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# 1

## THE CITY OF DELHI



India Gate

The foundation of Delhi is an unshakable testimony to the history of planning and building aeons ago. During the passage of time architects of ancient and modern schools of thought have left the blueprint of their minds on monumental splendour – beautiful landmarks that represent a synthesis of yesterday and tomorrow.

Let us unlock the gates of the past to reaffirm our future of Delhi in the present. Delhi was known as Indraprastha, a city founded by the Pandavas on the banks of the river Yamuna around 900 B.C. In the 11<sup>th</sup> century A.D. Raja Anangpal of Kanauj

established Lal Kot as his Capital city in the vicinity of the Qutab Minar. In 1303 Alla-ud-din Khilji made Siri his Capital. During 1320-1412 Ghyas-ud-din Tughlak founded Tughlakabad followed by Mohammad-bin Tughlak who built the city called Jahanpanah adjacent to the Qutab Minar. Firoz Shah Tughlaq took over the mantle and between 1351-1388 reigned from the city named Ferozabad located near the present day Feroz Shah Kotla. Between 1538-1545 Purana Quila was built by Sher Shah Suri and Dinpanah was constructed by Humayun. Shahjahanabad or old Delhi as it is referred to now was built by Shah Jahan as Delhi's seventh city between 1638-1649. Manifestion of this magnificent era is evident in the famous Red Fort and Jama Masjid, besides flower-apangled gardens like Roshanara, Shalimar and Qudsia Bagh.

Delhi's eighth city now known as New Delhi became the Capital of Imperial India in 1911. Two British architects, Sir Edwin Lutyens and Sir Herbert Baker left their signature on Rashtrapati Bhawan, Parliament House and the Secretariat and of course, the impressive India Gate and Connaught Place.

The 1700s ushered in a period of mixed fortunes. The establishment of East India Company's embassy (1714), the creation of Jantar Mantar by Maharaja Jai Singh (1739) and the infamous plunder of Delhi by the ruthless Nadir Shah, Persian emperor.

The British age began with the proclamation by King George V (at Delhi Darbar, 1911) and transfer of capital from Kolkatta to Delhi (1930). Thus came up a very special city, New Delhi, the dream of Edwin Lutyens and Herbert Baker.



Qutab Minar



Today, Delhi mirror's the best of both worlds, ancient and modern. A true metropolis that revolves around cosmopolitan demands in astute planning, speedy implementation and unprecedented growth.

DDA is credited with being the first urban development authority in India. Its vision focused on the first Master Plan for Delhi as far back as 1962 and 1982 with a mission up to 2001. This initiative is once again in the spotlight as it is being reviewed.

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



Parliament House



Jantar Mantar

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

In short, DDA is working day & night to ensure a healthy, secure and enjoyable standard of living for every Delhite.



# 2

## ACHIEVEMENTS OF THE YEAR



A view of Metro Rail Line at ISBT

### Mark of Achievement (2003-04)

The year in question saw effective dissemination of information, increased disposal of land, rapid clearing of pending issues and augmentation of procedural matters. The accruing benefits witnessed noticeable transparency across all transactions. This was facilitated by the convenience of citizen-friendly automation, website and touch screen information kiosks, introduced and installed at DDA's offices. No effort has been spared to usher in enhanced development of residential, commercial and recreational land, speedy completion of diverse development projects, flyovers, sports infrastructure and landmark greenery. Modernisation of certain established commercial and green areas were also put to the shovel. Heritage and historical monuments of Delhi were given a facelift by landscaping and upgrading beautification.

### 1 Housing :

(i) **Construction:** To clear the backlog of registrants under various schemes, DDA has geared up its construction activities. About 23,016 dwelling units were in progress as on 01.04.2004. This comprises 4695 HIG, 2861 MIG, 14980 LIG and 480 Janta flats taken up for construction in areas such as Rohini, Narela, Dwarka, Vasant Kunj and Bakkarwala, Pitampura, Dilshad Garden etc.



DDA Flats at Dwarka

(ii) **Allotment:** During the year 2003-04, 12516 allotments have been made under various live housing schemes. 20476 registrants are waiting for allotment. The backlog is likely to be liquidated by 2005.

4 New housing schemes were launched. These includes (a) Rohini HIG Housing Scheme 2003 launched in June 2003, (b) Jasola Janta Tenement Scheme -2003 launched in June 2003 (c) HIG Dwarka in December 2003 (d) Jasola Janata Scheme in December, 2003.

### 2. Residential Plot Allotment

(i) **Rohini Residential Scheme - 1981** : 6831 plots have been allotted under the Scheme in 2003-04. 31425 are awaiting allotment.

(ii) **Alternative Residential Plots** : Alternative residential plots were allotted to those whose land had been acquired. The allotment is made according to seniority maintained on the recommendations received from Land & Building Deptt. of GNCTD. Of the 810 recommendees awaiting allotment of alternative plots in Rohini, Dwarka and Narela in the beginning of the year, 578 have been allotted alternative plots in May 2003. The size of plot allotted to eligible recommendees is based on the extent of land acquired

### 3. Commercial Land

(i) There has been a marked improvement in the disposal of commercial properties during 2003-04. A total of 510 shops were disposed of during 2003-04 with realization of Rs. 36 Cr.

(ii) Disposal of commercial plots has also gone up tremendously. During current financial year 2003-04, 98 commercial plots have been disposed of and an amount of Rs. 2073 Cr. has been collected on this account

(iii) The sale of commercial land and estate has resulted in increase of revenue to the tune of Rs.2109 crores during 2003-04 compared to Rs. 462 crores in 2002-03



- (iv) The policies and programmes were also given the new direction and a more transparent and market friendly policy has been evolved for disposal of petrol pump sites, which will now be given through tender and auction instead of allotment. The mode of disposal for hospital sites was also changed to auction.

#### **4. Sports**

So far 13 Sports Complexes have been developed in different urban zones of Delhi and are fully operational. Mini Sports Complexes are also being developed by DDA in selected playfields with a view to provide sports facilities such as Swimming Pool, Gyms etc. one such Mini Sports Complex is at Munirka, South Delhi named as Baba Gang Nath Sports Complex. Two more such Sports Complexes will be developed at Pratap Nagar in West Delhi and Kanti Nagar, East Delhi.

In addition to these Sports Complexes, 23 Multigyms, 26 Playfields are developed. A 18 hole Golf Course has also been developed at Lodo Sarai and at the second Course being developed at Bhalaswa 3 hole and a driving range has been developed

#### **5. Improvement in the Government-Citizen Interface**

##### **i) Information Kiosk**

For proper dissemination of information and to create awareness regarding the policies and programmes of DDA, Information Kiosks have been set up at Vikas Sadan and Vikas Minar. Subsequently these Kiosks will be provided at all the site offices of DDA. The Kiosks will help create the facility for dissemination of information available in DDA data base such as regarding allotment status, payment status, schemes etc. 8 Kiosks have been installed out of which six are at the Reception Hall of D-Block, Vikas Sadan and two at Vikas Minar. Through these Kiosks the members of public can have access to the information on lands and housing as available in DDA servers including information on various schemes etc. It has also provided access to information available on the DDA Website. Therefore, information regarding various formats to be submitted to DDA, regarding various schemes, regarding status of allotments, results etc. are now available easily to all the members of public.

