

9. Planning & Architecture



▲ Then, before DDA planning & development.
Nehru Place

Now, developed as per Master Plan 2001. ►



Planning Department

9.1 Master Plan for Delhi-2021

(a) Follow-up Actions of MPD-2021

- Follow-up action on the proposals of MPD-2021 were identified and the concerned departments of DDA and other local bodies/agencies such as MCD, NDMC, GNCTD, NCRPB etc. were requested for further actions on implementation of MPD-2021.
- The set-up for the Monitoring Unit within the Planning Department of DDA for the implementation of MPD-2021 was finalized.
- High Level Committee under Lt. Governor, Delhi constituted for monitoring the implementation of MPD-2021.
- Series of meetings held in the Ministry on the above aspect. Follow up actions taken up with the concerned Department and Local Bodies/Agencies such as MCD, NDMC, GNCTD, NCRPB etc.
- Management action groups worked out and to be discussed in the high level Committee meeting.
- Draft Zonal Development Plans for Zone 'A' (Walled City and other than Walled City) and Zone 'B' were prepared and after approval of the Authority published for inviting objections/suggestions.

(b) Other Activities

- The Policy on Alternative Modes of Assembly and Development of Land and Housing was reviewed as per the directions of Ministry of Urban Development with the Consultant (AMDA), Private Developers, Ministry and Hon'ble LG, Delhi. The policy is to be finalized.
- Inputs to Monitoring Committee of Supreme Court and High Court.
- Information sought under RTI Act provided.

9.2 Zonal Development Plans

(a) Follow-up Actions of MPD-2021

- The NCTD has been divided in 15 zones (divisions) 'A' to 'P' (except Zone 'T') in the Master Plan for Delhi-2021. Zone 'A', 'K' & 'P' are further sub-divided into two parts. All the Zonal Plans except 'D', 'O' and 'P-II' have been approved by Authority and public notices issued for inviting objections / suggestions.

(B) Status of Draft Zonal Plans

S. No.		Zone	Area (Ha.)	Status of Draft Zonal Plans
1.	'A'	Old City (i) Walled City (569 Ha.) (ii) Area other than walled City (590 Ha.)	1159	Approved by Authority vide Res. No. 94/2007 dated 30.10.2007 and public notice issued on 17.01.2008 for inviting objections / suggestions.
2.	'B'	City Extension (Karol Bagh)	2304	Approved by Authority vide Res. No. 96/2007 dated 30.10.2007 and public notice issued on 17.01.2008 for inviting objections / suggestions.
3.	'C'	Civil Lines	3959	Approved by Authority vide Res. No. 82/2007 dated 30.10.2007 and public notice issued on 7.01.2008 for inviting objections / suggestions.
4.	'D'	New Delhi (Central Delhi)	6855	The Draft Zonal Plan was not taken up for consideration in the Authority meeting on 03.10.2007 as a plan for NDMC area is being prepared by DUAC.
5.	'E'	Trans Yamuna	8797	Approved by Authority vide Res. No. 89/2007 dated 30.10.2007 and public notice issued on 10.04.2008 for inviting objections / suggestions.
6.	'F'	South Delhi-I	11958	Approved by Authority vide Res. No. 86/2007 dated 03.10.2007 and public notice issued on 07.01.2008 for inviting objections / suggestions.
7.	'G'	West Delhi-I (Including Cantt./Defence land/Airport & Rural Area)	11865	Approved by Authority vide Res. No. 102/2007 dated 19.11.2007 and public notice issued on 17.01.2008 for inviting objections / suggestions.
8.	'H'	North West Delhi-I	5677	Approved by Authority vide Res. No. 100/2007 dated 19.11.2007 and public notice issued on 02.03.2008 for inviting objections / suggestions.
9.	'J'	South Delhi-II	15178	Approved by Authority vide Res. No. 101/2007 dated 19.11.2007 and public notice issued on 15.03.2008 for inviting objections / suggestions.
10.	'K'	'K-I' - West Delhi-II (Area between Dwarka & Rohini)	6515.4 (5782)	Approved by Authority vide Res. No. 78/2007 dated 30.10.2007 and public notice issued on 10.04.2008 for inviting objections / suggestions.
		'K-II' - West Delhi-II (Dwarka)	6408	Approved by Authority vide Res. No. 107/2007 dated 05.12.2007 and public notice issued on 17.01.2008 for inviting objections / suggestions.
11.	'L'	West Delhi-III	22979 (22840)	Approved by Authority vide Res. No. 83/2007 dated 30.10.2007 and public notice issued on 10.04.2008 for inviting objections / suggestions.
12.	'M'	North West Delhi-II (Rohini)	5543 (5073)	Approved by Authority vide Res. No. 80/2007 dated 03.10.2007 and public notice issued on 07.01.2008 for inviting objections / suggestions.
13.	'N'	Zone - N North West Delhi-III	13975	Approved by Authority vide Res. No. 109/2007 dated 05.12.2007 and public notice issued on 17.01.2008 for inviting objections / suggestions.
14.	'O'	River Yamuna / River Front (Zone O)	9700 (8070)	As per decision of the Authority meeting held on 03.10.2007, the Zonal Plan is to be taken up after finalising the report of the High Powered Committee under Lt. Governor Delhi.
15.	'P'	'P-I' - North West Delhi -III (Eastern part) Zones M, N & P (Narela)	9866	Approved by Authority vide Res. No. 85/2007 dated 30.10.2007 and public notice issued on 07.01.2008 for inviting objections / suggestions.
		'P-II' - North Delhi	8194 (8534)	Approved by Authority vide Res. No. 103/2007 dated 19.11.2007. Public notice to be issued for inviting objections / suggestions.

9.3 Area Planning - I

9.3.1 Zone A (Old City - 1159 Ha.)

- Urban Renewal and Conservation of the Old city area has been suggested in the Master Plan and references received from Civic bodies and other Govt. Deptts. have been disposed off.

9.3.2 Zone B (City Extn. - 2304 Ha.)

- Redevelopment scheme of Anand Parbat area prepared and further action for its modification or its implementation aspects taken up.
- Proposal for modified layout of residential plots at W.E.A., Karol Bagh (under Gadgil Assurance Scheme)

9.3.3 Zone F (South Delhi-I - 11958 Ha.)

- Modification of layout plans of plotted development of Residential Scheme at Jasola.
- Proposal for Working Women hostel in Jasola.
- Proposal for change of land use of land towards Burial ground at Badarpur and Vasant Vihar.
- Proposal for change of land use for Lok Sabha Residential staff quarters at R.K. Puram.
- Proposal for change of land use of land under CRRI campus.

9.3.4 Zone G (West Delhi-I - 11865 Ha.)

- Various references for providing the Public and Semi Public facilities and the community hall in DDA areas such as Janakpuri, Viaspuri, Paschim Vihar examined and disposed off.
- Proposal for change of landuse of site measuring 1.0 Ha. from 'Recreational' (District Park) to 'Public Semi Public' (Burial Ground) at Nangloi Sayed approved by authority.
- Proposals for Old Age Home, Dispensary, Sr. Citizen Centre / Community Centre in Vikas Puri area.

9.4 Area Planning - II

Proposals approved by the Screening Committee :-

- Modification in the layout plan for FC-50, Shalimar Bagh.
- Allotment of land for ITI at Mangolpuri.
- Carving out additional plots in Kingsway Camp Redevelopment Scheme.

Proposals processed through the Technical Committee :-

- Change of landuse for proposed graveyard at Muqarba Chowk, Zone-C.
- Addition of left over portion in Samaipur Badli Industrial Area.

Monitoring of cases and serving of notices for surrender of land by industries as per orders of the Hon'ble Supreme Court.

9.5 Unauthorized Colonies

(i) Zone 'J' (South Delhi-II - 15178 Ha.)

- A Task Force consisting of service providing agencies, stake holders and Govt. agencies, Local Bodies constituted for the Draft Zonal Development Plan of Zone 'J'.



SFS Flats at Rohini, Sector - 18.

- Draft Zonal Development of Zone-J approved by the Authority in its meeting held on 19.11.2007 for inviting objections / suggestions and a Public Notice issued on 15.03.08.

- Following change of land use approved by the Authority in its meeting held on 11.03.08.

a) Land measuring 12.15 Ha. (29.268 acres) at Rangpuri (Vasant Kunj) from Rural to Govt. Land (use undetermined) for Defence purpose.

b) An area measuring 6.50 Ha. near Sector D-I & D-II Vasant Kunj from Agriculture and Water Body (Rural) to Public and Semi public facilities.

(ii) Unauthorised Colonies

- Consequent to the Revised Guidelines for regularization of unauthorised colonies issued by MOUD, a Task Force under the Chairmanship of Commissioner (Plg.) was constituted to prepare 'Regulations for Unauthorized Colonies' and a report on draft Regulations on Unauthorized Colonies was prepared and submitted to the Ministry. Regulations have been notified vide Gazette Notification dated 24.03.08 by MOUD.

- Proposal for denotification of the following has been approved by the Authority in its meeting held on 11.03.08 :-

- Unauthorized colonies registered with GNCTD.
- Villages, Habitation & Village Abadi Extension from the development area of the DDA.

9.6 Trans Yamuna Area Unit (Zone - 'E' 8797 Hact.) Follow-up Action of MPD-2021

- Draft Zonal Development Plan of Zone 'E' approved by Technical Committee & Authority. Based on approval, Public Notice for inviting objections / suggestions issued on 10.04.2008.
- Items processed through the Technical Committee DDA :
 - Matter regarding 80' wide road passing between M/s Aviation Employees CHBS Ltd. & Jitar Nagar

Colony in East Delhi.

- Change of land use of Wazirabad road related to Police Housing and Distt. Jail etc.

- Layout Plans/Modifications approved by Screening Committee :

- Modification in the layout plan of Public & Semi-public Facilities (Institutional) at Karkardooma.

- Modification in the layout plan of Integrated Freight Complex (IFC) at Gazipur in East Delhi.

- Modification in layout plan for Cooperative Group Housing Societies at Vishwas Nagar.

- Modified layout plan of vacant land between Arya Nagar & Jagriti CHBS Ltd. at Karkardooma.

- Utilization plan of DDA vacant land near new Lahore Shastri Nagar in East Delhi.

- Modified layout plan of area of Khureji Khas in East Delhi.

- Layout plan of DDA vacant land (site No.20) near village Hassanpur in East Delhi.

- Disposal of references under RTI Act

- Total references received 181 Nos. w.e.f. 13.10.05 to 31.03.2008
- Pending 1 No.
- Request pending for more than 30 days Nil

9.7 Traffic & Transportation Unit

- ##### 9.7.1 Processing and approval of various Corridor Improvement Plans, Grade Separator Proposals etc :-

- Corridor Improvement Plan of road no.56 from its inter-section with NH-24 (Gazipur crossing) to Anand Vihar Metropolitan Terminal-cum-ISBT. (PWD)
- North-South corridor connecting Gandhi Nagar to Shashtri Park (PWD)

- iii) Proposed flyover at NH-24 bypass (Noida Mor) additional three clover leaves (DDA).
- iv) Grade separator at T-point opp. Sanjay Gandhi Transport Nagar on NH-I, Delhi (PWD).
- v) Ring road bypass from Hanuman Setu (Saleemgarh Fort) along Mugal Bundh passing through Velodrome road and ending at Old ring road near Ferozeshah Kotla (PWD).



Flyover at Wazirpur Depot.

- vi) Proposal for improvement for entry/exit to Commonwealth Games Village from NH-24 (DDA).
- vii) Improvement of circulation at the existing rotary from the road leading to domestic airport and Dwarka subcity (DDA).
- viii) Six lane elevated highway at Badarpur on Mathura Road (NHAI).
- ix) a) Proposal for Bahadurshah Zafar Marg / Vikas Marg Intersection-'A' point.
b) Tilak Marg/Sikandera Road intersection-'W' point.
c) Vikas Marg/Ring Road intersection near Vikas Minar.
- x) East West Corridor connecting Civic Centre/Connaught Place/New Delhi Railway Station with Anand Vihar Metro Station terminal in Trans Yamuna Area.

- xi) Corridor Improvement of Pankha road with its inter-section at Mayapuri Road and Lal Sai Marg near Mata Chanan Devi Hospital.
- xii) Proposal of Grade-separator at the intersection of Pankha Road and Mayapuri road near D Block, Janakpuri.
- xiii) ROB/RUB at Bijwasan railway level crossing at Najafgarh-Bijwasan road (MCD).
- xiv) RUB on railway level crossing at Shalimar Bagh (PWD).
- xv) RUB on existing railway level crossing on Delhi-Karnal Railway line at Rampura between Keshavpuram and Rohtak Road (MCD).
- xvi) RUB on Railway level crossing near Shakurbasti on Delhi-Rohtak Railway line (MCD).
- xvii) RUB on Delhi-Rohtak Railway line at Dayabasti (MCD)
- xviii) RUB on railway level crossing in Kirti Nagar Industrial Area (MCD)
- xix) RUB on Nangloi Sultanpur Railway road (MCD)
- xx) RUB on railway level crossing near Lajpat Nagar (DDA)
- xxi) RUB on the existing railway level



Janak Puri District Centre.

crossing on the road connecting Gulabi Bagh and Roshnara road passing through the existing road from Subzi Mandi Railway Station (MCD).

xxii) ROB at level crossing on Delhi Ambala Railway Line and Narela Lampur Road.

xxiii) RUB on railway level crossing near Mundka.

9.7.2 Other traffic & transportation projects examined and processed :-

- i) Road connectivity proposal between Delhi and Gurgaon (Haryana) ; HUDA, Delhi Govt. NCPRB & MOUD.
- ii) Redevelopment of New Delhi Railway Station.
- iii) Co-ordination of CNG sites.
- iv) Intelligent transport system.
- v) Co-ordination of Parking Policy.
- vi) Setting up of UTTIPEC {Unified Traffic & Transportation Infrastructure (Planning & Engineering Centre)} in DDA. Processed for approval of TT Centre by the Authority and Ministry of Urban Development, Government of India.
- vii) Examined about 20 reference received from LG's office and RWAs etc. regarding issues related to traffic & transport proposals.

9.8 Development Control Wing

- Manual for preparation of Zonal Plans under MPD-2021.
- Status report and coordination of preparation of Zonal Plans.
- Policy for conversion of Primary School / Middle School sites to Senior Secondary School sites.
- Policy for permissibility of Hotel on General Commercial plots in Master Plan level Commercial Centres.
- Various issues related to FAR for Hotels and Motels.
- Authority Agenda regarding Spot Zoning.

