i IFC Gazipur Pocket-7.
- ii UGR & Water Gallery at Jasola
- iii Development of Sanjay Lake
- iv Construction of Master Plan Road in Narela Sub-city. SH : Construction of 40 Mtr. ROW in Sector-G-7 & G-8 at Narela Sub-city.
- v Construction of 60 Mtr. ROW at Sector G-7 & G-8, Narela.

#### 8.5.2 Special Major Projects in progress

- |  |   |
|--|---|
| (i) Integrated Freight Complex at Narela.                                    | (x) Development of Sultangarhi Tomb Conservation Complex, Vasant Kunj Ph-II       |
| (ii) Yamuna River Front Development (Golden Jubilee Park)                    | (xi) Development of 46 Hect. of land at CBD Shahdara.                             |
| (iii) Development of Satpula Lake Complex                                    | (xii) Development of Archeological Park at Mehrauli                               |
| (iv) Development of Land between LSC & Village Madangir                      | (xiii) Construction of Three clover leaves for Fly-over at Sarita Vihar           |
| (v) Development of Tughlakabad Recreational Complex                          | (xiv) Covering of Nallah at Lajpat Nagar  |
| (vi) Development of Aastha Kunj near District Centre, Nehru Place            | (xv) Covering of Nallah at Defence Colony   |
| (vii) Upgradation of District Centre, Nehru Place                            | (xvi) Construction of Express Road connecting work to Dwarka & Bakarwala          |
| (viii) Development of Yamuna Bio-diversity Park at Jharoda Mazra & Wazirabad | (xvii) Covering of Palam Drain Sitapuri from Railway Line & Delhi Cantt. to Palam |
| (ix) Development of Aravali Bio-diversity Park, North of Vasant Vihar        | (xviii) Development of Institutional Area PVC Market, Jwalapuri                   |
|  | (xix) Development of District Centre Paschim Vihar.                               |

- D/o Sanitary landfill (Pit No. 2) Hastals.
- (xx) Development of Community Centre, Paschim Vihar G-17, D-Block. D/o Institutional Area PVC Mkt., Jawalapuri.
  - (xxi) Development of Bharat Vandana Park in Sec. 20, Dwarka, Ph.1. D/o Water Bodies in Bharthal, Bamnauli, Pochanpur Village.
  - (xxii) Development of land of Sector G-7 & G-8, Narela Sub city.
  - (xxiii) Sensory Park for Children in Sector-11
  - (xxiv) Urban Extension Roads - UER-I, II & III
  - (xxv) Integrated freight complex at Narela.
  - (xxvi) Providing & laying peripheral sewer line in Sector A-1 to A-4 Narela.
  - (xxvii) Providing & laying peripheral sewer line in Sector.G-7 & G-8 at Narela
  - (xxix) Development of Bhalswa Golf Course & Bhalswa Lake

## 8.6 New Thrust Area

### 8.6.1 Urban Extension Roads I, II & III and In-situ development of JJ Clusters.

#### 8.6.2. LIG & EWS Housing to be taken up

To uplift and provide healthy environment for the Economically Weaker Section ( Slum Dwellers), Ministry of Urban Development decided to take up one lac EWS houses at various places of Delhi by DDA.

The sites are identified for 46,360 DUs out of which work has already been started for 18,600 DUs and remaining houses are likely to be taken up in the year 2011-12

It is decided by DDA to construct 24660 LIG & 4855 EWS in various zone. Details of which is as under:

Sl.No.	Zone	LIG	EWS
1.	Rohini	2283	449
2.	Narela	22377	4406
	<b>Total</b>	<b>24660</b>	<b>4855</b>

#### 8.6.3 Fly-Over

The status of following improvement works of flyovers are detailed as below:

Sl. No.	Location	Present Position
1.	Three clover leaves, slip road, RUB approach road at NH-2, & Road No. 13A, Sarita Vihar	55% Work is completed
2.	Entry and exit to Common Wealth Game Village	Completed.
3.	RUB at Railway Crossing near Lajpat Nagar SH: Construction of approaches to proposed road under	55% work is completed
4.	Improvement of circular road along domestic air-port to approach road connecting Dwarka	Work is in progress.

## 8.6.4. Urban Extension Roads

### a) Construction of Urban Extension Road No. I (80 M ROW)

This road will pass through Narela & Rohini Projects and connect NH-8 to Wazirabad by-pass.

- Total length - **57.24 Kms (8.23 Kms. Road has already been Constructed.)**
- Narela Project - Land available. Technical Committee has approved the alignment.
- Rohini Project - Land yet to be acquired. M-Zonal Plan approved survey to be got done.
- Dwarka Project - Length of 10.60 KM of land for phase-I available out of which 6.07 KM is under construction and In phase-II 38.55 KM connecting NH-8 to Delhi Auchandi Road and another part connect NH-1 to Wazirabad by-pass having a length of 8.09 KM. The land for phase-II is under acquisition.

### b) Construction of Urban Extension Road No.II (100M ROW)

This road will pass through Narela, Rohini and Dwarka Projects and connect NH-2 to Wazirabad by-pass.

- Total length - **72.10 KMS. (3.50 Km road has already been constructed)**
- Narela Project - Land acquired. Road Development Plan has been approved.
- Rohini Project - 14.0 KMs Land has been acquired except about 1.4 KM stretch near village Bawana.
- Dwarka Project - Out of length of 63.90 K.M., 45.69 Km. is available. 8.20 Km is under encroachment. 18.21 Km from NH-2 to NH-8 is under acquisition.

### c) Construction of Urban Extension Road No.III (80 M ROW)

This road will pass through Narela, Rohini and connect NH-10 (Rohtak Road) & Wazirabad by-pass.

- Total length - **20.80 KMS (7.30 km. road already constructed)**
- Narela Project - Land yet to be acquired.
- Rohini Project - Alignment of the road approved from Technical Committee. Widening and improvement work is to be taken up.
- Dwarka Project - Length of 9.40 KM (Delhi-Rohtak Railway Line) is available. About 3.50 Km is under encroachment and 5.10 Km from WYC to NH-1 and 1 Km from Delhi Rohtak Railway line to NH-10 is under acquisition.



### 8.6.5 Use of Treated Sewage Water

"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 decommissioned. DDA has already made schemes to utilize treated sewage water.

### 8.6.6 Rain Water Harvesting

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 Rain Water Harvesting schemes are being implemented in various projects which have been completed / in progress / in planning.

### 8.6.7 In-situ Development of JJ Clusters

DDA shall undertake the in-situ development of 291 JJ

Clusters identified comprising of approx. 90,000 jhuggies and in Ph-I 21 sites have been identified all over Delhi. The survey work at 12 sites is being carried out by LM Wing to identify the eligible jhuggies. The in-situ development work at Kathputli Colony near Patel Nagar has been awarded and the work is in progress. Jailerwala Bagh at Ashok Vihar is having 1262 jhuggies. These slum dwellers are to be rehabilitated at Jailerwala Bagh itself. The project of In-situ housing project at Sarai Pipal Thala & Kalkaji are at initial stage.

### 8.7 Estimates

During the year 2011-12, the Competent Authority had approved preliminary estimates amounting to Rs.3609.29 Crores out of which 2578.71 crores towards BGDA and Rs.84.08 Crores towards Nazul A/C-II.



*Lake at Prasad Nagar*

## 9. Planning and Architecture

### 9.1. Plannig Department

#### 9.1.1 Master Plan Section

##### a. Policy formulation

The MPD-2021 stipulates framing of detailed policies on various planning issues. In this regard the following policies have been notified:

- i) Provision of Commercial Area in existing Petrol pump sites.
- ii) Re-development of clusters of Industrial concentration in non-conforming/ un-planned Industrial Areas.

##### b. Policies at various stages for approval

- i) Continuance of Temporary Cinemas in Delhi.
- ii) Regulations/Guidelines for redevelopment of Influence Zone along MRTS and Major Transport Corridor, underutilized/ low- density Areas, Special Area, Resettlement Colonies, Villages, Unauthorised Colonies & JJ clusters.
- iii) Public-Private Partnership in land assembly & development in Delhi.
- iv) Policy on Farm Houses in Delhi.
- v) Guidelines for redevelopment of godown clusters existing in non conforming areas.
- vi) Permission of Banquet Halls Regulations 2010.