##### **ii) DDA Website**

A new bilingual website ddadelhi.com was developed and inaugurated by Sh. P. Shanker, Chief Vigilance Commissioner on 6.11.2003 on which useful information regarding various types of transactions of allottee with DDA are available. The website also contains formats of all the documents to be submitted

to DDA by the allottees for various transactions.

#### **6. New Directions/initiatives**

##### **1. Construction of flyovers**

4 flyovers have been completed during 2003-04. It may be mentioned that 7 Flyovers were taken up by the DDA under phase-I which have been completed and opened to the traffic. The remaining 1 flyover is in advance stage of construction and is likely to be completed during the year.

In addition to the above, more flyovers have been planned and taken up. Of these two have been completed and work on following are in progress.

- i) ROB on Delhi Rewari Line level crossing at Pankha Road
- ii) Half flyover at intersection of G.T. Road — Road No. 66
- iii) NH —24 Bypass near Gazipur Freight Complex
- iv) Josip Broz Tito Marg-Lala Lajpat Rai Marg
- v) Approach road connecting South Delhi with Dwarka through Cantonment Area
- vi) Link road connecting NH-8 with Dwarka along Southern Boundary of IGI Airport
- vii) Covering of Palam Drain

##### **2. Urban heritage conservation**

Delhi, the land of seven cities, has more than 1700 listed monuments out of which the Archaeological Survey of India maintains only two hundred. Tourists from all over the world visit these monuments. In order to preserve and project the historical character of Delhi, the Master Plan of Delhi Perspective - 2021, recommends conservation and improvement of heritage zones and areas of special importance having historical monuments and old townships.

- i) Muradabad Pahari and Tughlakabad Fort Area
- ii) Chote Khan Bade Khan at Kotla
- iii) Development of Sultan Garhi Tomb
- iv) Upgradation of the areas at Purana Qila
- v) Gumbad Park at Village Lado Sarai
- vi) Qila Rai Pithora Wall
- vii) Viceroy Lodge, Delhi University
- viii) Satya Narain Temple at Roshnara Road
- ix) Ashoka Road edict Kailash
- x) Anglo Arabic School Ajmeri Gate

In addition projects undertaken under the Urban Heritage Foundation would also form part of DDA's heritage conservation programme.

##### **3. Horticulture Development**

- (1) DDA emphasis has been on development of



green areas, which are lungs of the city. DDA can probably claim to have built the best network of green areas in any city in the country. DDA has developed approx. 4587 hectares of green which include city forest, wood lands, green belts, District Parks, zonal parks, neighbourhood parks and tot lots in the residential colonies.

(ii) A theme park named '**Astha Kunj**' for which foundation was laid by Hon'ble Prime Minister has been planned to develop on 200 acres of land adjoining Nehru Place. A competition had been floated for composite development of this theme park which proposes integrating existing three temples i.e. Lotus temple, Iskcon temple and Mata ka Mandir. The park will have the following facilities.

1. Neighbourhood facilities
2. Urban Park —Overflow of activities of district centres.



A model of Yamuna Bio-Diversity Park

3. Spiritual Garden
4. Festival congregation area
5. Ecological Corridor
6. Arboretum

#### 4. Bio-diversity park

(i) To restore and preserve the lost natural heritage of life systems of Delhi, DDA in technical collaboration with Centre for Environmental Management of Degraded Ecosystems (CEMDE), University of Delhi has initiated a network of Bio-diversity Park (Yamuna and Aravali) under the aegis of Biodiversity Foundation Chaired by Lt. Governor of Delhi. The first such Park i.e. Yamuna Biodiversity Park is being developed at Wazirabad over an area of 157 acres in first Phase and another 300 acres will be added to it in the second Phase. Another Biodiversity is being developed at Vasant Kunj in South Delhi.

(ii) The Nature Interpretation Centre at Yamuna Biodiversity Park has been developed. It highlights

through panels, the River Yamuna starting from its origin from the Yamuna Glacier till it enters Allahabad. The various eco-systems have also been explained through interactive displays and touch screen computers. About 8000 plants belonging to 250 different species have been planted in the park to develop biotic communities. Over 300 varieties of fruit trees comprising of 50 species of fruit yielding trees have also been planted in the Orchard area. This also contains 45 varieties of mango alone. A gene bank, which have 600 traditional varieties of different crops have also been developed, and 10 species of fish have also been introduced in the wetland/waterbody running through the park at an average depth of 4 meters. It is expected that about 400 migrant birds and other bird species will visit the site every year during different seasons.

#### 5. Involving Bank for upgradation of our services

It had been observed that one of the areas of grievance is the delay in verification of deposits of allottees resulting in delay in many transactions such as possession, NOC, conversion etc. Towards improving overall collection, verification, reconciliation and other financial services in all new Housing and other disposal schemes as well as towards rationalizing all such services for our old allottees account, a strategy for involvement of Banks has been arrived at. The overall benefits will be as follows:

- i) The customers of DDA get benefit of the new banking practices.
- ii) There is better integration of the banks with the finance department so as to reduce the time in transfer of funds and verification of the amounts; and
- iii) A package for non-performing assets of the DDA is devised to be administered jointly by the banks and DDA.



Shri P. Shankar, Chief Vigilance Commissioner, and Shri Anil Bajjal, Vice-Chairman DDA, looking into an Information Kiosk installed at Vikas Sadan after its inauguration





# 3

## MANAGEMENT OF THE AUTHORITY



Shri Anil Bajjal, Vice-Chairman DDA, administering the pledge to officers of DDA on the occasion of Anti-terrorism Day.

**3.1** DDA was constituted under section-3 of Delhi Development Act 1957. Hence, it is a corporate body with power to acquire, hold and dispose of property. A perpetual succession and common seal is vested with the Authority. It can sue and be sued. Sh Vijai Kapoor, IAS a renowned administrator who took over the reins as Lt. Governor, Delhi and Chairman, DDA on 20th April, 1998 continues to direct the diverse activities of the organisation

### Chairman

**Sh. Vijai Kapoor** 01.4.2003 to 31.3.2004

### Vice-Chairman

Sh. P.K. Hota 29.3.2003 to 07.4.2003  
 Sh. Anil Bajjal 08.4.2003 to 06.2.2004  
 Sh. Prabhash Singh 07.2.2004 to 16.2.2004  
 Sh. Madhukar Gupta 17.2.2004 to 31.3.2004

### Whole Time Members

**Sh. A.K. Patnaik,**  
 Finance Member 1.4.2003 to 31.3.2004

**Sh. C. Banerjee,**  
 Engineer Member 1.4.2003 to 17.12.2003

**Sh. Prabhash Singh,**  
 Engineer Member 18.12.2003 to 31.3.2004

### Nominated by the Central Govt.

**Sh. P.K. Pradhan,** Jt. Secretary,  
 M.O.U.D. & P.A. 1.4.2003 to 31.3.2004

**Sh. B.S. Lalli,** 1.4.2003 to 10.10.2003  
 Member Secretary,  
 NCR Planning Board

**Sh. B. K. Sunder Ray,** 10.10.2003 to 31.3.2004  
 Member Secretary,  
 NCR Planning Board

**Sh. K. T. Gurmukhi,** 1.4.2003 to 31.3.2004  
 Chief Planner, Town &  
 Country Planning Organisation.

**Sh. Rakesh Mehta,** 1.4.2003 to 31.3.2004  
 Commissioner, MCD

### NON-OFFICIAL MEMBER

**Sh. Puran Chand Yogi,**  
 MLA 1.4.2003 to 31.12.2003

**Sh. Mahabal Mishra,**  
 MLA 1.4.2003 to 31.12.2003

**Sh. Kanwar Karan Singh,**  
 MLA 1.4.2003 to 31.12.2003

**Sh. Ishwar Singh,**  
 Councillor, MCD 1.4.2003 to 31.3.2004

**Sh. Virender Kasana,**  
 Councillor, MCD 1.4.2003 to 31.3.2004

The Authority met 5 times during the year and considered 66 items in all.