9.9 Coordination & 'D' Zone Unit

a) 'D' Zone (6855 Ha. - New Delhi)

- Draft Zonal Development Plan of Zone 'D' prepared and was approved by Technical Committee. The plan was not taken up for consideration in the Authority Meeting as a Plan for NDMC area is being prepared by DUAC. The same is again processed for consideration of the Authority.

b) Other Activities

- Change of Landuse Cases

- i) Land measuring 19.53 ha at Netaji Nagar from 'Govt. office' to 'Residential' and 'Govt. office' to 'Commercial'.
- ii) Land measuring 2.328 ha at Kasturba Gandhi Marg from 'Residential' to 'Govt. office'.
- iii) Construction of Media Centre at Race Course Road from 'Circulation' to 'Residential'.
- iv) Land measuring 12.19 acres at Pragati Maidan from 'Recreational' to 'Govt. Office'.
- v) Land measuring 2 acres of Pocket-9, Rouse Avenue, DDU Marg, New Delhi from 'Govt. Office' to 'Public and Semi Public Facilities'.
- The following change of landuse cases were processed for consideration and approval by Authority. Based on approval by Authority, Public Notice for inviting objections/suggestions has been issued and further work is in process.
- i) Change of landuse of Vardhaman Mahavir Medical College at Raj Nagar, New Delhi from 'Recreational' (District Park) to 'Residential' (Residential and Hostel Complex).
- ii) Change of landuse in respect of 3 acres (approx.) of land adjacent to Delhi High Court at Bapa Nagar from 'Residential' to 'Government Office / Courts'
- Coordination of work relating to Parliament Questions, Monthly progress reports, Annual reports, Annual

administration reports, ATR of LG references / VIP references / VC Public Hearing Cases, DMRC references, personnel matters etc.

9.10 Master Plan Section

- Organized 11 Technical Committee Meetings.
- Issued 26 Public Notices.
- Processed 11 Notifications.
- ATR for Authority Meetings on items related to Planning Department.

9.11 River Yamuna Project

a) Follow-up Actions of MPD-2021

- Preparation and finalization of Draft Zonal Development Plan for Zone 'O' based on the provision of MPD-2021 which was approved by Technical Committee on 01.10.2007 and placed before the Authority on 03.10.07 and 30.10.2007 where it was decided that the proposals on the River Front Development should be taken up for consideration after receipt of reports from the Technical Committee appointed for the purpose.

b) Other Activities

- A background note on River Yamuna / River Front for High Powered Committee was prepared and a presentation made before Hon'ble LG on 12.10.2007.
- The objections / suggestions received in response to proposed land use of 1.7 ha land at Buland Masjid, Shashtri Park from "Agriculture & Water Body" to "Public and Semi-Public Facilities" considered by the Special Screening Board on 4th April, 2007. The change of landuse recommended and was approved by Authority in its Meeting held on 27.06.2007. Final notification of change of landuse issued on 12.10.2007.

9.12 Dwarka Project

a) Follow-up Actions of MPD-2021

- Draft Zonal Plans for Zones K-I, K-II & L prepared and approved by the Authority and have been notified for inviting public objections / suggestions.
- Integrated Village Development Plan for four villages (Pochanpur, Bharthal, Kakrola and Dhulsiras) prepared and after approval the plans have been issued to Engineering Wing for taking up the development work.



Nurturing greenery in Aravali Biodiversity Park.

b) Other Activities

- The Conceptual Plan of Integrated Freight Complex (awarded to DSIDC) approved by DUAC. The Consultants are preparing further details and service plans.
- A study of Integrated Circulation Plan around Airport and Dwarka Sub City assigned to CRRI, has been approved by Technical Committee, DDA.
- A plan of Integrated Metropolitan Passenger Terminal worked out for allotment of land to Northern Railways.
- The site (14 ha.) for International Convention Centre with seating capacity of 12000 plus a Hotel approved.
- The proposal for extension of Metro corridor from Sector-9 to Sector-21, Dwarka taken up.

9.13 Rohini Project

a) Follow-up Actions of MPD-2021

- Zonal Plans of Zones M & N approved by the Technical Committee and the Authority and public notice issued for inviting objections / suggestions.

b) Other Activities

- Prepared Sector plans for Sector 34,35,36,37 & 38 of Rohini which were approved by the Screening Committee.
- Layout Plan of plotted pocket No.1 & 3 in D-Block, Sector-29, Rohini prepared for approval.
- Approval of 220 KV ESS site in Sector-34 and 2 Nos. 55 KV ESS sites in Sector-30 and 28 Rohini by the Screening Committee.
- Layout Plan for Alternative residential plots prepared.
- Revision in the plotted development schemes around Naharpur village, Sector-7 i.e. E-1 to E-5 Pocket (Rohini).
- Approval of revised road alignment plan of UER-III 80 mt. R.W.
- Revised plan of cremation ground in Sector-26 prepared and approved by the Screening Committee.
- Layout Plan prepared for plotted development in Pocket A-3, Sector-34, Ph-IV, Rohini.
- About 1000 possessions of Residential plots in Rohini handed over.

- Number of CNG sites and other land allotment cases considered.

9.14 Building Section

9.14.1 Issue of building permits during the period 01.04.07 to 31.03.08

Unit	Sanction	B-1	Prov. O.C.	NOC/ O.C.	Revalidation
Residential	139	87	-	195	-
Rohini	4789	7	-	112	-
Commercial	74	34	-	83	4
Industrial	5	-	-	12	-
Institutional	58	11	-	23	1
Layout	1	1	3	3	-
Total	5066	140	3	428	5

9.14.2 Revenue received during the above period :

An amount of Rs.15,70,03,629/- was received from auction purchaser/allottee by way of building permits, compounding fee and peripheral charges.

9.14.3 Right to Information Act :

Out of 740 applications under RTI Act received upto 31.03.08, 703 disposed off.

9.14.4 Other Activities :

The references of Supreme Court / High Court Monitoring Committee regarding unauthorized constructions, misuse and encroachments on public land dealt in a time bound manner.



Flyover at Bhikaji Cama Place.

9.15 Housing & Urban Design Wing

9.15.1 North Zone

S No.	SCHEMES Residential Schemes	STATUS
1.	Urban Form for Dheerpur Residential Scheme and Phase-I	DUAC's observations were incorporated in the scheme and the layout revised.
2.	Residential Scheme at Sanjarpur, Dheerpur Phase-II	Scheme being prepared in house, design work in process.
3.	Multi-storeyed Housing at Pitampura near TV tower	Coordination work, construction in progress.
4.	Multi-storeyed Housing at Motia Khan	Work in progress on site. Revisions issued for execution.
5.	Multi-storeyed Housing at Mukherjee Nagar	Drawings issued to engineering for execution at site.
6.	EWS Housing in vacant pocket behind Ram Garh Colony, Jahangirpuri	Layout plan has been approved by the Screening Committee and drawings issued to engineering wing and structural wing.
	COMMERCIAL District Centres	
7.	District Centre at Khyber Pass	The scheme was submitted to DUAC and revised twice following its observations.
8.	District Centre at Rohtak Road	Approved by Screening Committee and to be submitted to DUAC for its approval.
9.	District Centre at Wazirpur, Netaji Subhash Place	Of the remaining plots hotel plots were also auctioned.
10.	District Centre at Shalimar Bagh	Drawings issued to engineering w.r.t. location of ESS.
	Community Centres	
11.	Community Centre Blk. A Shalimar Bagh	Development plan of parking area issued for execution at site.
12.	Community Centre Blk. B Shalimar Bagh	Most of the plots are auctioned and electrification work i.e. ESS has been approved.
13.	Community Centre Lawrence Road Residential Scheme	Draft prepared for change of use (hospital site) with relevant drawings and sent for S.C. meeting.
14.	Community Centre Pitampura Road no.43 near Anukampa Banquet Hall	Scheme was prepared and approved by the Screening Committee and two of the plots for hotels were sent for disposal.
15.	Community Centre Motia Khan	Most of the plots disposed off. Multi level parking plot control conditions revised and sent for disposal.
	Transport Centre	
16.	Transport Centre Rohtak Road	
17.	Timarpur Transport Centre	Conceptual design prepared for facility plots.
	Local Shopping Centre	
18.	LSC (SU) Nehru Vihar	Modified drawings issued.
19.	LSC Gulabi Bagh	Location of mother dairy booth and layout of scooter parking forwarded to IL/CLD branch.
	Miscellaneous Projects	
20.	Commonwealth Games Village	
21.	Haj House at Dwarka	Design scheme prepared.
22.	Bhalswa Golf Course Club	Drawings issued to engineering for various permanent structures such as caddies hut, kiosks etc. Drawings for the club building have been forwarded to the structural wing.
23.	Cricket Pavillion RSKP Pitampur	Revised scheme modified drawings issued to Engg. Wing.
24.	Upgradation of Cremation Ground at Nigambodh Ghat	
25.	Cremation ground near Surajmal Stadium Nangloi	
26.	Multi gym. + Badminton Hall at Ashok Vihar	Proposal being prepared.
27.	Community Halls at 1) CD Block, Shalimar Bagh 2) DA Block, Shalimar Bagh 3) Ashok Vihar, Phase-III 4) Tikona Park, Shahi Idgha	Scheme was approved by competent authority and drawings issued to engineering wing.
28.	Site Coordination Correspondence and RTI	



9.15.2 South Zone

A. HOUSING (in House)			
Sl. no.	Name of the Scheme	Project Status	Remarks
1.	SFS housing at Sector 9 - A, Jasola. Number of DUs 400 Area of Scheme 2.55 Ha	All local bodies clearances sought. Detailed Working drawings along with the development plan were prepared incorporating the revisions as suggested by CDO / Structure. The drawings have been further issued to Engineer Deptt. for execution.	
2.	112 HIG DUs at D - 4, Vasant Kunj	Four storeyed houses as per the already approved layout plan are being made available for construction due to finalisation of the road alignment of Mehrauli Mahipalpur road up to Masoodpur from Technical Committee.	
3.	Two room lounge housing Sector - 10B, Jasola. Total No. of DUs. 330 Area of Scheme 1.01 Ha	Working drawings were prepared incorporating the CDO observations. Detailed Drawing issued to Engineering Deptt. for tendering and execution.	Under execution & being co-ordinated with engineering deptt. regularly.
4.	Two room + lounge housing opposite Golf Course at Lado Sarai. Total No. of DUs. 220, Area of Scheme 0.95 Ha	Detailed working drawings prepared.	Change of land use incorporated in the zonal plan by planning deptt. Notification still awaited.
5.	Two room + lounge east of D-6, Vasant Kunj. No. of DUs 860 Area of Scheme 3.3 Ha	The revised proposal was prepared and got approved from the Screening Committee. Further detailed working drawings incorporating the services and structure plan were prepared and issued to Engineering Deptt. The project is under execution in regular coordination.	The work is under execution and site coordination with Engg. Deptt. is being done for finishes on regular basis.
6.	Two room + lounge at Molar Bund No. of DUs 690 Area of Scheme 2.5320 Ha	Detailed Drawing issued to Engineering Deptt. Work awarded and being coordinated on regular basis	Under Execution. Almost 5% Civil work is over.
7.	140 LIG houses at Pkt. 12 Jasola	Part of the already approved layout plan which was under encroachment got vacated and hence the construction of the houses taken up.	Site coordination with Engg. Deptt. is being done on regular basis.
8.	9B Jasola, 3 bed room unit with servant room. Plot area 3.76 Ha Number of DUs 480	The proposal was approved from the SC meeting and the compliance of DUAC observations are being done.	
9.	Multi storeyed three bed room with servant quarter, staff flats and club building at B-4, Vasant Kunj 200, DUs	The project was considered in the screening committee. The project is being revised as per the visit of VC.	Revised comprehensive plan of club cum MS housing ready for the consideration of the SCM.

B. HOUSING (consultant)			
Sl. No.	Name of the Scheme	Project Status	Remarks
1.	Mass housing near Sultan Garhi, Vasant Kunj. Total no. of DU's 852 HIG - 416, MIG - 311, LIG - 125, Plot area approx. 6.15 Ha	Consultancy project by M/s Summit Maity & Associates. Structural changes due to revised code & thereby minor changes in architectural drawings as a result is being redone by consultant. Extention of agreement is also sought.	
2.	Housing on additional 2 Ha Site between Maga Housing and Ridge Line, Sultan Garhi Vasant Kunj. MIG 268 DUs. LIG 94 DUs. Area of Site 32 Hect.	Approval from Airport Authority of India for height clearances have been sought. Services drawings already submitted to DJB & MCD. Drawings issued to Engg. Deptt. for execution & tendering.	Under Tendering & Execution.
3.	Housing on turnkey basis near Sultan Garhi	Coordination with Engg. deptt. for finalization of architectural finishes. The project is at completion stage. Turnkey Project (M/s Ahluwalia Contractors).	Under Execution almost 95% civil work is over.
	LIG 305		
	MIG 350		
	HIG 140		
	Total DUs 795 Area of Scheme 36,000sqm		
4.	2,304 Mega Houses behind Sector D, Pkt - 6 Vasant Kunj	Consultant M/s Submit Ghosh & Associates, agreement is being extended & under process.	Work is under execution.
5.	In situ rehabilitation project at Tehkhand. Public private partnership model	The work has been awarded. Part layout plan showing EWS housing was reviewed and observation / suggestions forwarded for incorporation.	Work awarded.
6.	In situ rehabilitation project Kalkaji Extension	A Conceptual proposal was prepared in house & was presented to Hon'ble LG. The prototype model as approved has been utilised for the similar projects in Delhi.	Tender for DPR have been called by the Engineering Deptt.
C. COMMERCIAL			
(i) District Centres			
1.	Nehru Place District Centre Phase - II Area = 10.6 Ha No. of plots = 8	Because of the Metro corridor passing the Nehru Place Ph. II project, revision in the Lop of NP Phase II is to be reworked out. Line alignment project is being reworked out. Coordination in preparation of technical bid for Multi-level cum commercial plot on PPP.	
2.	Upgradation of Nehru Place Phase - I	Detailed drawing along with specifications of Kiosks, Boundary wall, Signages and Illumination towers issued and tendering on BOT basis is underway.	Facility kiosks on PPS mode awarded.
3.	Upgradation of Bhikaji Cama Place	The plots of multi-level parking-cum-cultural-police-station as already approved by SCM.	
4.	Saket District Centre Total Area = 21.4 Ha No. of Plots =21	All the plots have been disposed.	ESS location are being reconsidered.
5.	Non-hierarchical Commercial Centre Jasola, (Distt. Centre) Site Area 18.2 Ha, No. of Plots 14	All the commercial, hotel and multi-level parking plots have been auctioned. The informal sector has been amalgamated as plot no17a and 17b to be developed as a Haat Bazaar The development work is under progress.	