##### c. Processed 8 nos. cases of Change of Land Use under Section 11-A of DD Act-1957 & modifications

- i) As a part of Master Plan modification, 7 Public Notice have been issued inviting public objections and suggestions as per section 11 A of DD Act.
- ii) Five meetings of the Technical Committee were organized.

##### d. Regularization of pre-existing institutes (owning land) and rendering cultural, Religious (including spiritual) health- care and Educational services pre-existing dt.1. 1.2006.

A Public Notice was issued on 1.5.2008 to consider the existing institution for regularization of Institutes owning land and rendering cultural, Religious (including spiritual) health- care and Educational services pre-existing dt.1. 1.2006. In response to the Public Notice dt.1.5.08, 774 cases of various institutions were received. These cases are under advance stage of processing.

#### 9.1.2 Master Plan Review

- a. MPD-2021 provides for periodic review and monitoring (3 phases upto 2011, 2011-16, 2016-21). In pursuance to this, the exercise of Mid Term Review of MPD-2021 initiated and an Advisory Group has been constituted under the Chairmanship of L.G. Delhi with experts from different Institutions/Departments. The six meetings of the Advisory Group for the review of MPD-2021 were held.
- b. As proposed in MPD-2021, 11 Management Action Groups (MAG) have been formed under the chairmanship of senior officers of DDA and Govt. of NCTD. The fifteen meetings of MAG have been organized to discuss the various suggestions received for the review of MPD-2021.
- c. The 18 modifications recommended by Advisory Group were put up for approval of the authority in its meeting on 12/03/2012 for further processing under section 11A of DD Act, 1957.
- d. Public notices were issued in October 2011 and February 2012 for inviting suggestions from the public for review of MPD-2021. Till 31st March, 2012 about 1950 suggestions have been received and 1500 suggestions were scanned and uploaded in the DDA website.
- e. Follow-up action on the proposal of MPD-2021 were identified and other local bodies/agencies such as MCD, NDMC, GNCTD, NCRPB etc. were requested for updation status and further action on the implementation of MPD-2021.
- f. The actions initiated for organizing six open houses in different parts to invite suggestions towards review of MPD-2021

#### 9.1.3. Urban Extension Projects

##### 9.1.3.1 Narela Proiect

- a. The Zonal Plans of Narela Sub city Project (Zone P-I) & Zone P-II have been prepared & approved by the Central Govt. The Planning inputs have been provided for undertaking the various DDA housing schemes.
- b. Action related to implementation of Urban Extension Roads in Zone-P-I.
- c. Processing of Unauthorized colonies in the process of regularization in Zone P-I & P-II as per policy.
- d. Layout plan for facilities in Zone-P-II. P-II

### 9.1.3.2 Dwarka Project

#### a. Zonal Development Plans of Zone K-I, K-II & L:

- The modifications in land uses of Zonal Development Plans of Planning Zones K-I, K-II & L were processed and submitted for final notification.
- References received from GNCTD, DSIIDC, DJB, Delhi Police, etc. for Zone K I, K II & L were examined and processed.

#### b. Proposals submitted for consideration of Authority:

- Modification in the land use of isolated Pocket-11 & 12, Dwarka, Zone K-II.
- Modification in use Zone for proposed Diplomatic Enclave, Sector-24, Dwarka.
- Sub-division and modification in use of Hospital site in Sector-17, Dwarka.
- Re-adjustment of land uses in Sector-24, Dwarka.
- Modification in Zonal Development Plan for Zone K-I related to development of industrial park by DSIIDC at Baprola.
- Proposal for modification in use of Higher Secondary School plot for religious use (ISKON Temple) Sector-14, Dwarka.
- Route clearance for construction of loop in - loop out (LILO) of both circuits, Mundka (DTL) Bamnoli (DTL) Transmission line at Jhatikra sub-station.

#### c. The following Schemes were prepared:

- Re-adjustment/swapping of use of pockets in LokNayak Puram (Bakkarwala) Scheme.
- Utilization of PSP use plot for facilities near village Kakrola, Sector-16A, Dwarka.
- Layout plan of Housing Area Facility, Pocket-D, Sector-16-B, Dwarka.
- Revision of the layout plan of Socio Cultural Center, Sector-13, Dwarka.
- Modification in Layout Plan of Sector-14, Dwarka.
- Layout plan for facility Pocket-I (HAF) & facility pocket-2 (Sr. Sec. School & Facility), Sector-26, Dwarka, Ph-II.

#### d. Major Projects/ Planning issues:

- Proposed World Class Exhibition cum Convention Center (ECC) in Sector 25 & 26, Dwarka.
- Proposed Diplomatic Enclave in Sector-24, Dwarka.
- Proposed Golf Course in Sector-24, Dwarka.

### 9.1.3.3 Rohini Project

- The scrutiny of objection/suggestions received regarding change of Landuse concerning Zone 'M' & 'N' has been completed for further processing as per Delhi Development Act.

- Following proposal was considered and approved by the Authority. Proposed change of Landuse for site measuring 4826.96 Sqm. from "Residential" to "Public & Semi Public Facilities" (Burial Ground/Cremation) in village Mubarakpur Sector-40, Rohini. Further processing for change of Landuse as per Delhi Development Act is in progress.

- The proposal on dow-tailing of 80mtr.Wide R/W (UER-III) with Narela Project at Sector-28 & 29 Rohini adjacent to Western Yamuna Canal was considered and approved by Technical Committee, DDA.

#### d. The following Schemes were approved-

- Proposed site for Night Shelter in Sector-5, Rohini (Paul Colony).
- Modification in the Layout Plan of Pocket-11, Sector-23, Rohini Ph.III- Regarding electrification.
- Proposed Utilization Plan for vacant land at BudhVihar, Ph.II, Rithala, Rohini.
- Modification in the Layout Plan of Sector-30 Rohini Ph.IV.
- Modification in the Layout Plan of Pocket NS/PS, Block-'E', Sector-XVI, Rohini.
- Modification in the Layout Plan of CS/OCF-4, Sector-VI, Rohini.
- Modification in Layout Plan of CS/OCF-7, Sector-24 Rohini.
- Proposed Layout Plan for Public & Semi- Public Facilities Pocket at Sector-27 (FC-9) and Sector-28 (FC-3, FC-4 & FC-5) Rohini Ph.IV.
- Layout Plan of Residential Pocket-3, Block-B, Sector-37, Rohini Ph.V.
- Proposed Numbering for Public & Semi Public Facilities pockets (FC) in various sectors of Zone-M & Rohini, Phase- III, IV & V & Modification in Layout Plan of Sector- 34 and Sector-35, Rohini, Ph.-V Regarding Proposed Location of 66 KV Electric Sub- Station.
- Proposed Layout Plans for Public & Semi-Public Pockets(FC-13 & FC-14) at Sector-29 Rohini, Ph.IV.
- Proposed Layout Plans for Public & Semi-Public Facilities Pocket (FC-15 & FC-16) at Sector-30 Rohini, Ph.IV.



Indoor Stadium at Siri Fort Sports Complex





*Social Cultural Centre at Sector 11 Dwarka*

- e. Co-ordination work of Urban Extension Roads for entire Delhi on behalf of the Planning Department, DDA.
- f. Proposal for Extension of Metro to Rohini Ph. III, IV, V & Extension to Bawana prepared jointly with UTTIPEC and forwarded to DMRC.

#### 9.1.3.4 Unauthorised Colony & 'J' Zone

- a. Identification & optimum utilization of about 100 acres of vacant land pockets under possession of DDA for accommodating various facilities as per requests from various Govt. Departments / Agencies.
- b. As coordination unit for DDA, actively participated in the process of regularization of unauthorized colonies in Delhi undertaken by Govt. of NCT of Delhi as per policy along with other Planning Units of DDA.