### **3.2 Advisory Council**

This is a body constituted under Section-5 of the Delhi Development Act, 1957 for advising the Authority on the preparation of Master Plan and on such other matters relating to planning and development or arising out of or in connection with the administration of this Act as may be referred to it by the Authority. Composition of the Advisory Council during the year was as given below :

1. **Sh. Vijai Kapoor,**  
 President 1.4.2003 to 31.3.2004
2. **Members of Lok Sabha**
  - i. **Sh. Avtar Singh Bhadana**  
 1.4.2003 to 6.2.2004
  - ii. **Smt. Dr. Anita Arya**  
 1.4.2003 to 6.2.2004



### 3. Members of Rajya Sabha

#### i. Sh. Hans Raj Bhardwaj

1.4.2003 to 6.2.2004

#### 4. Sh. P.K. Hota,

Vice Chairman 1.4.2003 to 7.4.2003

**Sh. Anil Baijal** 8.4.2003 to 6.2.2004

**Sh. Prabhash Singh** 7.2.2004 to 16.2.2004

**Sh. Madhukar Gupta** 17.2.2004 to 31.3.2004

### 5. Members

#### i. Sh. Hiren Tokas,

Councillor, MCD 1.4.2003 to 31.3.2004

#### ii. Sh. Sugreev Singh,

Councillor, MCD 1.4.2003 to 31.3.2004

#### iii. Sh. Rohit Manchanda,

Councillor, MCD 1.4.2003 to 31.3.2004

#### iv. Smt. Nirmala Vats,

Councillor, MCD 1.4.2003 to 31.3.2004

#### v. J.P. Goel

#### vi. Chatter Singh

#### vii. Sunil Dev

#### viii. Chairman, DTC

#### ix. Chairman, CEA

#### x. DG (Defence Estate), Ministry of Defence

#### xi. DG (RD) & Addl. Secy.,

Ministry of Transport

#### xii. Chief Planner, TCPO

#### xiii. G.M. (P.M.) MTNL

#### xiv. Municipal Health Officer, MCD

### 3.3. Staff Quarter Allotment Branch

During the period under report, 628 applications for allotment of staff quarter from the employees of various categories were received as detailed below .

1. Type-I	33
2. Type-II	388
3. Type-III	154
4. Type-IV	36
5. Type-V to VII	17

During the year 2003-04 as many as 292 staff quarters were allotted in Type-I, II, III, IV & V to VII. The details of allotment is given as under

1. Type-I	11
2. Type-II	125
3. Type-III	139
4. Type-IV	12
5. Type-V to VII	5

In all 104 cases of change were considered and decided. Inspection were carried out in 11 cases on

the basis of complaints and action taken in cases of adverse occupation.

### 3.4 Nazarat Branch

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

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

### 3.5 Hindi Department

In order to make effective implementation of Government of India's Official Languages Policy, 52 inspections were carried out by Hindi Department during 2003-04. One meeting of DDA's Official Languages Implementation Committee were held. During the "Hindi Pakhwara", celebrated in September 2003, various competitions were held for Hindi Typing, Hindi Stenography, Hindi noting/drafting. Winners were adequately awarded in cash with certificates. The total prize money awarded was Rs. 11,200/-. Further, 15 employees were imparted Hindi Typing training at departmental training



One of the participant of a debate in Hindi organized during 'Hindi Pakhwara' celebrations.





center. 9 workshops were organised and in all 118 employees were given training for noting/drafting in Hindi.

All documents like Annual Administration Report, Audit report, notifications, press releases, Authority meeting agendas and minutes etc. required to be prepared in English were prepared bilingually.

### **3.6 Public Relations / Public Grievances Department**

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

#### **Activities preformed during 2003-04**

- \* 62 press handouts (both English and Hindi) were released highlighting the achievements, various activities and functions organised during the period. These press releases were covered both in print as well as in audio-visual media.
- \* One press Conference was organized which was addressed by Minister of State for UD&PA at Vikas Sadan in September, 2003. One seminar on "Delhi Apartment Ownership Act 1986" was organized jointly with TERI in September, 2003. An interaction meeting of Lt. Governor with Market Associations regarding one time up-gradation of commercial complexes by DDA was also organized in February, 2004.

- \* 2 Press-Trips - one to DDA greens.
- \* 54 press clippings which appeared in various newspapers were followed up to get the individual grievances redressed and 30 letters to Editor (rebuttals) were issued.
- \* 107 advertisements (English + Hindi) got published in various newspapers including campaigns.
- \* 150 complaints were received through the Department of Public Grievance, Cabinet Secretariat, Govt. of India out of which 88 were got redressed.
- \* 105 DPG cases were transferred to this department of which 30 cases have been resolved.
- \* 152 grievances were received from MOUD & PA and the same were forwarded to concerned department for disposal.
- \* 327 grievances were received directly form public which were sent to the concerned departments for disposal.
- \* 1,10,632 letters received and 76,275 letters dispatched through computerized Receipt and Dispatch Counters at Reception.
- \* 1,609 new books added to Library and 5,541 press clippings pertaining to DDA taken out from daily newspapers.
- \* 3 issues of Delhi Vikas Varta, house journal comprising of 42 pages each edited and published and 9,000 copies distributed besides editing of Annual Administration Report of DDA.
- \* Three issues of "Sports News letter" comprising of 16 pages each edited and published and got distributed through Sports Department, DDA.
- \* 137 functions were covered by photo section, 2,394 photographs were taken and 3,054 photographs were developed and issued for publication and record.
- \* 8 touch screen information Kiosk got installed in Reception area at Vikas Sadan and Vikas Minar. Through these information Kiosk, member of the public can have access to information regarding Housing and Lands Department as available on DDA server. DDA website can also be accessed through it.



# 4

## PERSONNEL DEPARTMENT



Shri Anil Baijal, Vice-Chairman DDA, giving away the prize to one of the Best Employee of DDA on the occasion of 'Vigilance Awareness Week' celebration.

**4.1 Personnel at DDA** are considered to be valuable organizational assets. Major emphasis is placed on regulating existing job profiles, employees development, grievances and discipline and ensure a mutual respect for management. This is an ongoing endeavour to obtain optimum productivity when it comes to serving the general public. Checks and counter checks are employed to identify, monitor and reward leadership qualities and attitudes and encourage work-conscious ethos.

During the year under review, the Personnel Department is delighted to place on record its initiatives towards capacity building and promoting employee aspirations and welfare measures. The various steps taken are cited below:-

### 4.2 Promotions made

Group	A	B	C	D	Total
	60	63	83	-	206

### 4.3 Recruitment Made

Recruitment made in Group-A=1, Group-B =4 Group-C=1 Group-D=11. All Group 'C' & 'D' appointments are on compassionate grounds. 29 Section Officers were recruited from among existing regular & work charge staff.