6.	Shopping Mall Vasant Kunj Phase - II, Area = 19.13 Ha No of Plots = 14	Co ordination with consultant Architect & auctioned purchaser regarding Architectural works.	
(ii) COMMUNITY CENTRE			
1.	CC Alaknanda Kalkaji Area = 3.3 Ha, No. of Plots = 10	Project was approved in the screening committee and the commercial plots have been auctioned.	Co-ordination with engineering deptt. for development works.
2.	CC Okhla Phase I	Project was approved in the screening committee and the commercial plots have been auctioned.	Co-ordination with engineering deptt. for development works.
3.	CC, A-14, Kalkaji	The revised layout plan is being prepared as per the Master Plan 2021 and is under the process to be put up in SCM.	
D. HERITAGE PROJECTS			
1.	Archaeological Park Mehrauli	Detail drawings of boundary and entrance gate, upgradation of Quli Khan's tomb area, rejuvenation of water body near Quli Khan tomb, signages, pathways etc. are sent to ASI for obtaining NOC. NOC obtained. Engineering Unit has initiated preparation of PE award of contracts. Proposal of Revival of Garden Jharna and restoration of Hauz Shamshi Talaab has been prepared and has been sent to ASI for obtaining NOC. NOC is awaited.	Mehrauli Archaeological Park management wing is proposed in consultation with ASI and INTACH. Court case Heritage and Culture forum vs. UOI is ongoing for Garden Jharna and Hauz Shamshi Talaab.
2.	Integrated Conservation / Urban design plan of Sultan Garhi & its precincts	NOC has been received from ASI for Landscaping and restoration of five monuments in Sultan Garhi. Delhi Chapter INTACH has already completed restoration work in five ruins. The 9th meeting of DUHF has approved the restoration of remaining ruins by INTACH. PE has been sent to ASI for vetting as per Hon'ble LG's directive.	Apart from the Sultan Garhi Archeological Park, process for carving out Hotel Sites and DDA Heritage Habitat Centre is also under developing stage in the PSP area. The planning unit has been reconsidering about the Hotel Sites and Habitat Center after discussion with MOUD.
3.	Memorial for First War of Independence 1857	Few sites Coronation park, Kashmere Gate and Qudsia Bagh were initially selected for the memorial. Powerpoint presentation were also prepared and presented to Hon'ble LG, Ministry of Culture, GoI etc. National Level design competition is also in the programme.	A committee has been formed under the Chairmanship of EM and with the members of DUAC for final decision of Site for the memorial.
4.	Conservation of Anglo Arabic School, Ajmere Gate	Works in the internal courtyard complete. Jharokha in the main building, which has become fragile due to weathering, has been consolidated. In the 9th Meeting of DUHF Hon'ble LG has	Currently the Engg. Unit is preparing the onsite verification of

		approved one time repair and renovation for the entire building complex as per request of Delhi Education Society. Drawings issued for the Forecourt.	structures to be demolished, and removal of malba from the site.
E. SPORTS COMPLEXES			
1.	Sports Complex at Jasola	Additional facilities - Covered Badminton court, Aerobic Hall and Pavillion block have been provided and the same approved from the screening committee. The drawing have been issued to Engg. Deptt.	Swimming pool proposal also got approved from SCM
2.	Mini Sports Complex at CR Park	Conceptual design of Facility block, Restaurant and pavillion with change rooms and toilet were prepared and approved from screening committee. Detail working drwgs. in coordination with CDO have been prepared and issued to Engg. Deptt. for tendering.	Restaurant plot sent for disposal
3.	Badminton and Squash Court at Siri Fort Sports Complex for Commonwealth games 2010	Review and approval of venue brief document forwarded by organising committee and developed by EKS. Coordination with M/s IRG for environment impact assessment. Coordination with financial & detailed consultants is in progress.	Approval of DUAC obtained for both the venues. Approval of ASI also obtained for Siri Fort.
4.	Additions / alterations in the existing Standard design of Multi - Gym building	The revised drawings have been prepared and sent to the Director (Sports) for necessary approval	
5.	Club Building for the Qutub Golf Course at Lado Sarai.	The tender drawing for appointment of architectural consultant was done & RFP document prepared.	Consultancy bids received & under scrutiny.
F. MISCELLANEOUS			
1.	LSC Madangir	Revision in the layout plan, which includes plot for the multi-storeyed building, parking plot and community hall got approved from SCM.	MS Plot sent for disposal.
2.	Multi Level Parking at Bahais Temple & Parking lot at ISKON Temple (Astha Kunj)	Coordination with the Engg. Deptt. and CLM. Drawings have been already issued.	
3.	LSC A -2 Vasant Kunj	Layout plan got approved from Screening Committee & the same was issued to Engineering Deptt. Commercial Plot has been disposed off.	
4.	LSC D -2 Vasant Kunj	Layout plan got approved from Screening Committee & the same was issued to Engineering Deptt. and Lands Disposal.	
5.	LSC Pocket 6 Jasola	Layout plan got approved from Screening Committee & the same was issued to Engineering Deptt. and Lands Disposal.	
6.	CSC on Plot no. 52EPDP Colony	Revision in the Layout plan got approved from Screening Committee & the same was issued to Lands Deptt. for further action.	
7.	Community Hall at Alaknanda, CC	Architectural detailed drawing prepared & got approved from Screening Committee. The same was issued to Engineering Deptt. for further action.	
8.	Community Hall in South East zone - Village Tehkhand, Harikesh Nagar, 10B Jasola, Pkt. 11 Jasola	Proposal for Community Hall was approved in the SC. Detailed drawings have been issued to Engg. Deptt. for tendering and execution.	Tendering under process.

9.	Community Hall in South West Zone - Sector D, Pkt. 6, Vasant Kunj & Community Hall Mahipalpur Village	Proposal for Community Hall was approved in the SC. Detailed drawings have been issued to Engg. Deptt. for tendering and execution.	Tendering under process.
10.	LSC Badarpur	Revision in the Layout plan got approved from Screening Committee & the same was issued to engineering & Lands Deptt. for further action.	Proposal sent for ASI Approval.

9.15.3 East Zone

a) Commercial Projects

i) District Centre

- CBD Shahdara :

- Ino. Hotel plot sent for auction.

- Mayur Vihar :

- Up gradation of drain in front of D.C.- Dwg. issued to Engg. Wing for n/a.
- 2 Nos. service apptt. Plots sent for auction.

- Shastri Park :

- 1 no. plot for auction

- Laxmi Nagar :

- Stall drg. Under+9'-0" lvl. Piazza revised and issued for construction.

- Mandawali Fazalpur Near Engineers Apptt. :

- Scheme got approved from DUAC. (Revised scheme under preparation as per new feasibility report.)

- Mandawali Fazalpur Near Utsav Ground :

- 3 nos. plot sent for auction.
- Scheme under revision as per MPD-2021.

- Kondli Gharoli, Sector 'A'.

- 1 no. hotel plot auctioned.

- Vivek Vihar :

- 1 no. hotel plot auctioned.

iii) Local Shopping Centre

- LSC at Kondli Gharoli, Sector 'A'

- Working dwg. prepared for DDA block.
- Scheme got approved from S.C. as per MPD-2021.

- LSC at Karkardooma CGHS near CBD Shahdara :

- Working dwg. prepared for DDA block.

- LSC at Karkardooma Institutional Area Opp. District Court, Shadara

- Working dwg. prepared for DDA block.

- 2 Nos. LSC at Kondli Gharoli at Mixed Housing Sector :

- Single unit plot auctioned.

- LSC at Balaji Hospital, Mandawali Fazalpur

- Single unit plot auctioned.

- LSC at Vasundhara Enclave near Abhiyant CGHS :

- Scheme got approved from S.C. and sent for auction.

iv) Convenient Shopping Centre



Bhikaji Cama Place District Centre.

ii) Community Centre

- Yamuna Vihar :

- 1 no. of Hotel plot put up for approval.

- Anand Vihar :

- Scheme submitted to CFO for approval.
- 1 no. plot sent for auction.

- CBD at Balaji Hospital :
 - Scheme got approved from S.C.

- CSC, Gagan Vihar :

- Drg. issued for construction.

- CSC, Kondli Sector 'G' :

- Drg. issued for construction.

- CSC, Yamuna Vihar B-5 :

- Drg. issued for construction.

- CSC, Mayur Vihar Ph-II Pocket 'F' :

- Scheme got approved from SC.

- CSC, Chilla CGHS :

- Scheme got approved from S.C.S

b) Housing

- 300 DU's EWS Housing at Kondli Ext. :

- Working drgs. issued for construction.

- 1350 DU's EWS Housing at Konldi Adjoining Noida.

- Working drgs. issued for construction.

c) Micellaneous Projects

- Swimming Pool at Chilla :

- Deal drgs. issued.

- Covered Badminton Court At Chilla :

- Drgs. revised and issued to engineering wing.

- Staff Club-Mayur Vihar Ph-II :

- Scheme got approved from S.C.

9.15.4 Dwarka

- a) City Centre, Dwarka : Approved by DUAC. 4 hotel plot and 4 commercial Plots sent for disposal. All drawings issued to Engineering Wing for demarcation of road network and services.

- b) Community Centre Sector-6, Dwarka : Scheme approved by DUAC. Two plots will be sent to Commercial Lands branch for disposal. Disposal conditions being worked out.

- c) Community Centre Sector-17, Dwarka : Proposal for Community Centre approved by Screening Committee. One plot will be sent to Commercial Lands branch for

auction and drawings of the portion to be developed by DDA sent to Engineering Wing for implementation.

d) Convenient Shopping Centres :

1. CSC HAF Pkt.-1, Sector-9, Dwarka : Revised proposal as per MPD-2021 approved by Screening Committee.

e) Housing Projects :

1. 2 bed room multi-storey housing Pkt.2, Sector-16B approved by Screening Committee. No. of DUs 346.

2. 3 Bed room multi-storey apartments Sector-19 B Dwarka Ph-II approved by Screening Committee. No. of DUs 1240.

3. 3 Bed room multi-storey apartments Sector-14 Dwarka approved by Screening Committee.

4. Multi-storey 2 bed room housing at Bakkarwala scheme approved by DUAC. No. of DUs 240.

5. Multi-storey 2 bed room housing at Sector-19 B Pkt.3, Dwarka. Scheme approved by DUAC. No. of DUs 342.

- f) Bharat Vandana Prangan, Sector 20, Dwarka: Being put up before the Screening Committee.

g) Community Halls :

1. Isolated Pkt. 5A near Mirzapur, Dwarka : Scheme approved by Screening Committee.

2. Village Kakrola Dwarka : Scheme shall be put up before screening Committee.

9.15.5 West Zone

1. District Centre Rajendra Place : Two level parking with Restaurant at Plot 9A approved by Screening Committee. Drawings sent to Engineering Wing for execution.

2. Sub District Centre Hari Nagar : Scheme approved by Screening Committee. Hotel plots sent for disposal.

3. Community Centre :

- a) Block-H, Vikaspuri : Approved by Screening Committee, observations received from DUAC being incorporated.
- b) Paschim Vihar Block-A : Revised scheme approved by Screening

Committee. Layout plan issued to Engineering Wing for up-gradation work.

4. Community Hall at 512 MIG Flats Rajouri Garden : Approved by Screening Committee. Drawing issued to Engineering Branch for implementation.

9.15.6 Rohini & Narela

A (i) Housing Projects

	Remarks
1. 2800 EWS DUs at Site-1, Sector-34, Rohini	The scheme stands approved from Screening Committee and further details are under preparation.
2. 3060 EWS DUs at Site-2, Sector-34, Rohini	The scheme stands approved from Screening Committee and further details are under preparation.
3. 3510 EWS DUs at Site-3, Sector-34, Rohini	The scheme stands approved from Screening Committee and further details are under preparation.
4. 3300 EWS + LIG DUs at Site-4 Sector-34, Rohini	The scheme stands approved from Screening Committee and further details are under preparation.
5. 2280 EWS + LIG DUs at Site-5 Sector-35, Rohini	The scheme stands approved from Screening Committee and further details are under preparation.
6. 2010 EWS DUs at Site-6, Sector-34, Rohini	The scheme stands approved from Screening Committee and further details are under preparation.
7. 256 DUs 2 Bedroom multistorey housing, at Sector-19, Rohini	The scheme stands approved from DUAC and the working drawing & details are under preparation.
8. 316 DUs 2 Bedroom multistorey housing, at Sector-26, Rohini	The scheme stands approved from DUAC and the working drawing & details are under preparation.
9. 483 DUs 2 Bedroom multistorey housing, at Sector-A9, Narela	The scheme stands approved from DUAC and the working drawing & details are under preparation.
10. 5080 EWS DUs at Siraspur	The scheme stands approved from Screening Committee and further details are under Preparation.
11. 1190 EWS DUs at Sector-4, Rohini	The scheme stands approved from Screening Committee and further details are under Preparation.
12. 2630 EWS DUs at Sector-26, Rohini	The scheme stands approved from Screening Committee meeting and further details are under Preparation.
13. 560 DUs Multistorey housing, at Sector-29, Rohini	The scheme stands approved from DUAC and the working drawing & details are under preparation.
14. 300 LIG DUs in Pkt-I, Sector-28, Rohini	The scheme stands approved from Screening Committee and housing under construction.

A (ii) Miscellaneous Projects

1. Sports Centre at Narela
- Detail drawings were prepared and sent to Engineering Wing.

A (iii) Project to be taken up to March-2008

1. Community Hall at Sector-24, Rohini.
2. Community Hall in PSP Area-2, between Sector-21 & 23, Rohini.
3. CSC / Services Centre at Sector-24.
4. Two No. CSCs at Rohini.