#### 9.2 Unified Traffic and Transport Infrastructure Planning & Engineering Centre (UTTIPEC)

Major guidelines, City level project, Area specific Projects approved by the Governing Body:-

##### a) Guidelines:

- i. Norms / standards for persons with Disability in the Urban Environments and Audit for Universal Accessibility.
- ii. IRC and UTTIPEC Street Section and KERB Height Comparisons- Street Design Guidelines- UTTIPEC
- iii. Foot over Bridge (FOB) Need Criteria & Design Guidelines.
- iv. Framework for Parking Policy as Travel Demand Management Strategy.
- v. Non Permissible / desirable uses in MRTS Influence Zone

##### b) City Level Projects:

- i. Preparation of Public Transport Network Planning / Final BRT / ITC Network Plan
- ii. Karawal Nagar / Shastri Park and Dilshad Garden, Mori Gate Phase-II BRT –ITC proposal.
- iii. 1st Phase of PH-III BRT /ITC Corridors-14 corridors.

- iv. Alignment Plan of Mehrauli-Mahipalpur Road (M. G. Road to NH-8)

#### c) Area specific Projects:

About 12 projects / schemes approved by the UTTIPEC during the year 2011-2012. Major projects are:

- i. Re-development proposal of Chandni Chowk & S.P. Mukherjee Marg.
- ii. Karol Bagh Pedestrian Project.
- iii. Transit Oriented Development (TOD) Pilot project near Karkardooma.
- iv. Indraprastha Complex (ITO) Plan – Plan Integration & Implementation plan.

**Six Governing Body meetings were held during the year in which above guidelines / projects were approved.**

#### 9.3. Geographical Information System (GIS)

##### Activities

- The Planning related Geographic Information System (GIS) work was initiated in the year 2011 by creation of the new GIS unit in the Planning Department, DDA in order to use GIS technology in the preparation of Master Plan & Zonal Development Plan of Delhi. By using the GIS data/map created by DSSDI project of Govt. of National Capital Territory of Delhi (GNCTD), the following works were undertaken in 2011 by GIS Unit of Planning Department, DDA.

##### Achievement

- The first stage work of superimposition of MPD-2021 land use plan approved Zonal Development Plans on the GIS data base has been undertaken in consultation with DSSDI project, GNCTD.

#### 9.4 Building Section:

- a) The position of issue of Bldg. Permits during the period 1.4.11 to 31.3.12.

S. No.	Unit	Sanction	Occupancy/ Completion Certificate
1.	Residential (Rohini)	197	--
2.	Other than Rohini	380	199
3.	Commercial & Industrial	162	186
4.	Institutional & Layout	37	32
5.	Total	776	417



*Flyover at Wazir Pur Depot*

## 9.5 Architecture Department (HUPW)

The Architecture department utilizes the Structural Land Use Plan of project scheme for preparing its Conceptual Architecture design and Working Drawing of Architectural Concept. The department is headed by the Chief Architect who reports to the Engineer Member. Three Additional Chief Architects along with six Senior Architects report to the Chief Architect who monitor the work of the 6 zones including heritage, sports & special projects. The thrust areas for Architecture Department are:

1. Developing the Urban Design / Architectural Schemes (Housing of all categories, Hierarchical, Non Hierarchical Commercial Centers as per Master Plan for Delhi) and their development control norms.
2. Initiating and Formulating before Heritage and conservation projects.
3. Sports related projects (Designing and other Sports related Projects)
4. Social Infrastructure projects (community facilities, up gradation plans, etc.)
5. Conduct and co-ordinate Screening Committee meetings for approval of all projects of planning, architecture and landscape departments.
6. Obtaining Approvals from :
  - Delhi Urban Arts Commission for urban design /architecture schemes
  - Delhi Urban Heritage Foundation for all heritage/conservation related projects;
  - Other authorities like Chief Fire Officer, Airports Authority, Environmental clearances, Archaeological Survey of India etc.

## 9.6 Landscape and Environmental Planning Unit

Delhi, spread over an area of 1497 kms, is one of the greenest metros in the country. Delhi Development Authority (DDA), the first Urban Development Authority in India, has played a key role in integrated development of green spaces, with conscious efforts towards development of Open Spaces in the form of

Regional Parks, District Parks, Green Belts, and Neighbourhood Greens etc. With approx. 3800 small & big parks under its jurisdiction, DDA continued up-gradation and maintenance of green areas, and also made efforts towards creation and development of Bio-diversity Parks, River Front Development Project, reclamation of Sanitary Landfill sites, rejuvenation of water bodies and revival of lakes etc.

### Project Undertaken by Landscape Unit during April 2011 to March-2012

#### 01 Yamuna Biodiversity Park

Yamuna Biodiversity Park and Aravali Biodiversity Park have been developed by Delhi Development Authority in technical collaboration with Centre for Environment Management of Degraded Ecosystems (CEMDE) with an aim to restore and preserve the lost natural heritage of life systems of Delhi.

#### Phase -1

Yamuna Biodiversity Park is located near Wazirabad (outer ring road ). The first phase (area 156 acre ) was initiated in year 2002, another 300 acres of flood plains close to riverfront have been added in second phase which was initiated in 2006.

Thus spread over sprawling 456 acres of land near Wazirabad village, Yamuna biodiversity park is located on the flat alluvial plains of the river Yamuna.



*Migratory ducks in the wetland of Yamuna Biodiversity Park*

Poly house, Net house, Interpretation centre building, its interior, Main trail, Meandering water body, Second Wetland, Visitors' area with ancillary facilities like food court, butterfly park, herbal garden, ayurvedic huts, bamboosetum, amphitheatre, bamboo bridge, bamboo shelter, toilet block in bamboo construction have been executed.

Now, forest communities well developed with three trophic levels are being promoted. The diversity of mammals, birds and insects have been increased with the improve-



*Rose Garden in District Park, Hauz Khas*



ment in the habitat population of the wildboar, small Indian civet and Jungle cat building up.

## Phase-II

Yamuna Bio-diversity Park Phase -II has been planned as a network of wetlands, grasslands and flood forests.

The features proposed in the scheme are : A large wetland along with a network of varied small wetland will be developed which will be interspersed with grassland areas, various flood plains & forest community characteristics of Yamuna River Basin to be established in the different zones, facilities of overnight camping with dormitories & family accommodation, Nature Interpretation Center, Wetland Viewing Gallery etc. have also been proposed.

At present the wetlands are being desilted to hold flood waters and also serve as habitat for rich aquatic flora and fauna.

### 02 Aravali Biodiversity Park

The Aravali Biodiversity Park is spread over an area of 692 acres and is located near Vasant Vihar. It was initiated in year 2004.

Aravali Biodiversity serves as a repository of biodiversity of the world's oldest mountain ranges and forms an integral part of urban infrastructure having educational, cultural and conversion values. The other function of the park are to promote eco-tourism and ameliorate the local environment including enhancing ground water.

The landscape of Aravali biodiversity is undulating with shallow valleys, elevated ridge and flat area but dotted murrum mined out pits of varying contours, shapes and sizes. Two major zones are demarcated : 1) the visitor's

Camping site; Conservatory of Tuberous and Bulbous plants.

A large number of communities have been developed in the nature reserve zones. The concept of Interpretation centre has been approved in Biodiversity Foundation meeting, the details are being worked out. The concept plan of upgrading the existing Scindia structure to be used as office, Conference hall is under preparation.

### 03 Yamuna River Front Development Project, Zone - O

*(Integrated development of biodiversity Parks along with Public Recreation Spaces)*

Yamuna Riverfront Development Project is a unique special Project, undertaken by Delhi Development Authority. The Project was officially launched by the Hon'ble Lieutenant Governor, Shri Tejendra Khanna in 2009 followed by the Approval of Conceptual Structure Plan by the Yamuna Riverfront Development Authority and other concerned agencies. **Project aims to Conserve, Protect & Restore Biodiversity of Yamuna, integrated with Public Recreation spaces that the city needs.**



*Cheeku tree at Yamuna Biodiversity Park*

Zone 'O', as divided between the existing bridges has been analyzed for existing pocket of high Biodiversity potentials. After locating the said potentials, the land is carved out as Protective Biodiversity Zone, the Interactive Biodiversity Zone and the Public Recreation Zone.