### 4.4 Selection grade given

The benefit of selection grade has been given to 3 officers.

### 4.5 Assured Career Progression Scheme

The scheme of Assured Career progression for the Group-B, C & D employees has been introduced in DDA on the lines of scheme introduced in Government of India. The benefit has been extended to 1630 incumbents. Similarly ACP scheme has been extended to about 8000 Work-charge employees.

### 4.6 Confirmation

81 incumbents have been confirmed.

### 4.7 Cross of Efficiency Bar

A total of 23 employees of various categories were allowed to cross efficiency bar.

### 4.8 Compassionate Appointment

During the period under report a total of 11 & 1 appointments have been made on compassionate grounds in Gr. D & C respectively.

### 4.9 ACRs

A total 7015 Nos. ACRs were collected during the year 2003-04.

### 4.10 Grant of Pension Cases

System of payment of pensionary dues on the day of retirement was introduced in DDA. The dues are paid in a function organised for the purpose every month. 8 Welfare Inspectors/Personnel Inspectors are deputed to assist in settlement of pension/death cases. With the placement of Welfare Inspectors under Welfare Section encouraging results have been achieved. The pension cases are settled as quickly as possible. 242 incumbents retired during the period, and all the persons have been paid the retirement dues.

### 4.11 Disciplinary Cases

During the year under the report, 17 disciplinary cases of various categories were settled.

### 4.12 Cadre Review

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

### 4.13 Position of Staff as on 31.3.2004

Group	General	S.C.	S.T.	OBC	Total
A	392	58	07	3	460
B	1037	204	24	2	1267
C	5066	758	52	27	5903
D	2088	845	09	27	2969
Total	8583	1865	92	59	10599
Work Charge					10797
Grand Total					21396





A view of one of the entry in DDA Flower Show

**6.1** The eagle-beagles of the Law Department are adept at probing, handling and monitoring of the entire litigation of DDA. Case history of achievements are mentioned below:-

### **6.2 Land Disposal Department**

**6.2.1.** In the **SLP titled as DDA v/s Vijay C. Gursharney** and another **SLP titled as DDA v/s Nanak Chand**, the right of DDA to probe for the charging of UEI in the cases of Will outside blood relation has been up held by the Hon'ble Supreme Court. These SLPs were filed against the decision of Hon'ble High Court wherein it was decided that DDA cannot charge UEI in the cases of Will where letter of administration or probate has been obtained. In these SLPs policies, documents, and material was made available and full assistance and briefing was given to the Advocate. Due to untiring efforts, our stand was up-held by the Hon'ble Supreme Court resulting in recurring benefit to DDA for exercising their right to recover 50% UEI in the cases pending in DDA and cases pending in Courts and in all future matters.

One more important achievement in this case is that Hon'ble Supreme Court observed that DDA is a creature of statute and policies and guide-lines formulated by such an authority will have a binding effect on parties unless there are rules to the contrary, thus, it is a great achievement for all times to come with the policies and guidelines of DDA will have binding effect on the parties.

**6.2.2** In the case of **Land Disposal Deptt. of DDA** titled as **Pragati Constn. Co. v/s DDA, CWP 7854/2001**, the demand of Ground Rent amounting to Rs. 1,77,72,953/- was challenged. The case was contested hotly and vigorously which resulted in dismissal of the WP on 2-10-2003. The Hon'ble Court has given liberty to DDA to enforce the

demand after verification and adjustment of the amount already paid by the petitioner.

**6.2.3.** The 3rd important achievement in the case of Land Disposal Deptt of DDA is in **WP (Civil) No. 564/2003** titled as **Santosh Bhartiya v/s DDA**. In the said WP, auction of commercial plots of 'Mall' at Vasant Kunj, New Delhi was challenged on the ground that the clearance of Environmental Authorities has not been obtained and including necessary measures for checking the pollution and other requirement of Law. After hearing at length, the Hon'ble Supreme Court held that this 92 hact. of land for the proposed Mall has already been excluded from the provisions. Thus with this order the impediments in the way of development of Mall stands cleared. Thus, the project of DDA could not be held up and its development can be continued.

### **6.3 Land Management**

**6.3.1 CWP No. 623/1977, Mandir Shri Sita Ramji @ Shree Sita Ram Bhandar v/s UOI.**

This writ petition was filed in the High Court challenging the acquisition proceedings in respect of 300 Bigha 9 Biswa land in village Karkardooma on the ground that during the pendency of the earlier notification second notification was bad in Law and could not have been issued. No plan was supplied to the petitioner therefore he could not make the proper objection. The society further contended that there can not be Planned Development by the acquisition of small parcels of the land. The case was contested by DDA alongwith the LAC and the same was dismissed on 21-22 Aug 2003 with cost of Rs.20,000/-. Immediately after dismissal of the writ petition the matter was taken up with the Delhi Govt. and possession of the land has been taken over on 22.9.2003. Subsequently, writ petition No. 6086/2003, 5794/2003 were also dismissed on



22.9.2003 and 9.9.2003 respectively. This was very important case and was contested vigorously, we could get 300 bigha of valuable land in village Karkardooma which is now being developed and proposed for allotment to Group Housing Societies.

**6.3.2 CWP No. 3843/96 Sh. Zaffer Siddique & Ors. V/s DDA. CWP No. 4340/96 Vakil Ahmed V/s DDA. CWP No. 4341/96 Liakat Ali V/s DDA.**

These petitions were filed in the High Court on the ground that they can not be evicted without due process of law. These cases were effectively contested by the deptt. and it was held that while acquiring land under the Land Acquisition Act, due process of Law has been adopted by the Govt. and no notice is required to be given to the subsequent encroachers. With these observations, the writ petitions were dismissed on 29.5.2003. The LPA and SLP filed in the Supreme Court were also dismissed. Judgement will have the the wider repercussions on number of other cases.

**6.3.3 CWP No. 922/2001 Sh. Radhey Shyam Gupta V/s UOI**

In this case, the acquisition proceedings were challenged on the ground that they have not been given opportunity to file objections. The petition was dismissed on the ground of delay and latches in view of the fact that notification under section 4 was issued on 16.6.98 alongwith section 17(i) of the LA Act, on 26.3.98 the declaration under section 6 —was published, possession was also taken on 10.7.98. The petition was filed on 6.2.2001 i.e. after the issue of the notification and taking over the possession, therefore same was dismissed on the ground delay and latches with cost of Rs.20,000/- on each petitioner. The land was urgently needed for STP in Anand Parbat Area.

**6.3.4 CWP No. 2579/99 Sh. Ashok Kumar V/s UOI.**

This writ petition was filed on the ground that the award has been made after the notification under section 4 & 6 of the LA Act have lapsed after the amendment in section 11 of the LA Act in 1984. The writ petition was dismissed with cost of Rs.7,500/- on the ground that it is wholly immaterial whether or not a particular person has obtained the stay qua acquisition of his land, while there was stay against entire Notification. The Division Bench was of the view that underlying idea of excluding the period of stay in completing the acquisition proceedings was that the moment Court grants the

stay, it becomes impracticable if not impossible to execute the scheme for which the lands are notified for acquisition. The judgement will have the effect on number of other cases.