B. Commercial Projects	Remarks
1. LSC No.7, Sector-3, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
2. CSC at Sector-23, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
3. CSC at Sector-11, Ex. Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
4. CSC No.4, Sector-11, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
5. CSC No.6, Sector-11, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
6. CSC No.7, Sector-11, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
7. LSC No.4C, Sector-3, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
8. CSC No.4, With Service Shops in Sector-21, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing & Drawing sent to lands department for disposal.
9. CSC No.2, With Service Shops in Sector-22, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing & Drawing sent to lands department for disposal.
10. CS/OCF No.2 (Service Centre) in Sector-24, Rohini-III	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing & Drawing sent to lands department for disposal.
11. CSC No.1, Sector-11, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
12. CS/OCF No.2 (Service Centre) in Sector-21, Rohini-III	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
13. CSC at Pkt.E, Sector-1, Avantika, Rohini	The scheme stands approved from Screening Committee and drawing issued to Engineering Wing.
14. Community Centre in Sector-7, Rohini	The scheme stands approved from Screening Committee, DUAC and drawing issued to Engineering Wing.
15. Community Centre in Sector-15, Rohini	The scheme stands approved from Screening Committee, DUAC and drawing issued to Engineering Wing.
16. Community Centre in Sector-16, Rohini	The scheme stands approved from screening Committee, DUAC and drawing issued to Engineering Wing.
17. Community Centre in Sector-21, Rohini	The scheme stands approved from Screening Committee, and drawing issued to Lands Department for disposal.
18. Community Centre in Sector-25, Rohini	The scheme stands approved from Screening Committee, and drawing issued to Lands Department for disposal.

9.16 LANDSCAPE & ENVIRONMENTAL PLANNING UNIT

9.16.1 Delhi, the Capital of India, is fortunately one of the greenest metros in the country and DDA, the first Urban Development Authority in India emphasizes on continuous development, up-gradation and maintenance of green areas, which form the lungs of the city. DDA has also conserved the natural features like River and Ridge and developed open spaces in the form of Regional Parks, District Parks, Green Belts, and Neighbourhood Greens etc. to cater to the growing urban populace of this city.

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

- a) Projects include designing and policy decision, related to Regional parks as per norms laid down in the Master Plan.
- b) Designing of all the District Parks under the jurisdiction of DDA, along with Neighbourhood parks, Play fields, Children Parks and other small parks in residential areas is also done.
- c) Sports facilities proposed in DDA green areas for providing healthy environment and improving quality of life.
- d) Special projects like Bio-diversity Parks, Golf Course, reclaiming sanitary landfill sites (Indraprastha Park), River Front Development, Aastha Kunj and Heritage projects like Tughlaqabad have been also taken up in the Landscape Unit. The concept of watershed-development, harvesting and conservation of rain-water and recharging of underground water is also adopted in the planning.

9.16.3 Projects undertaken by Landscape Unit during the year 2007-08

I. Aastha Kunj

Aastha Kunj has been conceived as a landscape project which caters to the urban

requirements in a unique way. Spread over an area of 200 acres, in serene natural environs, which enhance the proximity of varied centers of worship like Bahai Temple, Kalkaji Temple and Iskcon Temple and act as extended spaces to these temples. Moreover, being near to the Nehru Place District Centre, and neighbourhood areas like Kailash Colony & Sant Nagar, the park objective is also to cater to the urban needs of the above mentioned areas. The zoning for the park has been thoughtfully done according to the location and proximity of the surrounding areas of the site.

All zones of the park are under development i.e Urban Park Facilities, Neighbourhood Facilities, Festive Congregation Zone, Socio - Cultural Zone and the Arboretum. Various specific areas like Amphitheatre, Fountain Plaza, Congregation Areas, are almost complete.

II. Yamuna Bio-diversity Park (Ph - I & II)

Phase - I

The noble idea for developing Biodiversity park in Delhi was floated by the then Hon'ble L.G. It is being developed in collaboration with The Delhi University. It is located near Wazirabad (Outer Ring Road) over an area of 156 acres. The mission of the Biodiversity Park is to serve as a repository and heritage of Biodiversity of Yamuna River basin with ecological, cultural and educational benefits to the Urban Society.

- A Nature Interpretation Center, highlighting the cultural and ecological history of Yamuna has been developed.
- The infrastructure in visitor's area like Food Kiosks, Parking has been developed.
- The lost ecosystems are being recreated in this area.
- The meandering water body and wetlands have been created.
- There is an increase in Avifauna in these wetlands and even migratory birds have been spotted.
- Poly houses, Net house & Pump house are constructed at site.
- Butterfly Park, Herbal Garden have already

been developed.

- Bamboo Bridge, shelter & toilets have been constructed.
- Amphitheatre is under development.
- Ayurvedic huts and pergolas in Herbal Garden will soon be constructed.

Phase - II

Includes an area of 300 acres of flood plains close to riverfront. The terrain is composed of marshland shallow waterbodies, deep waterbodies as well as flat plains. YBP Ph - II will be developed into a network of wetlands, grasslands and flood forests. Following features are proposed in the scheme.

- A network of varied wetlands will be developed.
- Grasslands will be developed between various kinds of development.
- Various flood plains & forest communities characteristics of Yamuna River Basin will be established.
- Biodiversity Village, facility of overnight camping with dormitories & family accommodation, Nature interpretation center, Auditorium.

Some fascinating sightings at the Aravali Biodiversity Park.



III. Aravali Biodiversity Park

The Aravali Biodiversity Park was initiated in the year 2003 in collaboration with The University of Delhi. The site is located between Vasant Kunj and Vasant Vihar over an area of 690 acres. The site is a spur of Aravali hills, which is also facing a large number of threats that has disturbed its natural ecology. The mission of the

Biodiversity Park is to serve as a repository and heritage of biodiversity of the Aravali mountain system with ecological, cultural and educational benefits to the urban society and having cultural values. The park will help in imparting education, in restoring ecological balance and directly augment Delhi's life support system.

IV. Golden Jubilee Park (Yamuna River Front Development)

Phase - I

An area of 83 Ha. is being developed under the scheme in the first phase at the western bank of River Yamuna behind Samadhi area, between the Old Railway Bridge and ITO. The Landscape scheme incorporates Active and Passive recreational Zones with activities like amphitheatre, arrival plazas, information centre, exhibition spaces, food courts, children's play area, maintained greens, pedestrian walkways, cycling tracks etc. forming a part of Active Zone. The passive zone has a number of water bodies with pedestrian trails and cycle tracks meandering through the site. The passive area has been designed to provide a serene and calm environment as compared to event-oriented Active area. A water body has been created on existing rivulet in Active area.

Phase - II

This is the next phase of the Pushta project. The project is now named as Golden Jubilee Park to commemorate the 50 yr celebrations of DDA. In addition to the type of features in the Phase - I, the area within the second category i.e., the loop formed by the bandh would be safe from the 100 year flood danger and therefore has been reserved for more permanent design like, interpretation centre, aquarium, craft bazaar etc. Also the untreated drains running through the site would be cleaned and used as a waterbody within the site along with large congregation areas.

V. Up-gradation of Sanjay Lake Green, Trilokpuri

This is an old Landscape project, which was developed as a 140 acres land, which included 25 acres of lake area. This area is located strategically

along the National Highway no. 24 and is the only recognizable large green in East Delhi. It is proposed to be redeveloped in a systematic procedure fulfilling the basic facility other than upgradations. DTTDC is developing a Soft Adventure Park, Ramlila / Mela Ground with parking as per norms and an independent entry from the 24m wide roads from Khichripur side. Additional Pedestrian and Vehicular entries are proposed at various strategic entry points all along the green. Landscape spaces are to be carved out within existing elements, to revive the total site as a happening, open Lung space. Fresh plantation scheme is also proposed.

The various Landscape features that are under design process are - Entry from NH - 24 and other entries, Duck Enclave, Function site, Sit-Outs, Water edge development, Jetties, Areas for migratory birds, Additional fountains within lake, Trails, Children Park, Fitness Trail.

VI. Commonwealth Games Village

Ministry of Environment & Forest (MOEF), Govt. of India, has put coordination no. V under the head 'India Development / Constitution phase - I', that development of green belt shall be done in consultation with Council of Forest Research & Education, Dehradun. Concept of plantation in green belt along railway line (on railway owned land) has been developed by LS Unit. The plantation is to be done keeping in mind the high noise level energizing from the railway track, which needs to be curbed. Also the view, of and to the Akshardham Temple has been respected. Other major design constraints are the extensive Keekar and diseased Eucalyptus trees already existing on the site, and the time constraint wherein the plantation has to be fully matured for the International games to be held in 2010.

VII. Development of waterbodies on designated sites.

Under directions of Hon'ble High Court of Delhi, DDA has undertaken the revival, maintenance and improvement of a number of water bodies in Delhi, in an ecological & sustainable manner. Landscape Plan for development of approx. 30 water body sites has been prepared by LS Unit and approved for

development.

VIII. Landscape Plan of Green area in residential Scheme at Dheerpur

The site of approx 7.0 ha. is almost flat, bounded by proposed commercial area on Northern side and Residential Scheme on the other three sides. This site is irregular in shape. Four pedestrian entrances have been proposed from all the sides; so the potential of the area can be fully utilized by residents & users of commercial facility. A meandering waterbody is proposed in the centre as per the site condition. Around the waterbody maintained lawns & sitting areas for passive recreation have been proposed. On the Eastern side, Children Play area & Multipurpose field is proposed to cater to the requirement of residents.



IX. Landscape Plan of Mango Orchard at Nangloi Syeed

The landuse of this area is "recreational" and forms a part of the Protected Forest. The site is irregular in shape abutting the Najafgarh Nala. A vehicular road on the southern side divides the site in two unequal parts. The southern half has developed parks, a cremation ground and a thickly wooded area. The site is full of varied varieties of plantation of fruit trees and other species as well. A hierarchy of kuccha pathways of varying width are proposed on site to make the various parts of the orchard accessible to general public. Various fruit varieties are allocated in the different parts of the orchard based on the seasons of their fruiting. Flowering varieties of trees & shrubs are also proposed for visual respite. Shelters in bamboo & thatch are also proposed alongwith other seating spaces. A large

nursery approx 1ha. in size is also proposed. An additional area measuring 1ha. has been allocated for the graveyard next to the existing Cremation Ground.

X. Landscape Plan / Concept Plan of Amir Khusro Park near Nizamuddin

The site under reference is Recreational area



Water Lily blooming in full glory in one of the artificial lakes developed by DDA.

as per Zonal Plan. The land at present is with L&DO and has lot of encroachments. The total area of the site including built structure is 13.23 acres. The encroachment on this land shall be taken up for the appropriate action by the concerned agency. There are two very old structures, which have been listed in the INTACH records. The site has large number of indigenous trees and a trench along Eastern side.

Amir Khusro Park has been planned so that the residents of Nizamuddin are able to utilize the facilities provided as per their neighbourhood requirement. The park has been provided with Play fields, Cricket Pitches, Entrance Plazas, Sitting areas and Children's Play area etc.

XI. Upgradation of District Park at Sirifort.

This is a Master Plan green of approx 12.0 ha area. The green area is partly developed with fully-grown trees, jogging track with fitness trail. The Old Fort Wall ruins are spread all over the site. Wireless station is a dominating part of the site. The fitness trail along with shelters has been reorganized as per site condition. The multipurpose play field has been earmarked on the northern side near waterbody, where open space is available at site. The old structure near

waterbody has been proposed to be developed as toilet.

XII. Concept Plan of Bhalswa Recreational Complex

Bhalswa Lake Complex is spread over 92 ha. It is proposed to develop this area as Recreational cynosure for North Delhi by involving the Private developers on Public private partnership basis. A concept proposal for total area is being worked out by IDFC, appointed as consultant for the project. It broadly subdivides the entire Bhalswa Lake Complex into 8 land parcels and following activities have been proposed - craft bazaar, aquarium, student's hostel, marriage halls, meditation center, gaming zone, water sports etc.

XIII. Landscape Plan of green area over proposed covering of Nala, Lajpat Nagar

An approx 1.8 k.m. stretch of Nala from F Block to I Block, Lajpat Nagar, with width 12 to 14 m is presently an open drain which will be covered, and area above will be used for Jogging, relaxing etc. A jogging track for joggers, sitting / relaxing area for shoppers with planters & shaded areas accentuating the access would be provided.



Follow the leader. A scene at a DDA developed water body.

XIV. Landscape Plan of Sanitary Landfill site at Mukarba Chowk

The Sanitary landfill site in Northern Delhi is in two parts & is an active landfill site with levels difference up to 20m. Limited workable areas are available at different levels of the site. The development of the landfill site is to be done with great care & scientific input.

A large entrance plaza has been proposed

from NH - I side. In the vicinity, food court, public plaza & children's park are proposed. A second entry has been proposed from Residential Colony side & facilities like multipurpose area & festival congregation area are provided there. The areas having 10 - 15% slope, will be developed as sloped terraces at different levels for passive recreation & aesthetical enhancements, Sculpture Park, Go carting, Amphitheatre etc. In areas with slopes between 15 - 18%, Adventure Park, adventure trail, sculpture & nature trails are proposed. In areas having steep slopes i.e. >30% large-scale afforestation is proposed. The steep slopes are to be stabilized by ground covers and grassing initially. The water catchment zone has been proposed at the lowest point on the Northern end. The site when developed will act as a landmark entrance for Delhi

XV. Other Landscape Schemes prepared in 2007-08

The green areas in Delhi are in great demand by the local bodies and overwhelming response is received from the public in terms of participation and interest. Some of the Parks, Play Fields and Sports Complex designed / under development are listed below :-

- Redevelopment of Entrance Plaza Park near OHT Tank at Najafgarh Road.
- Fitness trails in various greens of DDA.
- LS Plan for enhancement of green area around Shanti Stupa.

- LS plan of green area at Isolated Pkt. 5(A) near Mirzapur.
- LS design of part Distt. Park at Vishnu Garden, Khayala.
- LS Plan of Play area at Sec - XI Dwarka.
- LS Plan of Sec - 16 near village Kakrola Ph - II, Dwarka.
- LS Plan of Park at A Block, Sec - 15, Rohini.
- LS Plan of green adjacent to Distt. Park at Ashok Vihar - III

XVI. Other activities

Every year a Flower Show / Garden festival is organized by DDA in which participants from all over Delhi and private nurseries take part. This year, the Flower Show was held in Swarn Jayanti Park, Rohini in the month of March 2008. Landscape Unit played a vital role in organizing the Flower Show and judging various entries of the competition.