### Structure Plan

Structure Plan has been developed on the basis of a Value Analysis that was done through study of site and other



*A view of Migratory birds at Yamuna Biodiversity Park*



*Aravali Biodiversity Park-Wildlife zone and 2) the nature reserve zone.*

In the visitor zone the following features have been developed: Arboreta, Rangeland, Lake ecosystem, wetland with riparian vegetation; Conservatory of Orchid species (Orchidarium); Conservatory of ferns and allies (Fernery); Conservatory of Butterflies; Amphitheater;



actual data. Namely the areas which are closer to habitation with high Movement Corridors, easy approach to Public and where existing cultural and religious activities are being undertaken, are areas of Low Biodiversity Potential and have been thus proposed as Public Recreation Zone. Whereas areas with Rich Potential of existing wetlands and flora of the River basin have been taken up as Protective Biodiversity Zones, the area of moderate potential which will give the public a chance to know the Riverine Ecology and the Biodiversity are designated as the Interactive Biodiversity Zones, these are interconnected by the Green Linkages which will not only act as movement corridor for wild life and habitat to avifauna but also provide an buffer between vulnerable areas for Biodiversity.

Based on the Study and Structure Plan Design Guidelines, detailed Proposals for each Subzone of the River Precinct have been prepared. These will have a combination of some of the following activities:

- The Biodiversity parks will develop mosaic of wetlands to sustain the rich aquatic flora and fauna of the river. Ideal habitats for migratory and resident birds.
- These parks will also act as large sinks for air pollutants. The microclimatic conditions will improve and lower the temperatures during extreme summer.
- These Biodiversity Parks are unique landscapes that harbour natural heritage in the form of biotic communities and ecosystems.
- There will be interesting River side walks (promenades) culminating into plazas and ghats at certain places which will facilitate the citizens for the activities which are happening today at site, including Chat Puja, idol immersion and other cultural & religious activities.
- Series of theme gardens have been proposed along visual axis, which will facilitate citizens of Delhi and give opportunity for all age group to enjoy nature in its purest form.
- Theme parks along River or Biodiversity Parks will give opportunities for ecological education, awareness & participation of the general public including children like workshops, seminars, camping sites, exhibitions based on many themes held in this open area.
- There are plans to have vegetable fields and orchards with indigenous varieties for enhancing the knowledge of general public.
- Eco tourism, social activity and educational value will definitely be promoted by developing these parks.

The theme of the total plan is to facilitate citizens of Delhi with vast Recreational areas and at the same time to do the Preservation and Restoration and of the Biodiversity of the river basin.

### First Phase of Development

Therefore Project Development strategy has been based on land availability. In its first phase of development, DDA is focusing on four(4) available parcels of land. Similarly phased development will be taken up as and when land is in possession with DDA.

### Land in Possession is under Focus for Development in first phase :

1. Yamuna Biodiversity Park, Subzone I
2. Quedsia Ghat, near ISBT, Ring Road, Subzone II
3. Golden Jubilee Park, Subzone IV
4. NH-24 to DND Flyway, Subzone VII



*Butterflies at Yamuna Biodiversity Park*

### 04 Landscape proposal for Golden Jubilee Park Subzone IV (Yamuna River Front Development)

(Celebration of our Natural and Cultural Heritage)

#### Phase -1

The park has been designed such that the interactive biodiversity zone and the recreation zone are in harmony with each other.

There are three main axis within the park, the first provides a clear view from the entrance plaza to the river, the second goes through the exhibition area and the last goes through the urban lawns and the interactive zones. All three axes culminate in a ghat on the Yamuna.

The existing water body south of the urban lawns has been retained and three others have been created from the naturally occurring depressions at site. Along the river edge grassland biodiversity has been restored with series of pondages to maintain Ecotone.

Green Linkages act as a connecting movement corridor for wildlife from upstream biodiversity parks to downstream biodiversity parks. They also provide habitat for avifauna and buffer to the river ecosystem.



Model of Prefeb EWS housing at Dwarka

## Phase-II

Golden Jubilee phase II harbours an interactive biodiversity zone along the river edge and public recreational zone in areas abutting the by-pass road. A central wetland has been created separating the two zones to provide a niche to the avifauna while acting as a recreational asset. The interactive biodiversity zone has been designed with a camping site surrounded by butterfly garden, to enable the public feel close to nature. The focal point of the recreational zone is an Evolution Park designed as a city level recreational facility catering to the needs of the city. Its design elements include a toy train and pedestrian pathway with elevated bamboo walkways at intervals. The park shows evolution of life on Earth since the Phanerozoic Eon (0.5 billion years ago) whose three era has been depicted in eight zones designed along an elliptical loop. The journey starts from a station designed in a circular green space placed at one end of the ellipse and halts at zone 6 showing mass extinction due to asteroid collision at the other end, ensued by a silent zone. Existing depressions have been used to create water bodies while existing cart tracks have been retained as movement networks. Existing Disturbed/derelict spaces have been used to provide facilities, such as parking spaces, entrance plazas, etc.

The existing patches of vegetation cover featuring tall grasses enveloping a water logged areas have been retained to provide a natural landscape feature.

### 05 Landscape proposal for Quedsia Ghat, Subzone II

The site is visible from ISBT crossing on the ring road and is accessed from under the existing cloverleaf loop of the flyover bridge over the Yamuna. The proposal includes both the Quedsia ghat which has been evicted from encroachments as well as the DDA Park once known as Ghariwala park adjacent to the ghat and shall be conceived by removing the existing boundary between the two.

The Quedsia ghat proposal shall cater to the religious and recreational needs of the surrounding areas and the city at large. At these ghats, facilities will be provided in the form of open areas, orchards and separate water channels for

idol immersion for large number of people. The separate water channel will be screened later so that it does not pollute the river.

The concept of charbagh is used in design of formal plaza and ghats which in combination with lawns, shelters and tree planting areas leads to the river for various functions. Large number of people can be accommodated by virtue of design features and facilities like sitting areas, orchard plantations, plazas etc. A separate entrance plaza is designed to add to the aesthetic appeal of the site. The charbagh concept is used in the plaza design. It is a combination of formal greens, shelters and tree planted areas.

Semi open areas are provided at different intervals to act as shelters in the otherwise open park. Network of linear pathways in combination with softer curves provide for ample and convenient movement throughout the site. Existing features like mound and trees along with its foliage are incorporated in best possible manner in the design. As per the structure plan for Zone "O" a green linkage with width varying from 30m to 50m passes through the site and runs in between mound and the plaza



Millennium Park

### 06 Landscape of NH-24 to DND Flyway, Subzone VII

#### Western Bank

A concept for the Western Bank has been developed as this area is available in the first phase. The edge of the western bank along the Ring Road has Humayun's Tomb opposite to it. Keeping in mind the historical and visual importance of Humayun's tomb with River Yamuna, a cultural axis has been preserved and developed which will have landscapes in the form of Mughal garden. Series of theme gardens have been proposed along visual axis, which will facilitate citizens of Delhi and give opportunity for all age groups to use various activities.

There are existing dumps of earth & mulba along the Ring Road as a resultant of construction activity in the near







passing through natural ridge communities may become an important ecotourism as well as conservation zone.

## 08 Tilpath Valley

The area is a Regional park as per MPD 2021 deemed to be notified as Southern Ridge. It is designated to be developed as Biodiversity Park. As per the Order of Hon'ble L.G., the development of this area is to be done by Delhi Development Authority irrespective of ownership of a land under various Govt. Deptt. which is to be transferred to DDA.

Tilpath Valley is a major watershed of Delhi and is one of the deepest valley. It is connected to Asola wildlife Sanctuary on one side. Flattened hills of IGNOU and SAARC University campus form boundary on another side. The third boundary is formed by Sainik farms and Sangam Vihar.

The surface runoff from the vast watershed enters into the valley which is a major catchment and recharging zone. Perennial springs originated from the hills used to exist in the area. The slope, drainage, visual vegetation analysis of the site has been done.

The three major objectives of Tilpath Valley Biodiversity Park are:

- Restoration of catchment to ensure water recharging and development of surface water bodies.
- The development of dry deciduous forest communities, grasslands and bamboo thickets to create rich habitat for wildlife.
- Restoration of Asola and Bhatti wildlife sanctuary corridor, for the movement of wildlife from Haryana to Tilpath valley Biodiversity Park.