**6.3.5 CWP No. 1283/2003 Sh. T.N. Vohra V/s Govt. of NCT of Delhi.**

The petition was filed by the petitioner seeking restraint orders against the Govt. in respect of Khasra No. 424-425 village Mahipalpur on the ground that the property is part of unauthorised colony slated for regularisation. DDA contented that the land in question does not form part of the unauthorised colony and was being used for commercial purpose, the construction was raised in violation of the stay orders passed by the Court, in the litigation filed by the predecessors in interest of the petitioner did not allow the Authority to take possession of the land by producing forged/interpolated Court Order. In this view, the petition was dismissed with cost of Rs.50,000/- and Court also directed for payment of Rs.61 lacs to the DDA on account of rent of the building which petitioner was charging from his tenant from the date when he has produced the forged orders. DDA has got the precious land with structures in Mahipal Pur village alongwith 61 lacs rupees which was fetching the monthly rent of Rs.8 lacs.

**6.3.6 Civil Appeal No. 4722/97 Delhi Admn. V/s M.L. Nagia, Village Pehlad Pur.**

In this case full bench of High Court of Delhi vide order dated 14.12.1995 quashed the land acquisition proceedings in respect of the land on the basis that evacuee land cannot be acquired. However, an appeal filed by Delhi Admn. & DDA the Hon'ble Supreme Court of India held that the Evacuee land is a Govt. land and can be acquired under the Land Acquisition Act for Govt. Scheme. This judgement will effect a number of cases relating to acquisition of land for Delhi.

**6.3.7 SLP© No. 12460/97 DDA V/s S.S. Khurana in r/o village Karkardooma.**

In this case, the single judge of Hon'ble High Court of Delhi quashed the acquisition proceedings on the ground that the land involved in this case was exempted from the Section-4 notification of LA act. The LPA filed by the DDA before the Division Bench of High Court was also dismissed. DDA filed SLP© which was converted into Civil Appeal.

The contention of the DDA is that once the possession of the land has been taken over after the award, the acquisition proceedings can not be



challenged thereafter. The Hon'ble Supreme Court of India accepted the contention of DDA and allowed the appeal of DDA vide judgement dated 18.9.2003. This judgement is very important as number of cases are pending on the same point in various Courts. The review petition © No. 1832 of 2003 filed by the petitioner against the said orders was also dismissed by the Hon'ble Supreme Court of India vide order dated 9.12.2003. This is precious land, situated near Karkardooma Court forming part of CBD Shahdara, East Delhi.

**6.3.8 SLP© No. 23185/2004 Sh. Malook Nagar v/s LAC & Ors Village Bahapur.**

In this case, the land is required by DDA for Multi Level Parking at Nehru Place. The contention of the petitioner is that there is no urgency to acquire the land and also that no proper procedure has been followed by the concerned authorities, earlier the Hon'ble Division Bench of High Court declined to issue any stay orders in respect of the land in question. DDA filed caveat in the Supreme Court and opposed the SLP on the ground that the land is urgently required for the Multi Level Parking in Nehru Place and proper procedure was followed to acquire the land. The Hon'ble Supreme Court accepted the contention of the DDA and dismissed the SLP vide order dated 19-12-2003. This is a very important judgement in the cases where DDA is acquiring the land under the urgency provisions of Land Acquisition Act. DDA has got about 6 Bigha land adjoining Nehru Place Distt. Centre.

**6.3.9 SLP© No. 151-52/2004 Smt. Krishana Kumari Uppal v/s UOI village Mohammad Pur, Munirka.**

In this case, the land is required by DDA for parking at Bhikaji Kama Place. The contention of the petitioner is that there is no urgency to acquire the land and also the proper procedure has not been followed by the concerned authorities. The Hon'ble Division Bench of High Court declined to issue any stay order in r/o the land in question. DDA filed caveat in the Supreme Court and opposed the SLP on the ground that the land is urgently required for the parking in Bhikaji Kama Palace and proper procedure was followed to acquire the land. The Hon'ble Supreme Court accepted the contention of DDA and dismissed the SLP vide order dated 9.1.2004. This is a very important judgement in the cases where DDA is acquiring the land under the urgency provisions of LA Act. DDA has got the

precious land measuring 1200 sq. yds. In the centre of Bhikaji Kama Palace Distt. Centre.

**6.3.10 SLP © No. 1515/97 Sh. R.L. Jain v/s DDA Village Kharera SDA**

In this case, the earlier land acquisition proceedings were quashed by the Court. DDA again requested for acquisition of this land as the land in question was utilised by DDA for Staff Quarters of its employees at Safdarjung Development Area. The LAC granted the interest at the rate of Rs.9% PA for the 1st year and 15% PA for the remaining years under section 34 of LA Act from the date when the possession was taken over in response to the earlier proceedings which was subsequently quashed. The amount of interest involved is about Rs. I crore. DDA has challenged the award on the grounds that the LAC has no authority to grant any interest prior to issue of section 4 notification under LA Act. Writ petition of DDA was allowed by the Division Bench of Hon'ble High Court of Delhi and DDA succeeded in getting back the said amount which was deposited as per orders of High Court. The petitioner filed SLP in the Supreme Court. However, after hearing Counsel for the parties, the Hon'ble Supreme Court referred the matter to three judges bench as there are contradictory judgement of the Hon'ble Supreme Court on the subject. The three judges Bench after hearing the Counsel for parties dismissed the Civil Appeal filed by the petitioner vide order dated 12.3.2004. By this judgement DDA is able to save about Rs. I crore but this will also effect number of cases pending in the various Courts.

**6.3.11 SLP© No. 2721-22/2003 DDA v/s S.S. Aggarwal & Om Parkash, village Jasola.**

In this case, the land is acquired for sewerage treatment plant under the orders of Hon'ble Supreme Court of India passed in PIL matters, Mehta v/s UOI & Ors. The Hon'ble High Court of



A view of lake at Swarn Jayanti Park



Delhi enhanced the market value from Rs.102/- per sq. yds. to Rs.7390/- per sq. yds. on the basis of market rates fixed by the Govt. from time to time. DDA filed SLP against the said orders on the ground that Govt. Circulars are not the basis for determining the market value of the acquired land. The Hon'ble Supreme Court vide order dated 12.9.2003 granted the SLP and converted the same into Civil Appeal and also granted the stay of the enhanced amount subject to depositing 25% of the awarded amount in these cases. DDA has already complied the Court orders.

#### **6.4 Housing Department**

250 cases were filed by the allottees on the point of charging @20% sur-charge in the SFS flats in South Delhi. In these cases, the right of DDA to charge 20% sur-charge was up-held by the Hon'ble High Court. The right of DDA to charge sur-charge @ 20% was upheld by the Hon'ble High Court on the ground that the said point has already been decided by the Division Bench of Hon'ble High Court and in SLP by Hon'ble Supreme Court in the case of DDA Self-Finance Owners v/s DDA and therefore relying on that the Hon'ble Court

held in this case that the provisions which have been up-held by the Division Bench and the Hon'ble Supreme Court, there is no question of any concession to areas which are not in South Delhi.

#### **6.5 Engineering Department**

In the case of DDA v/s Bhai Sardar Singh FAO(05)93/2002, the point at issue was applicability of Old Arbitration Act in the proceedings commenced before coming into operation of the New Act. The Hon'ble Division Bench of Delhi High Court held in this case that in the matters wherein arbitration proceedings commenced before the New Act come into operation, the Old Act would apply to all such proceedings at all stages including filing of objections to the award. Thus, DDA is benefited in all such pending cases because awards will be saved to become decrees automatically after lapse of three months under New Act and DDA will have right to file objections. Some arbitration matters are also pending before the Hon'ble High Court which are likely to be disposed of in view of the said judgement.