Various Power point presentations have been prepared for projects like Yamuna River Front Development, Bhalswa Recreational Complex, Coronation Park, Aamir Khusro Park, and Biodiversity Foundation, Sanitary Landfill site at Mukarba Chowk, etc.

A Biodiversity Newsletter is also published quarterly by DDA in which inputs from Landscape Unit have been given to the Chief Editor Prof. C.R. Babu. Director (LS) is in the Editorial team of the same.

Dir (LS) is also a member of all committees related to creative initiatives like printing of calenders, Vikas Varta and printing of material for Golden Jubilee celebrations. Dir (LS) is also a member of naming authority and member secretary for Biodiversity Foundation, Adoption of Park scheme.

DD - II is a member of a committee where in report on B.O.T. facility is to be prepared. DD - I & DD - II are also member of core-group for Common Wealth Games Village & venues. Contribution is also towards planning of Urban Villages, Adoption of Park scheme.



Blooming flowers in a riot of colours in a DDA park.

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, 41 more schemes have been launched till date. Out of the total 42 schemes launched so far, only 2 schemes are live. So far DDA has made 3,71,215 allotments as on 31.3.2008 under various schemes as per detail given as under :-

Name of the Schemes	Allotments made
Housing General Scheme	65,590
New Pattern Registration Scheme-1979	1,69,391
Self Financing Scheme/VVAY	53,938
Ambedkar Awas Yojna-1989	17,918
Expandable Housing Scheme, 1995-96/ NHS/Sharmik Awas Yojna, etc.	22,352
Janta Housing Registration Scheme-1996/ Punjab & Kashmir Migrant/Motia Khan	21,632
Retiring Govt. Servants/JK Mig. (RPS)	1,015
Miscellaneous	440
HIG	3,337
Government Organizations	4,670
Jasola Janta Tenements-2003	2,252
TBRHS (MIG) 2004	2,356
Festival Housing Scheme-2004 (HIG-1287 + MIG-862 + EHS-357)	2,506
New Housing Scheme 2006 (HIG-1504 + MIG 2018 + EHS 296)	3,818
Total	3,71,215

10.2 Latest position of the Housing Schemes

10.2.1 New Pattern Registration Scheme-1979

The NPRS-1979 was launched in the year, 1979 for allotment of flats of MIG, LIG & Janta categories. This scheme was on All India basis.

Details of the flats allotted under this scheme are as under :-

Category	Total No. of Registrants	No. of flats allotted	Backlog
MIG	47,521	46,278	Nil
LIG	67,502	68,825	Nil
Janta	56,249	54,288	Nil
Total	1,71,272	1,69,391	Nil

* The difference in Registration and allotment / backlog is due to cancellation/surrender or conversion to other schemes.

10.2.2 Ambedkar Awas Yojna, 1989

This schemes was launched in the year 1989 to make up the deficiency of 25% of SC/ST registrants of NPRS-79 registrants. Under this scheme 20,000 person were registered for allotment of MIG, LIG and Janta flats. Category-wise details of allotment are as under :-

Category	Total No. of Registration	No. of flat allotted	Backlog
MIG	7,000	5,902	Nil
LIG	10,000	9,028	Nil
Janta	3,000	2,988	Nil
Total	20,000	17,918	Nil

Following reservations were made in this scheme :

1. 1% P.H.
2. 1% Ex-Servicemen
3. 1% War Widows

10.2.3 Janta Housing Registration Scheme 1996

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

1. 25% SC/ST
2. 1% Ex-servicemen
3. 1% P.H.
4. 1% War Widows
5. 2% War Widows with children

The latest position of the allotment is as under :-

Category	Allotments made	Backlog
20,000	19,037	Nil

10.2.4 Vijayee Veer Awas Yojna, 1999

Vijayee Veer Awas Yojna was launched in the year 1999 and the scheme was initially opened on 10.9.99 to 30.6.2000 for the widows / next of the kin / dependent of the soldiers killed or those permanently disabled in "Operation Vijay". However the scheme was extended till 30th September 2003 and was also extended to the widows /next of kin /dependents of the soldiers killed or those permanently disabled in Operations after May-1999.

414 flats were constructed under the scheme [312 two bed room flats (Type-A) and 102 three bed room flats (Type- B)]. 431 applicants have come forward. Out of 431 applicants, 17 applicants have withdrawn. Out of remaining 414, as many as 308 were allotted Type-A (2 Bed Room flats) and 102 were allotted Type-B (3 Bed Room flats). 4 have not yet deposited the desired 90% amount and, therefore, not allotted the flat.

Camp Site	Family	Camp Site Owning Agency
Peera Garhi Camp	2560	DDA
Mangolpuri Camp	226	DSIDC
Govindpuri Camp	347	DSIDC
Jahangirpuri Camp	385*	DDA
Jawalapuri Camp	42	S&JJ
Palika Hostel Camp	36	NDMC
Youth Hostel, Mori Gate	65	Delhi Administration
Total	3661	

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

The latest position as on 31.03.2008 about the allotment is as under :-

Total Migrants	3661
Less (Migrants staying at Jahangirpuri)	385
	3276
Applied for allotment	3653
Flat allotted	3335
Allotment to be cancelled on the recommendation of the committee	325
Total allotment after cancellation	3010
Fresh application under process for Peera Garhi & Jawala Puri (approx.)	205
Govind Puri	23
Total	228
Total Net Allotments	3238

A committee has been constituted for examining the cases of double/triple and 291 cases of allotment made to the Punjab Migrants of Peeraghari Camp. On the recommendation of the Committee, action for cancellation of 325 allotments is to be taken & withheld possession letter will be issued.

Out of 3335 approximately 3205 possession letters have been issued till 31.03.2008 (Flats offered in Narela, Dwarka, Rohini and Bindapur).

10.2.5 Housing Scheme for Rehabilitation of Punjab Migrants

Housing Scheme for rehabilitation of 3661 Punjab Migrants, who were staying in the following Camps, was launched on 08.03.2000.

10.2.6 Housing Scheme for Rehabilitation of Kashmiri Migrants

There were 14 Refugee Camps, where 237 Kashmiri Migrants are / were staying. The details are as under :-



New age DDA flats at Dwarka.

Camp Site	Family	Camp Site Owning Agency
Hauz Rani	16	MCD
Bapu Dham	24	NDMC
New Moti Nagar	23	MCD
Palika Dham	13	NDMC
Baljit Nagar	49	Slum & JJ
Mangolpuri, D-Block	34	Slum & JJ
Mangolpuri, N-Block	16	MCD
Sultanpuri P-2	09	Slum & JJ
Begum Pur	06	MCD
South Extn., Pt.-II	05	MCD
Krishna Park	10	MCD
Kailash Colony	02	MCD
Ali Ganj	12	MCD
Nand Nagri	18	Slum & JJ
Total Migrants	237	
Applied for Allotment	228	
Allotments Made	228	

Flats were offered in Dwarka and Rohini

10.2.7 Housing Scheme for Retiring Government Servants

Housing Scheme for Government Servants was launched on 02.07.2001. Total applications received and the details of allotments are as under :-

Category	Application Received	Allotments Made
MIG	1,464	410
LIG	550	546
Janta	60	59
Total	2,074	1,015

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

10.2.8 Housing Scheme for Rehabilitation of Motia Khan Jhuggi Cluster

DDA vide its Resolution No. 88/2002 dated 26.12.2000 approved the scheme for allotment of one room EWS tenements in Sector-4, Rohini to eligible Jhuggi dwellers of Motia Khan. There were 2,068 squatters at Motia Khan as per the new Survey Report. The scheme was launched w.e.f. 26.9.2001 and continued till 30.6.2002. 1,288 eligible squatter families have been allotted flats at Rohini. Scheme has been closed.

10.2.9 Hig Housing Scheme Dwarka 2003

Allotment made to 416 registrants and scheme closed.



DDA Flats.

10.2.10 Jasola Janta Tenements Scheme-2003

Allotment made to 2215 registrants and scheme closed.

10.2.11 Narela Housing Scheme 2004 (with 30% rebate)

Scheme was opened upto 15.04.2004. 2124 nos. of flats were allotted. Scheme has been closed.

10.2.12 Two Bed Room Housing Scheme-2004

Scheme was launched from 7.6.2004 to 7.7.2004. Approx. 90,000 application forms were received. Draw held on 12.8.2004. Under the scheme 2356 nos. of flats have been allotted. Scheme has been closed.

10.2.13 Festival Housing Scheme-2004

Scheme was launched from 20.10.2004 to 24.11.2004 for 2500 ready built up flats. 2,506 (HIG-1287 + MIG-862 + EHS-357) have been allotted in the draw held on 28.1.2005. Scheme has been closed.

10.2.14 DDA Housing Scheme-2006

The scheme was launched from 22.08.2006 to 12.10.2006 for allotment of approx. 3500 HIG/MIG/EHS flats through draw of lots. Approx. 2.00 lacs applications have been

received. 3818 allotments were made in the draw held on 03.01.2007. Scheme closed

10.3 Conversion of flat

No. of Applications Received till 31.3.2008	No. of Application Disposed off till 31.3.2008	Closed	No. of Applications Pending
69042	65648	Closed due to non submission of outstanding dues & required documents inspite of reminders	
		885	2509

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

10.5 Housing Accounts

10.5.1 The Housing Accounts Wing is mainly concerned with the following activities with regards to the allotment of flats.

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

10.5.2 Main activities during the year

- Examination of preliminary estimates
 - Financial concurrence to the Preliminary Estimates in respect of 12 Housing Schemes involving 10553 flats has been accorded.
- Costing of flats
 - Costing of 3656 flats have been finalised.
 - Costing of 2 new schemes involving 40 shops have been finalised
 - Costing of 8 schemes finalised for PAR involving 3105 flats
- Computerisation

Step have been taken to upgrade / modify following software / programme

- Costing of flats
- Computerisation of General Housing Branch
- Pay Roll Accounts
- Online verification of Housing Receipts

10.5.3 Other Achievements

- Agendas put up before the Authority for approval of Plinth Area Rates to be adopted for working out the cost of flats under different categories. The effective dates are 1st October and 1st April of every year.
- Under RTI Act, 2005, 442 cases have been received by the Housing Accounts Wing during the year and 432 cases have been disposed of after giving reply to the public.
- In 9753 cases no objection certificates have been issued to Management wing for issue of possession letter.
- 9802 conversion cases from leasehold to freehold have been decided.
- Refund in 1547 cases where registrants were not interested in allotment have been made.

10.5.4 The following special initiatives/steps were taken towards speedy/judicious disposal of cases and improving public service delivery by the department.

- General Improvement in functioning
 - Finalisation of SRS documents for implementation of Integrated Management System.
 - Daily/weekly monitoring system of pending cases.
 - Office automation and training of entire officers and staff on basic learning of computers.
 - Training of all Officers joined during the year on AWAAS.
- Housing Accounts Costing
 - Standard formats for specific costing under various policies viz. wrong address, change of address, missing

priority, death policy, Awas Sakar Yojna etc. were introduced for smooth functioning and disposal of cases.

- Simplification of costing system for fixation of reserve price for shops in CSC and LSC.

(c) Recovery from defaulters

- 1611 number of cases referred to Management wing for cancellation.
- 9297 defaulter notices have been issued during the year to the defaulter allottees who have not deposited the EMIs.
- 4760 number of applications with Rs.70.59 crores were received upto 31st March, 2008.
- More than 20 Lok Shivirs were organised in various locations/Housing pockets of DDA flats.
- Staff incentive scheme has been introduced for speedy disposal of PRS applications and to motivate staff for working over and above their normal official duties due to acute shortage of staff.

- The PRS scheme is operational up to June 30, 2008.

(d) Self Financing Scheme Branch

- Introduction of MIS for new allotments under DDA Housing Scheme, 2006 at one place for smooth and speedy disposal of cases.

(e) Cash Housing Branch

- Initiative taken towards electronic posting of receipts under various housing Schemes taken by new generation banks.
- Action for computerisation of refunds, issue of cheques and compilation of monthly accounts has been initiated.

(f) Establishment Housing

Standardisation of medical claim formats for smooth and speedy disposal.

(g) Estate Officers (Housing)

Introduction of standard formats for reporting and monitoring of cases referred.



Modern row houses by DDA in Dwarka.



11. Land Management & Disposal Department

11.1 Land Management Department

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

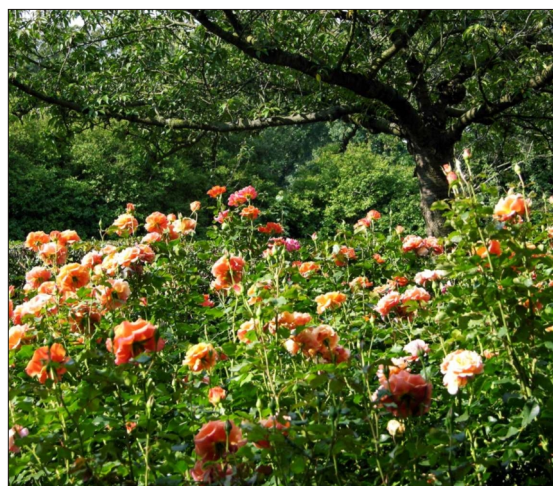
11.1.2 Main functions of the Land Management Department

- 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 unauthorised construction in the Development Area
- viii) Action against misuse under Master Plan provisions

11.1.3 There is a Branch which deals with Nazul-I Land which came to the DDA from the erstwhile Delhi Improvement Trust and Nazul-II land which was acquired under the policy of Large Scale Acquisition, Development and Disposal of Land in Delhi. 551.86 acres land was handed over by LAC to DDA during the period 1.4.2007 to 31.3.2008.

11.1.4 The most 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. There are six zones in East, West, North, South East, South West and Rohini.



Section of a DDA developed and maintained city forest.

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 1st April 2007 to 31.3.2008 DDA has carried out 646 demolition operations and about 95.191 acres land was made free of encroachments. In this process 3,245 structures of kucha, Pucca and semi-Pucca nature were removed. The demolition operations sometimes had to be refixed because of litigations involved and non-availability of police force. During this period DDA has also won some important court cases.

11.1.7 The Damages Branch is entrusted with the work of eviction and assessment of Damages and Recovery from the unauthorized occupants

squatting on the Govt. Land under the control and management of DDA. DDA initiates the eviction proceedings under P.P. Act against the unauthorized occupants on Govt. Land. There are 2 Estate Officers who have been delegated powers under the Act to discharge their duties for assessment of damages and eviction.