Lake at District Park, Hauz Khas

## 09 Neela Hauz

Neela Hauz is one of the largest historical natural water body located in Vasant Kunj and presently is abutting the Sanjay Van on Aruna Asaf Ali Road. Sanjay Van is a part of South Central Ridge and is deemed to be reserved forest as per Notification issued by GNCTD. The PWD has constructed a bridge over the Hauz and during the course

of construction the Hauz was filled with malba & debris.

As a boost of the environment of this area Hon'ble LG had directed to develop this area as a Biodiversity Park & restore the Neela Hauz. The concept plan for the Biodiversity Park of Neela Hauz has been prepared.

After removal of solid waste dumped in the lake, desilting of the lake has been completed. Neela Hauz and its surroundings constitute of one of the important micro watersheds and recharge zone of Delhi.

Consequently two major works will be taken up

1. Channelisation of natural runoff.
2. Ecological restoration of catchment areas to native grasslands and dry deciduous forest communities.



Shelter in a Green at Dwarka

## 10 Modified Landscape Plan of Satya Park at Naraina

A multipurpose play area and basket ball is proposed with viewing tiers strategically located. The viewing areas would be covered by a tensile fabric to be added structure in the shape of a hyperbolic paraboloid with the columns protectively placed within planters. The tiers would end into these planter elements. These tier structures would be gradually camouflaged within the ground mounds in three locations. In the fourth location the viewing steps would be modified to face both sides so that steps may face the multipurpose field and the proposed basket ball field.

Also proposed is a face lift of the parking area with delineation of the motorable area with planters thus making the pedestrian entries through existing pathways only. This would stop the pedestrian cutting through the green to reach the play area, thus helping in the maintenance of the area. The entry to the play area would be marked by a receiving plaza thus marking the play area separate from the rest of the park. Also proposed is a toilet block conveniently located for the users. Mounds and plantation at required locations are also added.

### 11 Landscape proposal for intersection at underpass Dwarka

The Landscape proposal includes the greening of four islands, vacant space over the underpass slab on both the sides and a green strip along the road from Dhaula Kuan at Dwarka-underpass intersection near domestic airport.

The four islands have been designed with a mosaic of paved and green spaces. Each island has been divided into three parts. The corner two parts have grass mounds with plants of cycus species. The central part which will be used for movement is divided into a grid of nine squares. These nine squares are planted with evergreen palms and different varieties of shrubs and have paved spaces & planters, which will also act as seats.

The spaces over the exposed underpass slab have circular grassed area with planters on either side. These planters will have evergreen varieties of shrubs with low maintenance. The green strip along the road is planted with a mix of flowering & evergreen variety of trees and shrubs along with a paved area of stepping-stones.

### 12 Landscape plan of Green Belt pocket A1 & A3, Sec-8, Rohini.

This green belt with an area of approx. 4.4 hac. is strategically along the Ring Road between two prominent crossing i. e. Deepali Chowk and Madhuban Chowk and has a number of existing trees, pathways, water tanks and sewer covering in form of platforms in different locations. The linearity of the site is punctured by roads at four locations connecting to various localities.

The L S plan has been prepared to integrate the existing

pathways in the new scheme & to arrive at a proposal where the open green are carved out into a system of manicured lawn area and shrubbery. High and low maintained areas have been identified as a design element for better upkeep. Punctuation points have been identified with the aim of providing continuous interesting locations that can be used by the users to sit and relax.

### 13 Other projects under taken by Landscape Unit

- Landscape Proposal for Mega housing at Vasant Kunj
- Landscape Proposal for Coronation Park
- Landscape Development of Barapula Drainage Basin
- Landscape Plan of green belt at pocket A1 & A-3 , Sec-8, Rohini
- Landscape plan of park at Sec-1 to Sec-8, Rohini
- Provision of facilities in green areas like Toilet, Shelter drinking water etc.
- Electrification of parks - Guidelines
- Landscape plan of playfield at Sec -23, Dwarka
- Upgradation of Hauz Khas Recreational Complex
- Upgradation of Swarn Jayanti Park, Rohini
- Landscape design of Recreational & green areas of Rohini & Dwarka
- Inventory of parks on website
- Landscape Conservation of Sanjay Van
- Policies for Electrification of parks
- Public facilities and garden elements to be added as policy in all parks
- Upgradation of Ashoka Garden, New Friends Colony



*Another view of lake at swarn Jayanti Park, Rohini*



## 10. Housing

**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 registration scheme was opened in the year 1969. Thereafter, 43 more schemes have been launched till date. Out of the total 44 schemes launched so far, only one scheme is live. So far DDA has allotted 3,94,738 (This includes houses reallocated after surrender/cancellation) allotments as on 31.03.2012 under various schemes.

### **10.2 DDA Housing Scheme-2010**

The Scheme launched from 25.11.2010 to 24.12.2010 for

allotment of approximately 16,000 1-Bed room, 2-Bed room and 3-Bed room flats through draw of lots. Total 7.56 lacs applications were received. Draw was held on 18.04.2011 and total 16118 flats were allotted.

### **10.3 Conversion of flat**

87,578 DDA built up flats have been converted from Lease hold to Free hold as on 31.3.2012 under the existing policy guidelines.



*Multi-Storey Housing at Pitampura*



# 11. Land Management & Land Disposal Departments

## 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 Development 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:

- (i) Acquisition of land.
- (ii) Management of land.
- (iii) Protection of land till it is handed over to the user departments.
- (iv) Assisting the land user departments.
- (v) Coordination with various departments and outside agencies for land management matters.
- (vi) Planning and execution of demolition programme for encroachment removal.
- (vii) Action against unauthorized construction in the Development Area.
- (viii) Action against misuse under Master Plan provisions.

**11.1.3** Land measuring 329.08 acres was handed over by the respective Land Acquisition Collectors (LACs) of Delhi to DDA during the period 01.04.2011 to 31.03.2012.

**11.1.4** An important area of functioning of the Land Management Department is to protect DDA land from encroachments. DDA has set up a zonal working system for land protection and six zones in East, West, North, South East, South West and Rohini area have been established.

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

**11.1.6** From 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2012. DDA has carried out 258 demolition operations and land measuring 50.238 acres was made free of encroachments. In this process 2642 structures of kuccha, pucca and semi-pucca nature were removed.

**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 Public Premises Act, 1971 against the unauthorised occupants on Govt. Land. There are 2 Estate Officers in DDA, who have been delegated powers under the Act to discharge their duties for assessment of damages and eviction.



*District Park, Jasola*

**11.1.8** The achievements of Land Management Department of DDA for the year 2011-12 are summarized below:

S. No.	Functions	1.04.2011 to 31.12.2011	01.01.2012 to 31.03.2012	Total
1.	Land handed over to DDA by LAC	321.58 Acres	7.50 Acres	329.08
2.	Demolition Programme Carried out	206	52	258
3.	Structures removed	2146	496	2642
4.	Land reclaimed	33.84 Acres	16.398	50.238
5.	Recovery of Damages	Rs. 28,32,849/-	Rs. 12,70,229/-	Rs. 41,03,078/-
6.	No. of the Eviction cases decided	20	Nil	20

## 11.2 Land Disposal Department

The land disposal department deals with the disposal of residential, Institutional, Commercial & Industrial plots. The built up shops also disposed off by the Land Disposal Department. The allotment is made by way of auction/tender. The allotment of alternative plots to the farmers whose land has been acquired is also done by Land Disposal Department. The achievement of land disposal department during the year 2011-2012 for various sections are as follows:

S. No.	Item	L.S.B. RI.	C.S.	G.H.	L.S.B. (R.O.)	L.A.B. (R.O.)	O.S.B.	C.L.	C.E.	L.S.B. (I)	I.L.	Total
1.	(a) Annual Premium (In Lakhs)	709.22	—	—	—	Nil	1095	—	1467	—	4865	8137
	(B) Ground Rent (In Lakhs)	61.77	—	—	—	192.79	—	—	—	10092,8	535	10882
2.	Conveyance Deed executed	256	359	6875	—	2103	215	132	630	494	—	11064
3.	Mutation transfer allowed	18	065	143	364	61	24	11	63	35	—	784
4.	Lease deed executed	13	01	—	—	268	—	43	—	—	26	351
5.	Possession letter	28	Nil	—	83	—	—	—	—	—	21	132
6.	EOT/Extension of time	08	05	—	Nil	400	02	103	—	08	43	569
7.	Mortgage permission given	00	02	—	—	05	03	—	—	—	11	21
8.	Show cause notices	14	02	—	02	58	02	24	250	—	64	416
9.	Cancellation	00	01	—	05	—	—	—	—	—	05	11
10.	Restoration	00	Nil	—	—	—	02	—	—	—	02	04
11.	(a) Allotment : by Auction	11	01	—	11	—	—	—	88 through tender	—	05	28
	(b) By alternative	175	—	—	Nil	—	—	—	—	—	—	175



A view of Radhu Place (Commercial Development)



Commercial Development at Rohini

## 12. Sports Department

**12.1** With the aim to create suitable environment for sports and to provide sports facilities for all Sections of Society, across all age groups in Delhi, as emphasized in MPD-2001, DDA embarked upon developing Sports Complexes in all the zones of Delhi. The first Sports Complex was opened at Siri Fort in 1989. Since then a number of Sports Complexes have come up. Development of Public Golf Courses have also been taken up by DDA.