# 7

## SYSTEMS & TRAINING DEPARTMENT



A training session in progress

### 7.1 Systems Department

DDA is upbeat with the systematic automation to minimize downtime. This is visible in the Systems Wing of the Authority which enhances efficiency and keeps a tab on the following achievements.

#### 7.1.1 Land Disposal

The online system has been implemented in various branches of Land Disposal wing. All allotments are being held through draw of lots by computer or by open auction/tenders. Various activities following the allotment like generation of demand letters and other reports as well as possession letters are being generated by computer besides generation of various MIS reports. The data in respect of old allotment is also been uploaded in data base. The system provides for generation of statement of accounts for various properties besides providing online verification of receipts. The database has been connected to Information Kiosks installed in Vikas Sadan and Rohini to answer various public queries.

#### 7.1.2 Housing

The software named AWAAS has been successfully implemented in housing and various activities like, registration, allotment, cancellation, mutation/transfer, change of address and change of mode of payment have been automated. During the current year more than 9280 flats have been allotted and demand letters in respect of 9000 allottees generated and dispatched. The database has been connected to Information Kiosks installed in Vikas Sadan and Rohini to answer various public queries.

#### 7.1.3 DDA's Web site

The new Web site of DDA was launched in Nov. 2003. Web site has been made dynamic and provides information on various aspects of DDA like Housing, Land, Master Plan, sports, environment etc. The information of public interest like result of the draws for housing and land disposal and tender notice are appropriately displayed on DDA's Web site. Senior Officers are now reachable through E-mail and all

these officers have been provided personal mail boxes. During this year the brochure and application forms in respect of two housing schemes were made available on web site facilitating the public to download the same. The web site provides the facility for feedback from the public to further improve upon the information content of the web site.

#### 7.1.4 Land Record Automation

The software for automation of land record has been developed and named as Land Management Information System. The system is a GIS based application providing information about the acquired land. It will facilitate to monitor the usage of acquired land and the status at any given time together with monitoring of enhanced compensation. The spatial information contents and the attributes for acquisition are being integrated. In the second phase the areas which are still not developed for urban extension will also be taken up to facilitate the planners of DDA for preparation of plan. The Masabis in respect of 349 villages out of 452 villages have been scanned and 268 masabis have been digitized, out of the 229 villages acquired, the spatial data in respect of 69 villages have been integrated with other attributes.

#### 7.1.5 Legal Cases Monitoring System

The GUI based user friendly software for monitoring of legal cases has already been implemented to monitor the progress and maintain the data base of legal cases for day to day referencing. Another module to take care of the processing of the Lawyers Fee is also being developed to further automate the Legal case monitoring.

#### 7.1.6 Payroll

A new payroll system has been developed to take care of all needs of drawing and disbursing offices. The software shall be user friendly and will be network based, to ensure that entire data is available at any given point of time irrespective of location.



The software shall provide details about the outstanding of various advances as well as the statement of accounts in respect of GPF etc. The software will be implemented once the structured network is established.

#### 7.1.7 Training (Computer Literacy)

System wing is conducting various computer training programs to improve computer literacy in DDA. During the current year 32 computer literacy programs as well as training programs for usage of application software were conducted. Around 400 personnel of DDA imparted the training.

#### 7.1.8 Receipt and Dispatch System

A computerized Receipts and Dispatch System implemented at Reception counters of Vikas Sadan is running smoothly. Computer generated receipt is issued for all letters received at the counters. Information of time bound dispatches to be sent by Dak are made by the branches through the same counters. Different MIS reports are also generated through the system to enable the officers to monitor the receipts.

#### 7.1.9 Personnel Management Information System

An on line multiuser computerized Personnel Management Information System has been developed to provide all the functionality of the personnel Department namely maintenance of service records, confidential reports, loans & advances, leave record maintenance, LTC, disciplinary and court cases, retirement and death cases, policy matters and staff grievances etc. The application software is awaiting implementation.

#### 7.1.10 Computer Aided Drafting & Designing Cell at Vikas Minar

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

### 7.2 Training Institute

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



A computer literacy class in progress

**7.2.2** During the year 2003-2004, training institute successfully imparted training and conducted useful training programmes benefitting a large number of DDA employees. Apart from above, a substantial number of employees at various levels were nominated to participate in training, workshops, seminars, conferences etc. organised by other professional institutions as per details given below :

S. No.	Description	Year	No. of Trg. Prog.	No. of Participants
1.	Training conducted by Trg. Instt., DDA	2002-2003	114	2155
		2003-2004	120	1460
2.	Training conducted by outside institutes/Agencies	2002-2003	42	121
		2003-2004	65	211

**7.2.3** In-house programmes included orientation programmes like for LDCs, Stenos and Accounts personnels. Special emphasis was given for preparation on new training modules for categories like Asstt./Sr.Steno/Steno/UDCs and on the syllabus for departmental tests for promotion to the next grade.

**7.2.4** The Training Institute also played significant role in assisting the personnel department including training/coaching programmes for UDCs appearing in the departmental test for the post of Asstts. and LDCs appearing in the departmental test for the post of UDC. The Training Institute also successfully conducted departmental tests for Section Officers (Hort.)

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



## 8

# ENGINEERING & CONSTRUCTION ACTIVITIES



A view of Sardar Patel Lake, Poothkalan

**8.1** The engineering ingenuity of DDA is evident in the Herculean task of developing acquired land. The Engineering Wing is entrusted with the development of infrastructure like roads, drains, water supply, sewerage and a host of other facilities, development/construction of commercial centers and green areas. Its expertise and experience is also extended to the construction of houses. On successful completion roads, storm water drains, sewerage, water supply etc., which are part of internal/peripheral services are subsequently handed over to MCD, DJB & DVB for further maintenance. Regular maintenance of common thoroughfare and utilities within the built up complex are the responsibility of the concerned Welfare Societies of Housing/Commercial properties.

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

- A. Construction of Residential Buildings.
- B. Development and construction of Commercial Centres.

- C. Development of Land for residential, institutional, industrial, recreational and commercial purposes.
- D. Special Projects/Sports Complexes.
- E. Development and maintenance of green areas viz. Master Plan Greens, District Parks, Neighbourhood Parks, Recreational centres, Sports Fields and Children Parks etc.

Regarding above mentioned activities, the achievements of 2003-2004 are as under:

### 8.2 Construction of Residential Buildings

Essentially, the DDA constructs houses of various categories viz. SFS/HIG/MIG/LIG/Janta/EWS etc. for a large number of registrants/non-registrants. The brief details of houses in progress as on 1.4.03, new houses started during 2003-2004 and completed by DDA during the year 2003-2004 are given as under :

Sl. No.	Description	HIG	MIG	LIG	EWS/Janta	Total
1.	Houses in Progress as on 1.4.2003	4895	3233	12032	544	20704
2.	New Houses targeted to be taken up in 2003-04	1707	2520	8092	2192	14511
3.	New Houses taken up during 2003-04	216	120	3652	Nil	3988
4.	Houses targeted to be completed during 2003-04	1577	1076	2722	544	5919
5.	Houses completed during 2003-04	416	492	704	64	1676
6.	Houses in progress as on 1.4.2004	4695	2861	14980	480	23016





### 8.3 Development of Commercial Centres

To meet with ever increasing demand for shopping facilities and commercial space, for the residents of various residential/industrial complexes developed and disposed off by the DDA, a large number of commercial centres of various sizes have

been planned and constructed by DDA.