Action taken / achievement for the year 2007-2008 are given below :

Functions	2007-08
Land handed over to DDA by LAC	551.86 acres
Demolition programme fixed	646 Nos.
Demolition programme carried out	455 Nos.
Structures removed	3245 Nos.
Land reclaimed	95.191 acres
Recovery of Damages	48965893/-
No. of the Damage cases decided	475 Nos.
Eviction cases decided	27 Nos.

11.1.8 442.08 acres of land was awarded during the year 2007-08. Out of old/new awarded land possession of 551.86 acres was handed over by the Land Acquisition Collector to DDA. The detail of the land handed over by the LAC to DDA is as under :-

(i)	East Zone	004.53
(ii)	West Zone	437.55 acres
	Total	442.08 acres

11.2 Land Disposal Department

11.2.1 Institutional Land Branch

Subject	Status
Allotment of plot	14 Nos.
Amount received as premium, Ground Rent and composition fee	Rs.6022.81 Lacs
Possession letter issued	—
Lease Deed executed	58 Nos.
Extension of Time	80 Nos.
NOC for construction	42 Nos.
Mortgage Permission	38 Nos.
Show Cause Notice	61 Nos.
VIP/LG Reference received	46 Nos.
Reference Dispose Off	42 Nos.

11.2.2 Co-Operative Society Cell

Amount recovered as composition fee	Rs.1,91,81,719.00
Conversion cases finalized	496 Nos.
Sub-lease deed	1 Nos.
Mutation / Transfer	56 Nos.
Extension of Time	115 Nos.
Mortgage Permission	5 Nos.
Show Cause Notice	9 Nos.
Cancellation of Determination of sub-lease deed	Nil
Restoration	Nil

11.2.3 Co-operative Group Housing Societies Cell

Allotment of plot	Nil
Amount received as premium	Nil
Amount received as composition fee	Rs.91,70,609.20
Conversion case finalized	2752
Possession letters issued	Nil
Lease Deed	01
Mutation Transfer	143
NOC for construction	Nil
Mortgage permission	02
Show cause Notice	Nil
Conveyance Deed executed	3020

11.2.4 Lands Sales Branch (Rohini)

Plot handed over to Residential Branch for auction	61
Plot auctioned	6
Amount fetched	22.32 Crores
Possession letter issued (LIG, MIG & EWS / Janta)	1305
Show Cause Notice issued	84
Cancellation letter issued	57
Mutation letter issued	238
Change of address incorporated in the computer (LIG, MIG & Janta)	388
Deficiency/Call letter/Misc. letter issued	4798
No. of RTI application replied	409

11.2.5 Lease Administration Branch (Rohini)

Lease Deed issue	1990
Lease Deed executed	2372
Conveyance Deed issued	1522
Conveyance Deed executed	1112
Mortgage Permission allowed	25
Mutation allowed	136
Extension of time granted	4753
Amount realized on account of composition fee and Ground rent	19.20 crores
R.T.I. references replied	214
S.C.N. issued for violation of lease term	10
Intimation of conversion to Bldg. Deptt. MCD / DDA	1268
Conversion application received	2170
Conversion application disposed including earlier pendency	1476

11.2.6 Residential Land

(i) Plot Auction

Total Plot Auctioned	Total Amt. received with Bid Amt.
57 Nos.	Rs.144.01 Cr.

ii) Alternative Allotment

Size	Rohini	Narela	Total
40	52	-	52
80	62	35	97
150	27	11	38
250	167	11	178
400	131	-	131
Total	439	57	496

11.2.7 Lease Administration Branch

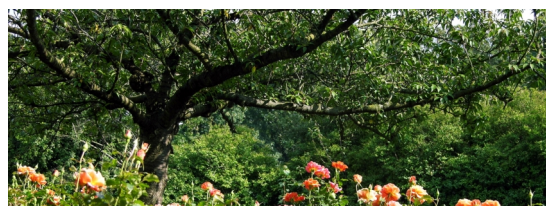
Amount recovered as composition fee	Rs.1164.03 lacs
Conversion cases finalized	1186 Nos.
Sub-Lease Deed	2 Nos.
Mutation/Transfer	52 Nos.
Extension of Time	306 Nos.
Mortgage permission	15 Nos.
Show-cause Notice	5 Nos.
Cancellation of determination of Sub-Lease Deed	6 Nos.
Restoration	4 Nos.

11.2.8 Commercial Land

During the period 3 commercial plots and 18 Hotel plots including one Convention Centre were auctioned/tendered which yielded Rs.2176.52 crore revenue.

11.2.9 Commercial Estate Branch

No. of units disposed through tender during 2007-08	294 Nos.
Total bid amount realised	Rs.52.94 crores



Metro passing Dwarka.

12. Sports Wing



12.1 MPD-2001 laid emphasis on development of sports infrastructure as it was realized that Delhi is woefully short of sports facilities. DDA has thus developed 14 sports complexes all over Delhi dispersed in various zones as under to make easily accessible facilities for sports at affordable cost to Delhities :-

South Zone	-	5 (including 1 mini sports complex)
West Zone	-	3
North Zone	-	3
East Zone	-	3
Total	-	14

The sports complexes provide a large number of sports facilities and vast open spaces for its member and public at large to pursue their interest in sports and other health related activities. The DDA has also developed 39 multigyms, out of which 26 multigyms are in green areas which can be used by anyone at a very nominal cost. In addition to sports complexes, 2 Golf Courses, 1 Mini Golf Course and 3 Golf Driving Ranges have been provided. There are also several play fields and fitness trails developed by the DDA, where access is free, for use by anyone.

the country were received in various age group categories. This is a prize money tournament in which two prestigious silver trophies donated by the Hon'ble Lt. Governor of Delhi for Men's & Women's Open events are also presented to the winners. This year the prize money was Rs. 4.37 lakhs which is one of the highest prize money in squash in North India. Shri Dinesh Rai, Vice Chairman, DDA was the Chief Guest and gave away the prizes after the finals on 31st October 2007.



Golf Course at Iado Sarai.

12.2 Major Achievements

12.2.1 Tournaments

In Sports Complexes the following major tournaments were organized by the Sports Wing during the financial year 2007-2008.

- 6th VC DDA's Cup Football Tournament at SFSC from 18.09.2007 to 27.09.2007. This is a prize money tournament, fully sponsored by DDA. 24 schools of Delhi participated in the tournament.
- 14th DDA Open Squash Tournament at SFSC from 26.10.2007 to 31.10.2007. Over 388 entries from Delhi and other States of
- 8th DDA Invitational Prize Money Volleyball Tournament was held at Hari Nagar Sports Complex under the aegis of Delhi Volleyball Association from 20th Nov. to 23rd Nov. 2007.
- 5th DDA Cricket Tournament for the Blind 2007 and 10th Cricket Tournament for the Hearing Impaired were organised at Rohini Sports Complex from 22nd to 30th Nov. 2007.
- DDA Men's & Women's (AITA Ranking) Tennis Tournament was organised at Saket Sports Complex from 10th to 15th Dec.

2007 in association with Delhi Lawn Tennis Association. It is a DDA sponsored tournament.

- 4th Lt. Governor's Invitational DDA Football tournament was held from 12th to 25th February 2008 at Dr. Ambedkar Stadium. The tournament was organised and fully sponsored by the DDA which carried a prize money of Rs. 4.3 lakhs. 10 non-NFL teams (6 from other States and 4 from Delhi) participated. The tournament was played at league-cum-knock out basis. The finals were held on 25th February 2008. J&K Bank Football Club, Srinagar won the tournament and Indian National Football Club, Delhi were the runners-up. The tournament was inaugurated by Shri Nand Lal, Finance Member, DDA on 12th February 2008 and Shri Tejendra Khanna, Hon'ble Lt. Governor, Delhi, the Chief Guest gave away the prizes on the final day of the tournament. The print and electronic media provided excellent coverage. The final day's proceedings were covered live by Doordarshan (Sports).
- Inter-complex Cricket Coaching Academies / Schemes Tournament was organized in Chilla Sports Complex in Oct.-Nov.-2007. The tournament is held to promote healthy competitive spirit amongst the cricket coaching schemes being run in the sports complexes.
- School / club level tournaments in cricket, hockey, football, basketball, volleyball, skating etc., were organized by the complexes.

12.2.2 Golf Tournaments

The DDA's Qutab Golf Course (QGC) at Lado Sarai, which is the first public golf course, has become very popular and is being used extensively for organizing tournaments. Major Golf tournaments held during the period were :-

- Admiral's Cup, which is an annual event, was organized at QGC on 17th Nov. 2007.
- To popularize women's golf, a tournament was held over four days from 16th to 19th

Oct. 2007 at QGC.

- India Golf Festival, sponsored by the Ministry of Tourism, a part of the Incredible India campaign was held from 29th Nov. to 2nd Dec. 2007. Approximately 550 golfers participated in the event over four days.
- Civil Services Delhi Zone held its annual golf tournament on 22nd Dec. 2007 to select their zonal team. This was followed by Civil Services Inter-Zone tournament organized at the Qutab Golf Course over two days i.e. 15th and 16th March 2008. 264 officers of Civil Services from all over India participated. His excellency the Vice President of India, Shri Mohd. Hamid Ansari gave away the prizes, at a special function organized at the Delhi Golf Course.
- CAG's Cup, an annual feature, was conducted on 5th January 2008.
- The annual Lt. Governor's Golf Cup tournament was organized over two days from 23rd to 24th February 2008. A record number of 337 members and special invitees participated in the event. The Hon'ble Lt. Governor, Delhi was the Chief Guest and gave away the prizes.

12.2.3 Other Events / Tournaments

Number of institutions such as Schools, Sports Federations / Associations organized various events in the sports complexes. Some of the major events held were :-

- Multi-purpose Indoor Hall at Siri Fort Sports Complex has become a very popular venue and was utilized to hold a number of major events :-
- Four State / National level badminton tournaments were organised :-
- ASN Delhi State Inter School Badminton Tournament from 28th July to 1st August 2007.
- Pramod Mahajan Delhi State Badminton Tournament from 27th to 30th October 2007, which was conducted under the aegis of Delhi

Badminton Association.

- Pramod Mahajan All India Ranking Badminton Tournament from 1st to 6th January 2008 organized by Delhi Badminton Association. The tournament carried a prize money of Rs.9 lakhs. Shri APJ Abdul Kalam, former President of India, gave away the prizes.
- Petroleum Sports Promotion Board Tournament organized by GAIL (India) Ltd. was held from 17th to 23rd March 2008. A number of National players participated in this tournament.



Ace Tennis Star Mahesh Bhupathi in a coaching session at Siri Fort Sports Complex.

- The 35th Annual Chandravati Bhatnagar Annual Manav Sthali Open Table Tennis Tournament from 28th September to 3rd October 2007 was organised by Manav Sthali School. Over 1000 school children between the age group of 6 to 16 yrs. participated.
- Commonwealth Chess Championship was organized by All India Chess Federation from 3rd December to 10th December 2007. 281 chess players from various states in India and 12 from foreign countries participated. There were 13 grand masters and 53 international players amongst them.
- An AITA ranking National Level Tennis Tournament-2007 (Under 16 boys & girls) was organized by Delhi Tennis Association

from 19.05.2007 to 26.05.2007 at Yamuna Sports Complex. About 400 players from all over India participated. The complex's well maintained tennis courts were utilized for the purpose.

- In Poorv Delhi Sports Complex at Dilshad Garden, Tennis, Badminton and Cricket Tournaments were held by various organizations.
- In all the sports complexes, a number of schools utilized the sports facilities and playfields to practice various games during off peak hours and held their annual day functions. Swimming pools were also utilized by the schools and other institutions for training.

12.2.4 Coaching

Regular coaching in all the sports complexes in various sports such as cricket, tennis, badminton, skating, aerobics, taekwondo etc., was organized. The coaching schemes being run by professional coaches are popular and a large number of children benefit from it. A unique system of revenue sharing of coaching charges between coaches and DDA has proved to be 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 grounds / courts and sports infrastructure which are well maintained are provided by the DDA sports complexes.

12.2.5 Summer Coaching

During school summer holidays in May-June 07, special summer coaching camps were organized in most of the complexes in popular games, like cricket, tennis, basketball, etc. A large number of children participated in these camps.

Coaching in swimming in 12 sports complexes, where swimming pools were functional throughout the season, was also organized.

12.2.6 Sports Gala

A Sports Gala, which is a yearly event for the members, was organized during Nov.-Dec. 2007 in all the complexes. Tournaments for all age

groups in individual sports like tennis, squash, badminton, table tennis and billiards are held in the sports gala. It gives an opportunity to the members and dependants of the complex to participate at an amateur level to try and excel in the particular discipline. Alongwith the sports gala, an invitational tournament for schools in team games, such as cricket, basketball, hockey, football was also organized at each sports complex.



Facility Block & Badminton Courts at Chilla Sports Complex.

12.3 Sports Promotion Schemes

12.3.1 Athletics Promotion Scheme

DDA's Athletics Promotion Scheme for boys and girls under 16 years was launched, in Nov 2001 to promote young athletes and prepare them to participate in national and international competitions. The trainees are selected based on their performance in various athletics meets organized by Athletics Federation / Association in zonal and inter-zonal level. The age limit for children selected for these schemes is between 14 to 18 years.

- Currently there are 22 children (18 boys & 4 girls) undergoing training under the able guidance and supervision of Shri G.S. Randhawa, Arjuna Awardee and Padma Shree alongwith experienced coaches.
- Major achievements during the period under review are :-

- Our trainees who participated in State, National and International meets won 20 gold, 19 silver and 9 bronze medals.
- Three trainees - Ashwani Solanki and Shiv Kumar, both (Boys U-20, Shot Put) and Neha Nisar (Girls U-18, 400 mtrs) were selected to represent India in the SAF Games held at Colombo, Sri Lanka in November 2007.
- Ankita Julka, created a new national record in Discus Throw (Girls U-18) by a throw of 43.30 mtrs. at the North Zone Athletics Championship held at Chandigarh.
- Sourabh Vij, a shot putter, was selected by the Athletics Federation of India to represent India in the Asian Grand Prix Athletics Meets at Pune, Bangkok and Guwahati where he gave commendable performances by winning Gold, Silver and Bronze medals respectively.
- Three trainees who participated in the National School Games Athletics Championship at Kolkata from 7th to 8th January 2008 won three medals, a gold, silver and bronze each.
- 13 of our trainees participated in the Delhi State Talent Search Athletics Meet held at Chattarsal Stadium from 28th to 30th March 2008 and won 12 gold, 4 silver and 3 bronze, thereby giving a commendable performance. A number of these athletes are expected to be selected for the Delhi State team.