In keeping with increased scope to develop sports infrastructure as enunciated in the MPD-2021, and to host international meets, DDA has developed two stadia at Siri Fort sports complex for Squash & Badminton and Yamuna Sports Complex for Table Tennis, Lawn Bowls and Archery. Both these stadia are planned to be utilized for holding regional, national and international level tournaments in respective sports. The stadia are also utilized by Federations/ Corporate for multiuse including coaching by professionals.

Although Sports Complexes are membership oriented having playing rights only, anyone can utilise the facilities on payment of prescribed nominal charges. Special concessions are available for students, Senior Citizens, Schools/Sports Federations and Associations.

Over 20 sports disciplines are provided in each of the complexes.

### 12.2 Sports Infrastructure

Sports Complexes	13 (4 in South, 3 each in North, West and East)
Mini Sports Complex	3 (Munirka, Partap Nagar, Kanti Nagar)
Swimming Pools	16
Fitness Centres in sports Complexes	17
Multigyms in green areas	23
Mini Football Grounds	11 (7 in green areas & 4 in Sports Complexes)
Golf Courses	2 (Lado Sarai & Bhalswa)
Mini Golf Course	2 (Siri Fort & Qutab Golf Course)
Golf Driving Ranges	3 (Siri Fort, Qutab & Bhalswa Golf Courses)
One more Sports Complex i.e. DDA Squash & Badminton Stadium has been opened to public on Pay 'N' Play basis from 01.02.2012.	

### 12.3 Membership Status/Utilisation

As on 31<sup>st</sup> March, 2012, total membership in all the Sports Complexes/Golf Courses in various categories is 61075. These do not include casual members, guests, etc. During the period from 1<sup>st</sup> April, 2011 to 31<sup>st</sup> March, 2012, 18108 memberships were approved.

The daily average utilization of the sports facilities is approximately 13550. Besides, facilities are utilized by schools/colleges/institutions, etc., for training or organizing sports events.



*Siri Fort Sports Complex*



## 12.4 Sports Activities

### 12.4.1 Tournaments

The following major tournaments were organized by the Sports Wing from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March, 2012.

Events	Dates	Name of Complex	Level
10th Inter-Complex Cricket coaching Academies/ Schemes Tournament	01.11.2011 to 18.11.2011	Chilla Sports Complex	Complex
3rd Inter School Basketball Tournament (Phase 1)	06.09.2011 to 16.09.2011	All Sports Complexes	School
3rd Inter-School Basketball Championship (for winners & Runners Up teams from each Sports Complex)	22.09.2011 to 30.09.2011	Vasant Kunj Sports Complex	School
DDA Men's & Women's Open Tennis Tournament AITA Ranking-2011-12	24.12.2011 to 31.12.2011	Saket Sports Complex	National
17th DDA Open Squash Tournament-2012	11.01.2012 to 15.01.2012	Siri Fort Sports Complex	National
LG. Cup Golf Tournament -2012	25.02.2012 to 26.02.2012	Qutab Golf Course	National

### 12.4.2 Sports Gala

A Sports Gala, which is a yearly event for members, in individual sports such as Tennis, Squash, Badminton, Table Tennis and Billiards, was organized in October-December, 2011.

Each complex also conducts an Invitational Tournament at School / State level in team sports as part of the Gala.

**12.4.3 Coaching** - Regular coaching at all the sports complexes in various sports disciplines such as cricket, tennis, badminton, skating, aerobics, taekwondo, etc., is being conducted and approximately 7000 trainees attended the classes. The schemes are extremely popular.

Approximately 200 talented trainees from weaker sections of society are being provided free coaching in various schemes.

A system of revenue sharing of coaching charges between coaches and DDA has proved to be very successful. It is like public private partnership and is beneficial to all the stake holders and the trainees. While the coach has a personal stake to motivate and train his wards, the well maintained sports infrastructure including play grounds / courts, is provided by the DDA sports complexes.

**12.4.4 Summer Coaching** - Special Summer Coaching Camps were also organized in all the Sports Complexes during the summer vacations of the Schools / Colleges and many benefited from it.

### 12.5 Promotion of Golf

Qutab Golf Course at Lado Sarai, the first public Golf Course, has gained immense popularity with around 300 rounds being played during weekends in peak season.

With development of another 10 hole Public Golf Course at Bhalswa, the game of golf is easily accessible to the residents of North, West and East Delhi. "Pay and play" facility is open to anyone.

The Mini Golf Course at Siri Fort Sports Complex has become quite popular.

The Golf Driving Range at Siri Fort, Qutab & Bhalswa Golf Courses are used extensively by beginners, amateurs and professionals to improve their game. There is a distinct



Badminton Hall at Rashtriya Swabhiman Khel Parisar

increase in the utilization and improvement in the standard of the game. Siri Fort Golf Driving Range has been upgraded and opened to members w.e.f. 01.07.2011.

#### 12.5.1 Golf Coaching

As a policy DDA runs 4 coaching camps in a year. 3 camps have already been conducted, out of which one was exclusively for juniors/students.

#### 12.5.2 Golf Academy

The Golf Driving Range at Qutab Golf Course has been upgraded into a full fledged Golf Academy with a state of the art synthetic pitching and putting green, Sam Putt Lab System (Proversion) is also being acquired to impart specialized training in putting.

A 9 hole Mini Golf Course has also been developed adjacent to the Qutab Golf Course for training and coaching purposes.

The DDA has established a Golf Academy at Qutab Golf Course for coaching Juniors of various age groups as part of Junior Development Programme. The coaching programme primarily aims at identifying the aspirants having golf potential. DDA proposes to sponsor a few talented Junior Golfers to compete in domestic circuit. The programme is conducted 3 days a week.

#### 12.5.3 Promotion of golf amongst weaker section of Society

DDA runs Junior Development Programme throughout the year, which is 3 days in a week. Students between the age 5 & 18 pay nominal amount of Rs. 3000/-per month. We have 3 students from weaker sections of society who are given free coaching throughout the year.

DDA is also promoting caddies golf, we have allowed 8 to 10 playing caddies to play golf for 2 days and one day at the Driving Range free of cost. Two caddies have excelled in the recent Thomas Cook Indian Golf League tournaments and one caddie, Mr. Sahun was selected to play the World Amateur Inter Team Championship in Malaysia.

Every year QGC fields a team of four caddies in the Inter Club Caddie Tournament. This year caddie Mr. Sahun of Qutab Golf Course was the winner of Invitational Inter Club Caddy Championship held at DLF Golf & Country Club. He played five over and won a Hero Honda Splendor Bike as a prize.

Three caddies of QGC were trained and passed test at the National Golf Academy of India and have been certified as 'D' Class category coach. With this the three caddies have now turned Teaching Professionals and can give coaching classes at any of the golf courses in the country.

#### 12.5.4 Golf Tournaments

A number of Golf tournaments were held by various organization for which the Golf Course is hired. Two such tournaments are held every month during the golfing season.

In addition two medal rounds were organized by the Qutab Golf Course for its members.