The position of various shopping/commercial complexes in progress as on 1.4.2003, new complexes started and completed during the year 2003-2004 is given as under:

Sl. No.	Description	D.C.	C.C.	L.S.C.	C.S.C.	Total
1.	Commercial centres in progress as on 1.4.2003	7	6	2	4	19
2.	New Commercial complexes targeted to be taken up in 2003-04	2	6	13	17	38
3.	New Commercial complexes taken up during 2003-04	Nil	5	Nil	4	9
4.	Commercial Centres targeted to be completed during 2003-04	4	9	6	9	28
5.	Commercial Centres completed during 2003-04	2	3	Nil	5	10

Note : D.C. - District Centre; C.C. - Community Centre; L.S.C. - Local Shopping Centre; C.S.C. - Convenient Shopping Centre;

### 8.4 Major Development of Land Schemes

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

#### 8.4.1 Dwarka Phase-I & II

Dwarka sub-city situated in the south-west Delhi and planned for a population of one million will be self-contained city with multiple connectivity (approaches). The approaches have been planned in a fashion to make commuting to the sub-city possible from all directions.

For speedy development of the infrastructure, DDA for the first time has taken up construction of Master Plan roads to its full cross-section including street lighting. This street lighting works were earlier being done by the then DVB. The design adopted in Dwarka has been designed through Phillips India with back up from their Corporate Office at Holland.

This design is also being now adopted by DVB. It may be mentioned that this design is economical and will result in 20% financial savings both in initial capital investment as well as in the subsequent recurring expenditure on its operation & maintenance.

The Dwarka Project in South-West Delhi covers an area of 5648 Ha of land and forms part of the proposed Urban Extension of the MPD 2001. The details of scheme is furnished below:

- i) Phase-I area : 1862 Ha
- ii) Phase-II area : 2098 Ha
- iii) Built up area : 1688 Ha
- iv) Recently acquired area in Ph-II : 800 Ha
- v) Area yet to be acquired in Ph-II : 284 Ha

#### I. Access to Dwarka Sub-City

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

**a) Najafgarh Road:** 60 mtr wide road connecting Dwarka to the Najafgarh Road has since been completed.

**b) Pankha Road :** Entry from the Pankha road was not becoming feasible because of the unauthorized encroachment falling in its corridor, and as such, an alternative proposal was worked out by covering the Palam Drain for an approximate length of 2.3 km and constructing a 45 mtr wide road over it. This work is in progress and one carriage way is expected to be completed by June, 2004.

**c) (i) Construction of approach road connecting South Delhi with Dwarka through Cantonment Area :** The connectivity from the South Delhi is by



way of construction of a 6.1 Kms road which is passing through the Cantonment area and about 2 Km is elevated over the Palam Village. The alignment of this road has been verified and jointly agreed by the DDA & Defence Authorities. The alignment has also been approved in the Technical Committee meeting held on 15.3.2001. The work is in progress and likely to be completed by March, 2005

**(ii) Construction of Link Road connecting NH-8 with Dwarka along Southern Boundary of IGI Airport :** The total length of approach road is 4.6 Kms with 50 mtrs. long RUB under Palam/Rewari Railway line. RUB work have been completed by Railways as a deposit work of DDA. The work of construction of link road is also in progress and likely to be completed by October, 2004.

## II. Street Lighting

Street lighting in Dwarka on the Master Plan road, was the primary responsibility of the then DVB (now DISCOMS) but it was decided to be taken up by DDA.

An innovative design for providing street lighting had been developed and adopted in consultation with Philips India Ltd. The work of street lighting has been completed on all Master Plan Roads i.e. out of 75 Kms, the street lighting has been completed in 65 Kms and in remaining 10 Kms stretch poles have been erected, as and when it is necessary the fittings shall be provided. This work is being appreciated by one and all.

## III. Sports Complex in Sec-11, Dwarka

A Sports Complex has been developed in Sec.-11, where Lawn Tennis court, Volley Ball court, Basket Ball court, Badminton court, Football ground, Hockey field, Boundary wall, Skating Rink, Administrative Block, Squash Court, Cricket pitch, Multi-gym, Parking etc. have been completed. The Sports Complex has been opened to Public. The



DDA Sports Complex at Siri Fort

work of swimming pool is in progress and likely to be completed by April, 2004.

## IV. Acquisition of land in phase-II, Dwarka

Dwarka Ph-I and part of Dwarka Ph-II comprising of 2876 Ha of land has already been acquired and is under various stages of development. The balance land mass measuring about 1084 Ha is under acquisition for which notification has been issued by the Land & Building Department. Recently 800 Ha of land has been acquired. The detailed planning and development of this area will be taken up as soon as it is transferred to the DDA.

### 8.4.2 Narela

This project is located in the northern most part of the Union Territory of Delhi. The main objective of the project is to reduce the pressure on Urban Delhi by creating counter centers for growth. The work on master plan roads and peripheral roads has already been completed. Other services like sewerage, water supply and S.W. drain, for the houses already completed at Narela Ph-I/IA, have also been laid. Electricity is also available. Connection with the I&F drain through outfall drain is yet to be done. The overall development works in Narela project are likely to be completed by 31.5.2005.

The salient features of the project are given as under:

- |   |                       |
|---|-----------------------|
| a) Total project area as per general development plan | - 7365 Ha (approx.)   |
| b) Development area of DDA 175 (part)                 | - 6300 Ha (approx.)   |
| c) Estimated population                               | - 12 lacs             |
| d) Gross density                                      | - 400 P/Ha            |
| e) Area already developed/acquired                    | - 1264 Ha             |
| f) Major activities existing                          | - DSIDC & Grain Mandi |

So far DDA has constructed 8335 houses of various categories. Another 170 MIG and 2420 LIG houses are under construction. In addition, 833 alternative plots of various sizes have been developed. Further 42 alternative plots have recently been planned in Sec.B-4 and development works are in progress.

Apart from above, two command tanks with a capacity of 1.75 MG have been constructed and are functional. One SPS of 10 mgd capacity along with rising main also connected with STP of DJB which is also functional. 55 Ha of land for construction of water treatment plant had been given to DJB for catering to the water supply needs of the project which is already operational. Out of 14 CSCs to be provided in the scheme, 4 CSCs have been constructed. Two shopping centres are functioning



as on date. There are large numbers of parks and green areas already developed, which are also open to the public. With the shifting of polluting industries from non-confirming area to DSIDC areas, residents of Narela will get great relief as the chances of employment shall increase enormously. Sports complex along with club has been approved. Conceptual plan for this scheme is under process. 80 Mtr wide road to link with Rohini is under proposal which will give better connectivity to Narela Project.

In addition, 21 Ha of land in Sec.B-2, Narela is also being developed where 2420 LIG flats are being constructed on turn-key basis, including maintenance of these flats for 3 years after completion.

#### **8.4.3 Dheerpur**

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

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

The work of these services are likely to be taken up by June, 2004 initially as the land in Dheerpur is



Green developed by DDA at Dwarka

being allotted to Group Housing Societies and DDA is in the process of handing over the land to the Societies. The IIT is being consulted for giving the design of the supporting structure for laying services like water supply, sewerage and S.W. drain. As far as power is concerned the land for construction of 66 KV grid sub-station has been handed over to DVB.