12.3.2 Football Promotion Scheme

DDA Football Promotion Scheme was launched in June 2002 and is being successfully run under the guidance of Shri Melvyn D'souza, ex FIFA referee. Currently 75 trainees (boys) are receiving coaching being conducted at Siri Fort and Yamuna Sports Complexes.

- Selection trials for selecting talented footballers between the age group of 13-16 yrs., were organized at Siri Fort Sports Complex on 28th and 29th July 2007 and at Yamuna Sports Complex on 4th and 5th August 2007 to induct fresh talent.

- Major achievements of the Scheme during the period have been :-

- 20 trainees represented their respective schools in the prestigious All India Subroto Cup held in Delhi in September-October 2007. 3 of the boys earned scholarship cash award of Rs.10,000/- each.
- Practically 80% of boys from the Scheme have represented their schools in various age group tournaments at Zonal and other school level tournaments.
- Kislay Sajwan, represented India XI in U-14 Asian Football Confederation sub-Junior Football Tournament at Bangladesh in September 2007.
- Our Scheme Junior team was specially selected for participating in the Manchester United Premier Cup-2008 (U-15) Qualifier Tournament held at Chandigarh from 12-17 Dec., 2007 where they performed well as were rated 2nd in their group.
- Two trainees, Kislay Sajwan and Michael Chongtu represented Delhi State in All India U-14 Football Tournament organized by AIFF at Goa in February 2008 and were selected amongst four Delhi State players to join the India camp organized by AIFF for U-14 India-XI selection at Kolkata w.e.f. 23rd March 2008.
- The trainees of the Scheme put up an excellent display of football skills during Delhi Soccer Association Institutional League inauguration ceremony at the Ambedkar Stadium where Mrs. Sheila Dikshit, Chief Minister, Delhi was the Chief Guest. Our boy's performance was appreciated by one and all.

12.4 Sports Newsletter

Quarterly sports Newsletter is being brought out regularly. It brings out news about the sports complexes for information of various sports related organizations but most importantly to schools for information of the school children, who can make use of the facilities.

12.5 Development Works

Considerable upgradation of sports facilities in various sports complexes has taken place during the year which was carried out under the supervision of the Sports Wing. Major upgradation in all the sports complexes has been planned and is under implementation.

12.6 Financial Management

- DDA Sports Complexes are designed to be self-sustainable. This has been made possible by enrolling members who besides paying a one-time entry fee also pay monthly subscription which helps in maintaining the Sports Complexes. Although the Sports Complexes are membership oriented, these are available for use by anyone on 'Pay & Play' basis. The fees/charges for casual visitors, who become a member for the day, are nominal and affordable. Special concessions are provided for students and senior citizens.
- Capital Expenditure on the development of sports complexes and other sports facilities, including incremental works / upgradation of capital nature, is met out of the accounts of Nazul-II by the DDA. However, day to day maintenance of the sports facilities is carried out by the Sports Wing from the membership fee and miscellaneous receipts. Cross-subsidization from more popular complexes to less popular ones is done where required. Non-refundable one-time entry fees for membership collected by the complexes are remitted to DDA Main against the capital expenditure.
- For the purposes of running and maintenance on a day to day basis, which includes expenditure on staff salaries, establishment costs, house keeping, security etc. the Sports Wing/Sports Complexes are self-sustaining. This is made possible due to the concept of membership and pay & play facilities.
- Monthly statement of accounts is

submitted to DDA Main. Annual Accounts of all the Sports Complexes for the year under review have been compiled and rendered to CAO for inclusion of the same in DDA Main A/c. The budget of the sports complexes has also been incorporated in the DDA Main Budget for the next financial year. Sports Wing Accounts are audited by the DDA internal auditors and by the CAG's office as external audit. Accounts of all the Sports Complexes have been audited.

- Computers are available in all the Sports Complexes and golf courses and computerised billings/notices are being dispatched on regular basis. Back log of defaulters is being cleared and membership of those who continue to be in the defaulters list is being cancelled on a regular basis.

12.7 DDA Venues for Commonwealth Games - 2010

The Delhi Development Authority is to play a major role in the Commonwealth Games, 2010 to be held in Delhi. It has been assigned the task of developing the Commonwealth Games Village near Akshardham Temple, Competition Venues for Badminton and Squash at Siri Fort Sports Complex and for Table Tennis and Archery (Preliminaries) at Yamuna Sports Complex as well as the following Training Venues:

Training Venues

Siri Fort Sports Complex	Swimming, Badminton & Squash
Yamuna Sports Complex	Swimming, Table Tennis, Rhythmic Gymnastics (Women's), Lawn Bowls & Archery
Saket Sports Complex	Badminton
Games Village	Athletics, Swimming, Fitness Centre, Wrestling & Weightlifting

A Coordination Office alongwith a conference hall with state of the art facilities has been provided at Siri Fort Sports Complex where

various activities including meetings in connection with the Commonwealth Games, 2010 are held.

12.8 Conclusion

- The sports complexes and other sports infrastructure developed by the DDA has not only created health awareness and sports culture amongst the Delhites but has provided sports facilities for all sections of the society at affordable price. To this extent the sports vision of DDA is on the right path.
- Upgradation and development of the sports infrastructure is a continuous process and constant watch is maintained by the Sports Wing. The year of 2007-08 saw considerable upgradation of sports facilities in all the sports complexes and golf courses.
- The prize money tournaments, which are fully sponsored and organized by the DDA, were also upgraded to draw better talent. It is note-worthy that a record number of entries were received in a few of the tournaments. All the sports events planned for the year were successfully organized by the Sports Wing.
- Two sports promotion schemes being run by the DDA for athletics and football have successfully contributed in their effort to promote the sports and produce talent for the Delhi State and the country.
- Lastly, the tasks given to the DDA for the Commonwealth Games-2010, for the development of Commonwealth Games Village, stadia for competitions and training venues is in progress at various locations.



A game of Tennis in progress at Rohini Sports Complex.

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, senior citizens and Ministers/ MLAs and MPs. A Flower Show was also organised successfully by the Horticulture Department, DDA in the month of March, 2008.



Displays in Annual Flower Show organised by DDA.

Targets				Achievements			
Trees		Shrubs		Trees		Shrubs	
Physical	Financial	Physical	Financial	Physical	Financial	Physical	Financial
South - 115000	17250000	119000	8925000	111124	16668600	148476	11135700
North - 70583	10587450	136861	10264575	56715	8507250	139067	1043025
Total-185583	27837450	255861	19189575	167839	25175850	287543	12178725

(2) D/o New Lawns :				
	Target		Achievement	
	Physical	Financial	Physical	Financial
South	83 Acres	Rs.12450000	59.00 Acre	8850000
North	43.40 Acres	Rs.6510000	30.90 Acre	4635000
	126.40	Rs.18960000	89.90 Acre	13485000
(3) Children Corner / Set				
South	18 Nos.	Rs.360000	12 Nos. Set	240000
North	10 Nos.	Rs.200000	4 Nos. Set	80000
	28 Nos.	Rs.560000	16 Nos. Set	320000

13.2 Like previous years DDA decided to organize the 24th Annual Flower Show during the spring season from 4th to 6th March, 2008 at Swarn Jayanti Park, Rohini. During this period, DDA strove to develop the themes "Protecting, preserving and nurturing greens" for a better tomorrow.

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.



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 the king". 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 Q.C. Cell now renamed as Q.A. Cell of DDA, by conducting periodical inspections so as to ensure that the works are executed strictly in accordance with contract-conditions, specifications and drawings.

14.3 The Q.C. Cell which was created in year 1982 with skeleton staff has now grown up with solid strength of 8 JEs., 9 A.E.s (7 Civil & 2 Elect.), 7 E.E.s (6 Civil & 1 Elect.), one A.D. (Hort.), and one S.E. headed by CE (QC). The unit is playing a vital role in Quality Assurance, which oversees not only the quality of materials 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 Q.A. 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 and environmental consideration. Use of new construction materials, new techniques, use of R.M.C. etc have been encouraged. Control on time and cost overruns without compromising with the quality, functional requirements, aesthetics and structural soundness of the building are being effectively monitored.

14.6 'Sky is the limit' – keeping this theme in mind, the DDA has been striving for continued improvement of services and quality of work. Zonal level interactive workshops were conducted in each zone which were attended by the officers of all level right from JEs to SEs bringing out valuable suggestions for continual quality improvement. The Q.A. officers and other Engineering staff were sent for refresher courses/training programme being conducted by CPWD/CRRI/NCCBM/ NPC etc. for their skill upgradation.

14.7 Emphasis has also been laid to clear the long pending Q.C. paras and closure of the cases for which the drive was launched by Q.A. 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 Q.A. Cell has been able to close 450 old cases during the year and a good number has reached to its final action stage, which is a record as compared to past performances.

14.8 Complaints as and when received are got investigated through Q.A. Cell/units and vigilance action is initiated by Vigilance Unit as and when any vigilance action is considered

necessary. During the years 21 such cases were investigated.

14.9 Selection of materials for work, collection of representative samples and their testing in reputed and reliable lab is of utmost importance. Q.A. Cell has a well equipped testing lab (with one AE and 2 JEs) set up in Asian Games Village Complex. Though day to day routine tests are conducted at site by field staff, the random samples collected by Q.A. team during their inspection are mostly got tested in the Q.A. 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.A. 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 compiled Quality Manual in line with Quality Management System of ISO-9001-2000 which emphasized improvement in organizational profile, quality management, administrative; quality policy and quality objectives, quality

management system; management responsibility; resource management; service realization etc. It is only after all parameters were fully covered and BIS was satisfied with the Quality Management System, the Bureau of Indian Standards granted Quality Management Systems Certification license CRO/QSC/L-8002720 for IS/ISO 9001:2000 to DDA in March 2007 valid upto March 2010.

14.11 The achievements during the year 2007-08 and the Target for year 2008-09 are as under

Description	2004-05	2005-06	2006-07	2007-08	2008-09 (Target)
Inspections	366	366	361	268	378
Tech. Audit	-	-	12	4	9
Samples / Materials	385	477	523	508	555
Closure of files	220	441	410	450	435
Complaints investigation	11	9	8	21	20
Q.A. Lab (Testing of Samples)	9,825	5,247	3,955	4,780	6,000

The reduction in number of tests in Quality Assurance Lab is due to the fact that at least 10% of the tests are being got conducted from the other external approved labs, which was not mandatory earlier.



Quality check in progress by Quality Assurance Cell.



15. Finance & Accounts Wing

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

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

15.2 Annual Accounts of the Authority

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

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

- b) The financial position of the three Accounts (figures for the year 2007-08 tentative) is summarized in the succeeding paras.

(i) Nazul Account-I

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

(Fig. In Crs. of Rs.)

	2005-2006	2006-2007	2007-2008 (Tentative)
Receipt	6.10	24.98	8.14
Expenditure	16.65	17.40	13.00

(ii) Nazul Account-II

This account comprises transactions pertaining to the scheme of Large Scale Acquisition, Development and Disposal of Land in Delhi. The sale proceeds of land and recovery of ground rent etc. are accounted for under this account and expenditure is mainly on acquisition and development of land. The surplus receipt accumulated in this Account is utilised for payment to GNCTD for land acquisition and payment of enhanced compensation as also for expenditure on development and Establishment Expenditure. A sum of Rs. 139.54 Cr. up to February 2008 has been paid to GNCTD for the land acquisition and payment of enhanced compensation. The receipts and expenditure for the last three years under this Head of A/c is given under :-

(Fig. In Crs. of Rs.)

	2005-2006	2006-2007	2007-2008 (Tentative)
Receipt	1931.59	4424.79	4747.00
Expenditure	1568.52	1222.94	650.00

(iii) General Development Account

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

(Fig. In Crs. of Rs.)

	2005-2006	2006-2007	2007-2008 (Tentative)
Receipt	757.00	933.90	1601.00
Expenditure	576.93	787.41	370.00

(iv) Annual Accounts

Annual accounts upto the year 2003-2004 & 2004-05 have already been laid before the Parliament. The Annual Accounts for the year 2005-06 have been sent to MOUD for placing before the Parliament. Reply to Draft report for the year 2006-07 has already been sent to Director (Audit) but Audit Certificate is awaited.

(v) Urban Development Fund

In 1992-93, Govt. of India announced the scheme for conversion of leasehold tenure to freehold tenure. Under this scheme, a sum of Rs. 924.50 Crores has been invested (including interest on investment) up to 31.3.2008. Out of this account funds are being released to the schemes / projects approved by the Project Approval Committee (PAC) headed by Ministry of Urban Development.

Position of Cash flow statement of UDF upto 31.03.08 is as under :

(Fig. In Crs. of Rs.)

a) Accrual in UDF	Rs.1237.64
b) Less Committed liability as sanctioned by PAC	Rs.489.07
c) Balance accrual UDF	Rs.748.57 (a-b)

(Fig. In Crs. of Rs.)

d) Add return to UDF	Rs. 104.40
e) Balance uncommitted	Rs.852.97 (c+d)
f) Amount yet to be released	Rs.78.69
g) Amount with DDA (f+g)	Rs.931.66

The detailed position of grant & loan in respect of main department to whom the amount was sanctioned by the PAC/MOUD is as under :

Department	As grant	As loan	Total (2+3)	Released/ Paid (as grant)	Released/ Paid as Loan/ Advance	Total Release (5+6)	Balance (4-7)	Loan so far refunded	Balance Amount of loan
1	2	3	4	5	6	7	8	9	10
GNCTD (flyovers of Lot I & II)	59.50	125.50	185.00	44.73	125.50	170.23	14.77	70.96	34.49
Slum & JJ Department	25.00	9.47	34.47	25.00	9.47	34.47	Nil	9.47	Nil
MCD	30.00	70.00	100.00	21.51	70.00	91.51	8.49	17.50	52.50 Reconciliation under process
DMRC	80.00	—	80.00	80.00	—	80.00	Nil		Nil
HUDCO	3.00	—	3.00	3.00	—	3.00	Nil	Nil	Nil

Earlier the physical and financial status of UDF finance projects was directly watched by the MOUD. Now, the minutes of the meeting of the Project Approval Committee held on 26.10.07 at 3.00 PM under the chairmanship of Hon'ble Minister of Urban Development (minutes of the said meeting were issued by Under Secretary of Govt. of India, Ministry of Urban Development (Delhi Division) Nirman Bhawan, New Delhi vide OM No.11011/48/2006-DD VI dt. 23.11.07, it has been decided that the DDA being custodian of UDF, must monitor various projects sanctioned under the UDF. Physical and financial status of implementation of each project shall also be furnished on quarterly basis. Accordingly the said meetings are being organised in Finance, at the level of CAO/DDA. The first such meeting was held on 28.05.08.