#### 12.6 Sports Promotion Schemes

DDA had started two sports promotion schemes in Athletics and Football in 2001 and 2002 respectively with a view to promote these sports at the grass root level. The schemes are fully supported by DDA and are run under the able guidance of expert advisers and experienced coaches. Shri G.S. Randhawa, Arjuna Awardee and Padma Shree is the Athletics Advisor and Shri Melvyn D'Souza, ex-FIFA Referee is the Football Advisor.

##### 12.6.1 Athletics Promotion Scheme (APS)

Currently 18 athletes, both boys and girls, in the age group of U-14 to U-20 years, are receiving coaching in their respective events. Trainees from the Scheme participated in various State, Zonal, National and International athletics meets and won laurels for DDA. A few achievements are highlighted below:-

- DDA's trainees won 5 gold, 10 silver and 5 bronze medals in the Inter-state Athletics Championship held at Bangalore w.e.f 11.06.2011 to 14.06.2011
- In North Zone Athletics Championship held at Lucknow w.e.f. 5<sup>th</sup> - 7<sup>th</sup> August, 2011: 4 Gold, 2 Silver & 4 Bronze Medals.
- 23<sup>rd</sup> National Inter Zonal Junior Athletics Championship 2011 held at Table Tennis Stadium Bhopal from 2<sup>nd</sup>-4<sup>th</sup> September, 2011: 1 Gold, 4 Silver & 1 Bronze, Medals won
- Junior National Athletics Championship held at Ranchi 1<sup>st</sup> - 4<sup>th</sup> Nov. 2011: 4 Silver Medals.
- CBSE National Inter School Athletics Championship held at DPS School Meerut w.e.f. 04<sup>th</sup> to 7<sup>th</sup> January 2012: 2 Gold & 1 Silver Medals.

##### 12.6.2 Football Promotion Scheme (FPS)

Open selection trials for inducting new trainees to the Football Promotion Scheme were held at Siri Fort and Yamuna Sports Complexes on 23<sup>rd</sup> July, - 24<sup>th</sup> July, 2011 and 30<sup>th</sup> - 31<sup>st</sup> July, 2011 respectively.

**Major achievements** of boys under the scheme during April, 2011 to March 2012 are as under:

- Trainees of Football Promotion Scheme represented Delhi in various School/ National Football Tournaments organized by SGFI at Goa.

#### 12.7 Sports Newsletter

Four quarterly Sports newsletters were brought out for Quarter ending March, June, September and December, 2011. The publication of the quarterly newsletter on sports is a regular feature. These bring out news and information on sports and activities in Sports Complexes / Golf Courses. The newsletter is circulated to various schools / colleges and Sports Federations / Associations to keep them posted on various sports activities being organised by the Sports Wing.

### 12.8 Development Works

Minor repairs towards maintenance were carried out in all the Complexes to ensure that facilities are kept in good shape. In addition, major upgradation works of capital nature were also carried out in all the Sports Complexes during the period.

### 12.9 Financial Management

DDA Sports Complexes are designed to be self-

sustainable for the purpose of day to day maintenance, staff salaries, establishment costs like housekeeping, Security, Horticulture etc. However, capital expenditure on the development of Sports Complexes and other sports facilities, including incremental works / upgradation of capital nature are met out of the accounts of Nazul - II by the DDA. Non-refundable one-time entry fees for membership collected by the complexes are remitted to DDA Main against the capital expenditure.



*Golf in action at Qutub Golf Course*



## 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, Indraprastha Park and tot-lots that have sprung up in and around residential colonies, commercial, industrial and heritage monuments.

During the year a massive plantation drive was launched by involving school children and senior citizens etc. About

4.874 lakh saplings of trees and shrubs planted. 111.15 acres of land has been developed as new lawns besides development of 31 children corners.

**13.2** For over about five 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 ongoing professional process.

### Plantation

S.No.	Name of Directorate	Target				Achievement			
		Trees		Shrubs		Trees		Shrubs	
		Physical	Financial	Physical	Financial	Physical	Financial	Physical	Financial
1.	Dir. [Hort.] SE	90,215	1,35,32,250	1,42,490	1,07,21,250	85,668	1,28,50,200	1,41,893	1,06,41,975
2.	Dir. [Hort.] NW	82,780	1,24,17,000	1,89,150	1,41,86,000	84,613	1,26,91,950	1,75,267	1,31,45,025
	Total	1,72,995	2,59,49,250	3,32,100	2,49,07,250	1,70,281	2,55,42,150	3,17,160	2,37,87,000

### Development of Lawns

S.No.	Name of Directorate	Target		Achievement	
		Physical	Financial	Physical	Financial
1.	Dir. [Hort.] SE	98 Acres	1,47,00,000	27.00 Acres	40.50,000
2.	Dir. [Hort.] NW	121 Acres	1,81,50,000	84.15 Acres	1,26,22,500
	Total	219 Acres	3,28,50,000	111.15 Acres	1,66,72,500

### Development of Children Corner/Equipments

S.No.	Name of Directorate	Target		Achievement	
		Physical	Financial	Physical	Financial
1.	Dir. [Hort.] SE	22 Nos. Set	2,20,000	14 Nos. set	1,40,000
2.	Dir. [Hort.] NW	25 Nos. Set	2,50,000	17 Nos. set	1,70,000
	Total	47 Nos. Set	4,70,000	31 Nos. set	3,10,000



Miniature Park at display at Flower show at Hauz Khas



Sh. Tejendra Khanna, Lt. Governor and other senior officers of DDA Inspecting the Flower Show at Hauz Khas



Sh. G.S. Patnaik, Vice Chairman DDA and other senior officers of DDA at the Flower Show

## 14. Quality Assurance Cell

- 14.1 Delhi Development Authority is committed to provide quality products at reasonable cost to the customers, keeping in mind, "the customer is supreme and should be benefited". The Quality is therefore, drilled not only into activities of various serving departments of DDA, but also in its construction and development 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 QC Cell now renamed as QA Cell of DDA by conducting periodical inspection so as to ensure that the works are executed strictly in accordance with contract-condition, specifications and drawings.
- 14.3 The QA Cell which was created in year 1982 with skeleton staff has now grown up with solid strength of 9 J.E.s, 10 A.E.s, (8 Civil and 2 Elect.), 7 E.E.s (6 Civil & 1 Elect.), one A.D. (Hort.) and one SE headed by CE (QC). The unit is playing vital role in Quality Assurance, which overseas not only the quality of material and 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, a system of third party inspection has been introduced and agencies like CRRI, IIT etc. have also been engaged as consultants.
- 14.4 The major projects are inspected by QA 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 workmanship aspect which are duly examined during Quality Audit. The deficiency noted, if any, is promptly brought to the notice of concerned EE/SE/CE for suitable and effective administrative/contractual action and close watch is kept on compliance of the observations.
- 14.5 The specifications and technologies adopted are being reviewed regularly and suitably amended to meet the present requirements, environmental consideration. Use of new construction material, new techniques, use of RMC etc. have been encouraged. Control on time and cost over runs without compromising, with the quality, functional requirements, aesthetics and structural soundness of the building is being effectively monitored.
- 14.6 'Sky is the limit' - keeping this theme in the mind, the DDA has been striving for continued improvement of services and quality of work. Zonal level interactive workshop were conducted in each zone which attended by the officers of all level right from JEs to SEs bringing out valuable suggestions for continuous quality improvement. The QA officers and other Engineering staff were sent for refresher courses/training programme being conducted by CPWD/CRRI/NCCB/NPC etc. for their skill up-gradation.
- 14.7 Emphasis has also been laid to clear the long pending QAC paras and closure of the cases for which the drive was launched by QA Cell to identify the pendencies with various officers, pursue the ATRs with respective EEs/SEs/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 QA Cell has been able to close 63 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 QA Cell/units and vigilance action is initiated by Vigilance Unit as and when any vigilance action is considered necessary. During the year 35 such cases were investigated.
- 14.9 Selection of material, for work, collection of representative samples and their testing in reputed and reliable lab is of utmost importance. QA Cell has a well equipped testing lab (with one AE and 3 JEs) set up in Asian Games Village Complex. Though day to day routine tests are conducted at site by the field staff, the random samples collected by QA team during their inspection are mostly got tested in the QA 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 in this regard giving more emphasis for testing of at least 25% samples in outside lab. As such, ten other labs like Sriram Test House and NTH, Delhi Test House etc. have also been approved for testing of material. Besides, the Q.AC Lab of DDA is also being renovated/strengthened.
- 14.10 DDA gets IS/ISO 9001:2000 License. The Quality Assurance Cell has made concerted efforts to improve quality systems and complied Quality manual in line with Quality Management System



of ISO-9001-2000 which emphasized improvement in organization profile, quality management, administrative, quality policy and quality objectives, quality management system; management responsibility, resource management, service realization etc. it is only after all parametres were fully covered and BIS was satisfied with the Quality Management System. The Bureau of Indian Standard, granted "Quality Management Systems Certification license CRO/QSC/L-8002720 for IS/ISO 9001:2000 to DDA in March 2007 valid up to March 2013.