A quiet section for introspection in Swaran Jayanti Park.

(vi) Common Wealth Games - 2010

Rs. 150.00 crore has been earmarked for Common Wealth Games and Rs.150.00 crore for specified Housing under BGDA.

(vii) Urban Heritage Award Fund

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

viii) Outstanding Loan and other Dues

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

15.3 Budget

- a) The Budget Estimates of the Authority for the ensuing year and the revised estimates for the current year in respect of all Receipts and Payments of the Authority are compiled in accordance with the provisions contained in DDA Budget and Accounts Rules 1982 and got approved by the Authority. The Budget Estimates duly approved by the Authority are forwarded to Central Govt. in accordance with the provisions contained in section 24 of DDA

Act. Effective budgetary control is being exercised by releasing the funds for various works expenditure with reference to the budgetary provisions of various Civil, Electrical, and Horticulture Wings by the respective payment units. The actual Receipt and Expenditure are also reviewed with reference to the budgetary provision periodically and necessary steps taken well in time to prevent any slippage in target.

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

Budget at a Glance

(a) Receipts

(Fig. In Crs. of Rs.)

	R.E. 2006- 2007	(Actual) 2006- 2007	R.B.E. 2007- 2008	B.E. 2008- 2009
Nazul A/c-I	15.59	24.98	12.50	3.03
Nazul A/c-II	2871.73	4424.79	3765.41	3496.86
BGDA	1264.36	933.89	1623.06	1415.89
Total	4151.68	5383.66	5400.97	4915.78

(b) Expenditure

(Fig. In Crs. of Rs.)

	R.E. 2006- 2007	(Actual) 2006- 2007	R.B.E. 2007- 2008	B.E. 2008- 2009
Nazul A/c-I	19.05	17.40	16.38	18.73
Nazul A/c-II	1575.77	1222.94	1514.34	2106.34
BGDA	560.57	811.78	778.36	1497.53
Total	2155.39	2052.12	2309.08	3622.60

15.4 Medical Facilities to the Employees

During the financial year 2002-2003, DDA had enhanced the monetary annual ceiling of medical re-imbursement for OPD treatment in respect of the staff/officers and the pensioners. Apart from outdoor treatment, all DDA

employees including pensioners are entitled to reimbursement of indoor hospitalisation expenses in Govt. hospitals, Nursing homes and private hospitals registered with Delhi Govt. on approved panel for taking indoor treatment. About 5,784 cases of Pensions/Family Pensions are also dealt with by the medical cell in addition to regular claim of staff.

15.5 GPF Scheme

GPF scheme of DDA is akin to GPF scheme that the Central Govt. has for its employees. As on 31.3.2008, a sum of Rs.599.36 crores has been invested in Central/State Government Security/Public Financing Institutions and State Government Guaranteed Bonds.

15.6 Pension Scheme

- (a) CCS (Pension) Rules, 1972 as applicable to Central Govt. employees are applicable to DDA employees from 1973 onwards. There are 5,832 pensioners/ legal heirs of deceased employees getting monthly pension/family pension from the Authority as on date. 533 Number of Pension Cases/Family Pension have been finalized during 2007-08. A sum of Rs. 51.33 Crs. has been paid as pensionary benefits during 2007-2008 upto 31.03.2008.
- (b) Disbursement of Pension Through Banks
 - (i) DDA retirees can now draw their monthly pension from State Bank of India Vikas Sadan and all branches of Central Bank of India under Delhi Region which covers Haryana, Rajasthan, Punjab, Uttaranchal and U.P. The matter has also been taken up with the Central Bank of India to extend their facility in adjoining areas of other states falling under their regions.
 - (ii) DDA has also kept apart requisite funds to meet the future pension liabilities of the retired/retiring employees as per the guidelines issued by Govt. of India, Ministry of Finance. The total funds towards Pension Fund Investment upto March 2008 is Rs. 343.11 Cr. as compared to Rs. 301.11 Crore upto the year 2006-07. In addition to this a sum

of Rs.105.50 Cr. has also been invested under Gratuity Fund.

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

(c) Group Insurance Scheme

1. In the case of death of an employee, complete case of GIS with required documents as per checklist are forwarded to GIS branch by DDO for further scrutiny and for onward transmission to LIC of India for releasing the payment of GIS. LIC of India further verifies/scrutinises the documents and then releases the amount of GIS in favour of DDA. Then payment is made to the legal heirs by DDA. During the year 2007-08, 160 cases were settled by DDA.

2. Personal Accident Insurance Policy (PAIP)

On the demise or loss of a DDA employee due to an accident or loss of a limb due to accident, the cases of PAIP are also dealt with in GIS branch. The complete case alongwith claim form, death certificate, FIR, Post Mortem Report etc. as per check list is sent to GIS branch for onward transmission. The documents are scrutinised in GIS



Eloquent landscaping by DDA at Jamali Kamali.

branch and out of DDA fund, payment is made to the legal heir after taking approval of the Competent Authority. During the year 10 cases were settled.

3. Benevolent Fund/GIS Cases of Staff on Deputation

Benevolent Fund/GIS/PAIP cases in respect of staff of DDA on deputation to MCD/JJ Deptt. etc. are also scrutinized by the GIS branch & payment is made by GIS branch.

As regards Benevolent Fund, w.e.f. 1.4.2002, payment on Death is made to the tune of Rs.50,000/- & recovery from the employees is made @ Rs.32/- p.m. at uniform rate from all categories. A sum of 1.73 Crs. has been paid towards payment of B.F. to the legal heirs of the deceased during 2007-08 upto 31.03.2008 as compared to Rs.1.54 Cr. paid during 2006-07.

The payment of Benevolent Fund is made by concerned DDOs till December 2004. The Benevolent Fund payment amount was Rs.50,000/- irrespective of category of employee, has been increased to Rs.1,00,000- (Rs. One Lac) w.e.f. 1.1.2005. The subscription of employees has also been increased from Rs.32/- p.m. to Rs.50/- p.m.

15.7 Major Achievements of Work Audit Cell from 01.04.07 to 31.03.08 is as under :

Nature of Cases	2005-06	2006-07	2007-08
Arbitration	98	112	90
WAB	38	70	104
PE	39	76	137
D.Estimate	3	3	12
Pension cases	718	1017	1533
Authority vehicles	90	60	75

15.8 Development of Pay Roll Package in DDA

A Pay Roll Package has been developed for the DDA which consists of the following modules.

1. Preparation of Pay Bill Register.
2. Calculation of Income Tax & Issue of Form No.16.

3. Preparation of GPF ledger including issue of Annual Accounts Slips.
4. Calculation of Pension, Family Pension and Gratuity.
5. Maintenance of records for various advances and other recoveries.
6. Calculation of arrears salary.
7. Old data maintenance including Audit trail.
8. Timely submission of Income Tax return.

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

15.9 Filing of Income Tax Return of DDA for the Financial Year 2006-2007

All the Housing Development Authorities / Boards came under the purview of the Income Act, 1961 from the Financial Year 2002-03. The Income Tax Return for the Financial year 2006-07 was filed before the prescribed date.

No further advance Tax has been paid as DDA has been granted registration under section 12A by Director (Exemption) Income Tax, so no further tax is to be paid.

15.10 Payment of Service Tax

Service Tax return for the financial year 2007-08 was filed before the prescribed date.

15.11 Land Costing Wing

15.11.1 Fixation of Predetermined Rates

The rate structure for the purposes of fixation of PDRs for the year 2008-09 for allotment of plots/flats in respect of developed areas falling under various zones including Rohini Phase-I,II,III and Dwarka were analysed & finalised under the approval of competent authority.

15.11.2 Cost Benefit Analysis

The exercise relating to Cost Benefit Analysis in respect of Narela, Tikri Kalan and Rohini, Phase-IV & V for the year 2008-09 have also been finalized and got approved from VC, DDA well in advance

before the commencement of the Financial Year 2008-09. The Agenda Items were also firmed up and approved by the Authority.

15.11.3 Conversion Rates

(i) Residential Properties

The issue relating to fixation of Conversion Charges in respect of residential properties was taken up and the rates structure for Dwarka residential plots/flats has been rationalized with the approval of VC, DDA. Further the existing rates followed w.e.f. 15.02.2006 and 01.11.2007 have also been extended for another one year i.e. upto 31.03.2009.

(ii) Commercial & Industrial Properties

The conversion charges for the year 2008-09 in respect of Commercial and Industrial properties were finalised and increased by 10% over the existing rates. Accordingly, the market rates for determining the conversion charges in respect of Commercial including built-up commercial and industrial properties for the year 2008-09 have been circulated well in advance before commencement of the Financial Year 2008-09.

15.11.4 Other Important Items/Achievements

(i) An important burning issue relating to fixation of charges for allowing Mixed Use and Commercial Use of premises under Mixed Land Use regulations as per the provisions of Modified Master Plan 2021 have been got finalised with the approval of Ministry of Urban Development. Besides this, betterment charges for additional FAR, for new construction and regularization of unauthorized construction for Residential Development Regulations have also been finalised with the approval of the Ministry.

(ii) With the notification of Master Plan-2021, the rate structure for charging of use conversion charges, additional FAR

charges for different uses including hotels arising out of MPD-2021 was deliberated upon and got approved from the competent authority. Accordingly, necessary proposals for approval of the same have been sent to the Ministry. The approval of the same is still awaited.

(iii) An important issue relating to fixation of predetermined rates to be charged from the evictees of Chawri Bazar etc. in walled city to be relocated at Gazipur in East Delhi was firmed up during this period. The rates for the year 2008-09 has been got approved from the competent authority and circulated to Land Disposal Wing well before the commencement of new financial year i.e. 2008-09.

(iv) Besides above another important issue relating to fixation of predetermined rate to be charged from the Chemical Traders at Holambi Kalan was also firmed up during this period. Accordingly, the rates for the year 2008-09 has been got approved from the competent authority and intimated to Land Disposal Wing.

15.11.5 Composition Fee

The Modified Revised Rate structure for recovery of composition fee for delay in construction in respect of institutional properties was firmed up and placed before the authority. After detailed discussion and keeping in view the representations received from various corners, the existing rates of composition fee in respect of institutional properties have been reduced to the extent of 40% by the competent authority. The circular is yet to be issued.

15.11.6 Recovery of ground rent / licence fee

As regards recovery of ground rent about 21107 defaulter notices and 1266 Non-recovery certificates under PLR Act were issued against the defaulting allottees, as a result of which, Ground Rent to the tune of Rs.61.97 Crore has been recovered as against the corresponding period recovery of Rs.56.67 Crore. Similar license fee amounting to Rs.47.08 Crore has been recovered against the corresponding period recovery of Rs.43.45 Crore.

Receipt

(Fig. in crores of Rs.)

Description of Item	Actual 2006-07	R.E. 2007-08	Tentative 2007-08
Opening Balance	161.32	323.80	516.56
Revenue/Capital receipt from works & Dev. Scheme including damages	133.39	121.84	170.45
Receipt from disposal of houses under Hire-purchase scheme & shop	540.54	1112.72	1050.00
Receipts from disposal of land	4009.67	2970.48	4010.00
Interest	477.96	933.46	776.43
Other receipts	53.87	156.19	342.05
Plan scheme and Deposit Works	3.45	106.28	10.00
Grant from Central Govt.	–	–	–
GPF / GIS / PAIP	132.26	125.45	113.55
Loan and debentures	–	–	–
Deposit and Advances			
a) Encashment of investment	7128.76	5954.35	7831.78
b) Revolving Fund	452.29	1514.34	267.23
c) PLA	1062.76	1350.00	1234.52
d) Reserve Fund Commonwealth	346.74	–	83.76 142.24
e) Other suspense deposit and advances	7891.39	460.20	1837.11
Total	22,394.40	15129.11	18385.68

Payment

(Fig. In crores of Rs.)

Description of Item	Actual 2006-07	R.E. 2007-08	Tentative 2007-08
Cost of Admn. i/c share cost charged to dev. Schemes Master Plan- Deduct cost of Admin.	250.24	380.13	303.35
Expdr. On D/o land etc. Finance from revolving fund	454.02	879.34	372.66
Expdr. On works and development scheme	67.87	84.82	66.28
Land acquisition enhanced compensation	629.01	475.00	152.23
C/o houses / shops	228.72	348.74	110.17
Payment of interest on loan GP Fund and advanced deposit	29.79	32.51	0.78
Plan scheme Deposit works	10.32	106.28	9.59
Other Expdr.	347.84	0.87	1.36
Payment of loan	–	–	–
GPF, GIS, PAIP	78.00	86.58	98.47
Deposit and Advances			
a) GPF investment Pension Fund, Gen. Investment EWS	11126.40	5582.00	13320.00 326.00
b) Provision for redemption of debts	–	–	–
c) Amt. Paid to revolving fund	452.29	3765.41	371.57
d) Reserve Fund	61.66	43.00	13.30
e) Personal Ledger Account	1080.37	1248.00	1228.32
f) Other suspense deposit and advances	7315.28	593.17	1676.66
Total	23335.92	13625.85	18050.74



Sh. Jaipal Reddy, Union Minister of Urban Development inaugurating the 'Flower Show' organised by DDA at Swam Jayanti Park, Rohini.



Sh. M. Ramachandran, Secretary, Ministry of Urban Development inaugurating the conference on "Enhancing employability of visually impaired employee" by lighting a lamp at Vikas Sadan, New Delhi.



Sh. Ashok Kumar, Vice Chairman, DDA, addressing the media personnel at Vikas Sadan, New Delhi.



DELHI DEVELOPMENT AUTHORITY

Ministry of Urban Development
& Poverty Alleviation, Government of India