14.11 Comparative data of achievements during the past two years and the achievements during the year 2011-12 and the target for the year 2012-13 are as under:



LIG flats Sector14 Dwarka

S.No.	Description	2009-10	2010-11	2011-12	2012-13 (Target)
1.	Inspections	100	260	170	231
2.	Technical Audit	-	-	9	7
3.	CTE Type Inspections	-	4	3	9
4.	Samples of Materials	165	233	342	407
5.	Closure of files	73	63	56	86
6.	Complaints investigations	30	35	9	As & when received
7.	Q.A. Lab (Testing of samples)	-	87	98	120
8.	General Samples	4477	6920	5747	7740
9.	Surprise inspection	-	-	-	58

The increase in the number of tests in Q.A. Lab is due to a fact to be more awareness w.r.t. the standard & quality of material.

#### 14.12 QAC Circulars

Circulars bearing Nos 205, 206 & 207 were issued by Chief Engineer (QAC) during the course of the year.

14.13 QAC has full fledged lab situated at AGVC Siri Fort managed by one AE and two JEs under EE(QAC). It has facilities for testing of cement, bitumen, CC cubes, bricks, tiles, road metals, wooden shutters etc. In this financial year, it is also proposed to enrich itself with non-destructive test instruments such as, digital rebound hammer, ultrasonic pulse velocity concrete tester, corrosion analyzer, sonic integrated system for piles diagnostic, core" cutting machine total survey system etc., to facilitate testing and investigation of civil works.



CWG-flats



# 15. Finance and Accounts Wing

## 15.1 Budget Section

It deals with the compilation of Annual Budget of the Authority and release of funds to the Zonal Central Accounting Units/Offices. Control over the expenditure on various heads/projects is monitored with reference to budgetary allocation. During the year 2011-12 Funds to the tune of **Rs. 222205.66 lacs** was released to various Departments.

## 15.2 Accounts (Main)

The Accounts Section of the Headquarter is mainly responsible for the compilation of the Annual Accounts of the Authority which comprises of Receipt & Payments under various Heads of Accounts.

### Status of Accounts:

- Annual Accounts of DDA for the year 2010-11 alongwith Audit Certificate issued by AG (Audit) was sent for laying the same on the Table of both the Houses of Parliament.
- Monthly Accounts upto January, 2012 has been compiled.

### Details of Receipts and Expenditure (figure in crores)

Sl. No.	Head of Account	Receipts	Payments
1.	Nazul -I	3.60	45.97
2.	Nazul-II	3396.83	5321.04
3.	B.G.D.A	2344.95	1836.76
	<b>Total</b>	<b>5745.38</b>	<b>7203.77</b>

## 15.3 Payment of Land Compensation to Land & Building Department on account of acquisition of land

As on March, 2012, a payment of Rs.447.71 Cr. has been released to Secretary Land Building towards acquisition of land on account of compensation/enhanced compensation.

## 15.4 Financial Approval of Schemes

- Financial Concurrence in r/o 18 Housing Schemes amounting to Rs. 4243.00 Crores have been given.
- Financial Concurrence in r/o 37 Development Schemes amounting to Rs. 1693.63 Crores have been issued.



HIG flats at Motia Khan

## 15.5 Works Audit Cell

The Works Audit Cell deals with the post audit of vouchers submitted with the Monthly Accounts of all the seven zones. Financial concurrence to preliminary estimates for AA & ES & scrutiny of W.A.B. Agenda items.

The work audit Cells has processed 2311 Cases of Arbitration. WAB, PE, RPE & Pension during the period from 01.04.2011 to 31.03.2012

## 15.6 Pension Cell of DDA

804 cases of pension have been finalized and PPOs issued in the financial year 2011-12. An expenditure of Rs.14075.45 lacs has been incurred on pension benefits upto 31.3.2012



Chitragupt Park at Rohini

### 15.7 Internal Inspection Section

The internal Audit Unit is formed to conduct the internal departmental inspection of the various auditable units.

Annual Action Plan for conducting Audit programme was approved by the competent authority and achievement is 100% as under

Name of section	Target for conducting the audit		Achievements of audit conducted
internal Audit Cell	No. of H.Q. Units	21	21
	No. of Field Units	74	74
	Total Units	95	95

### 15.8 Functions of External Audit Cell

The following has been achievement of External Audit Cell during the year 2011-12:-

- (a) Coordination work relating to the various kinds of Audit Paras pertaining to various HODs of DDA, as mentioned below, with the Ministry of Urban Development and the A.G. (Audit) Delhi.
  - (i) PAC Reports / Paras (CAG Paras selected by the PAC for examination) CAG.
  - (ii) PSC (Parliamentary standing Committee) Reports/Paras
  - (iii) CAG Paras
  - (iv) Draft Audit paras
  - (v) Statement of Facts.

The work primarily involves forwarding of the above Paras to the concerned HODs for furnishing replies/comments on the Paras, Processing the replies/ comments after receipt of the same from the concerned HODs and forwarding the replies to the Ministry of Urban Development and the A.G. (Audit)



DDA flats at D-6, Vasant Kunj

- (b) Printing of the Audit Reports and Annual Accounts of the Authority and sending the same to the Ministry of Urban Development for laying them before the parliament

Coordinating the Inspecting Parties of the A.G. (Audit), Delhi, While inspecting/auditing the records of the various branches situated at Vikas Sadan.

- (c) The Audit Report and Annual Account of the Authority for the year 2010-11 was sent for laying the same before the Parliament.

### 15.9. Medical Facilities:-

- 1) During the period under report, 'Swarn Jayanti Arogya Yojana' launched for the benefit of DDA Serving Employees, Pensioners, Family Pensioners & their dependents

#### 2) Rationalization of medical facilities:-

- (a) The facility of Counter Payment of medical claim on account of OPD expenditure has been allowed to the serving employees as well as pensioners/family pensioners of DDA.



A view of Aastha Kunj



- (b) Requirement of essentiality certificate from Hospitals is waived off.
- (c) Onetime payment of medical contribution (10 years) for pensioners has been implemented
- (d) The pay scale based annual ceiling of OPD reimbursement increased and this benefit extended to the retirees also.
- (e) Time limit for submission of OPD Claim by pensioners increased to sixth months.
- (f) The requirement of recommendations/certificates for continuation of post operative treatment in r/o certain surgeries have been exempted.
- (g) Powers for grant of medical advance decentralized:

DDOs have been delegated powers for sanction upto 1.00 lac & Dy. CAO upto 2.00 lacs as medical advance.

#### 15.10 Land Costing:

The main function of Land Costing Wing is to fix the yearly Pre-determined rates for allotment to plots/flats in respect of Developed Areas/Projects including Institutional Properties, fixation of Damage Charges, fixation of market rates for computation of conversion charges as well as Floor Area Ratio (FAR) in respect of Commercial, Industrial and other properties.



*Fitness Center at Dwarka Sports Complex, Dwarka*





**Sh. Kapil Sibal, Union Minister of Human Resource Development and Minister of Communication and Information Technology unveiling the plaque on the occasion of inauguration of Community Center at Wazirpur village.**



**Sh. Tejendra Khanna, Lt. Governor Delhi and other senior Officer's of DDA at the Flower Show organized at District Park, Hauz Khas.**



**Sh. G.S. Patnaik, Vice Chairman, DDA addressing media person during a press conference at Vikas Sadan.**



दिल्ली विकास प्राधिकरण  
Ministry of Urban Development  
Government of India