#### **8.4.4 Rohini**

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

The total area of this Phase is about 4000 Acres, out of which about 1500 Acres of land has been physically taken over by DDA. This land falls under Sec. 26, 27, 28 & part of Sec. 29 to 32. As per the approved plans, the construction of two lane Master Plan Roads has been taken up. Service plans have been approved by DJB and likely to be completed by June, 2005

This area is being developed mainly for liquidating pending list of Rohini registrants for plots. The pendency list is about 38,000. The acquired land is sufficient to develop 12,000 to 15,000 plots, as such it is required that the remaining land falling under this phase may also be acquired at the earliest so that the pendency list may be liquidated by 2005.

The vast chunk of land is under encroachment/court stay in Sec. 26, 27 & 28. These encroachments need to be cleared, stay order to be vacated otherwise, it will become difficult to utilize this land for development of the area as planned.

##### **i) Construction of Zonal Office Building**

Presently, Rohini Zonal Office is located in barracks constructed in recreational plot of Manglam Place. It has to be vacated, as such, there is a proposal to construct a 8 storied Zonal Office building at Madhuban Chowk. This building will house the office of engineering wing, planning, lands, building section and finance unit concerning Rohini Project. The work has been awarded and it is likely to be completed by 2005.

##### **ii) District Park in Avantika**

Foundation stone was laid for this park by Hon'ble UDM. The work has been completed and inaugurated by Hon'ble UDM on 3.10.2003.

##### **iii) Sardar Patel (Poothkalan) Park**

Foundation stone was laid by Hon'ble UDM last year. The work has been completed and inaugurated by the Hon'ble UDM.

##### **iv) Resettlement of Garhia Lohar**

On a piece of land in village Mangolpur, Garhia





people were living. For their "on site resettlement" the construction of 34 work places and 34 one room tenements have been constructed. This was also inaugurated by the Hon'ble UDM. These tenements are being allotted.

#### **v) Khanjhawala Road**

Removal of jhuggies and subsequent construction of road along the alignment of Khanjhawala road connecting outer ring road has been taken up and it has since been completed. This work was also inaugurated by the Hon'ble UDM.

#### **vi) Construction of Master Plan roads in Rohini Ph-III.**

To open the area only two lane Master Plan roads were constructed in Ph-III. Now, the development



Flats and shops constructed under Garhia Lohar Resettlement Project in Mangolpuri

of this area has since been completed, thus the work regarding construction of roads in full width have been taken up. The work is in progress and likely to be completed by December 2004. Present progress is 50%

#### **vii) Amusement Park**

Adjoining to Swarn Jayanti Park, it is proposed to develop the Amusement Park. Land measuring about 60 acres has been given to M/S Unitech Ltd. to develop the park on operate and transfer basis. It is expected that this park shall start functioning in two years.

#### **8.4.5 Vasant Kunj**

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

##### **Vasant Kunj Ph-I**

Vasant Kunj Ph-I is bounded by rural area comprising of villages such as Ghitorni, Rang Puri etc., in the South, JNU in the North, Link Road and village

Mahipal Pur in the West and Mehrauli-Gurgaon road in the East. The Project covers a total area of 381.45 Hac and is projected to accommodate a total population of 1,15,000. Phase-I has already been developed. 13600 houses have been completed and allotted/under allotment.

##### **Vasant Kunj Ph-II**

Vasant Kunj Ph-II which is spread over an area of 315 Ha is located in a prestigious area of South Delhi. It is bounded by Vasant Kunj Ph-I in the South, Munirka Village to Vasant Vihar in the North, Ridge area in the West and JNU in the East. This area is divided into two portions namely (i) Constraint area of 92 Ha and (ii) Development of International Hotel Complex in 223 Ha. The area of 223 Ha of land and now been decided to be a part of Aravali Bio-Diversity Park being developed by DDA.

At present the construction of physical infrastructure in the 92 Hac of land is in progress. The work of roads, sewerage system i/c SPS & rising main, internal drains, water supply have been completed. The work of external drains and UG Tank are in progress and likely to be completed by June'04 and Dec'2004 respectively.

##### **I) Sports Complex at Vasant Kunj**

###### **a. Behind Pkt-2, Sec.-D, Vasant Kunj**

The work of boundary wall, cricket pitch and tube well completed. Swimming pool for physically handicapped persons has also been completed.

###### **b. Between Pkt. 2 & 3, Sec-D Vasant Kunj**

Lawn Tennis courts, Badminton court, Multi-gym, administrative Block, facility block and skating rink and Squash court have been completed.

##### **II). Aravali Bio-Diversity Park, North of Vasant Vihar**

DDA has planned to develop the second Bio-diversity park over the remnants of Ridge Area and rocky outcrop seen in South Delhi. Large area near Vasant Vihar popularly called Muradabad Pahari and Kusumpur Pahari has been chosen for developing an Aravali Bio-diversity Park in consultation with Delhi University.

###### **a) Location and site conditions**

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



kikar plantation and scrub vegetation of the Ridge. Within this area an old Mosque is existing. It is popularly called as Muradabad Pahari Fort.

**b) Approach :**

The site is approachable from the outer ring road in the North & from Poorvi Marg in Vasant Vihar in the Eastern side. The Cantonment area forms the Western boundary of the site.

**c) Present status of development works :**

- 1) C/o boundary wall :
  - a) 3 Kms boundary wall with one mtr high stone wall with one mtr high chain link fencing already completed at site.
  - b) Remaining 4 Kms wall is under construction. As on date, about 3700 mtrs wall has already been completed and balance will be completed by April 2004.
- 2) C/o Interpretation Centre :  
Details being worked out by Dir. (LS) in consultation with experts from Delhi University.
- 3) Walkways/trails and other features.

**III) Shopping Mall**

The Shopping Mall is situated in the heart of South Delhi on the Nelson Mandela Road adjacent to Grand Hotel. This is part of overall scheme of Vasant Kunj Ph-II which is planned over an area of 92 Ha. 6 plots have already been auctioned on 15.12.2003.

**8.4.6 Jasola**

This Project is located in South Delhi near Sarita Vihar, consists of 160.21 Ha of land and planned for a population of 40,000 approximately. The salient features of this project are:

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



Shopping Mall at Dwarka

**Break up of gross residential area:**

Existing village	6.00 Ha
Group housing Pockets	28.85 Ha
Plotted Clusters	26.92 Ha
Park and facilities	22.20 Ha
Roads	16.80 Ha
<b>Total</b>	<b>100.77 Ha</b>

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

**i) Sports Complex at Jasola**

Facilities like tennis courts, volleyball ground, hockey field, football field, basketball court, badminton, skating rink, multi-gym, facility block, swimming pool, administrative block and Squash Court have been provided. Pay & Play facility is started in the complex.

**ii) District Centre at Jasola**

Total area of this District Centre (previously it was known as Media Centre) is 19.43 Ha. This project is located in South Delhi and bounded by Road No. 13-A in East, District Park in West, Jasola Sports Complex in North and Mathura Road in South side. The position of services is as under :

- |                 |  |
|-----------------|--|
| Roads           | : Completed  |
| Water Supply    | : Water lines laid. Work of UG Tank & Pump House is in progress and will be completed by July'04 |
| SW Drain        | : Work awarded and shall be completed by Oct'04  |
| Sewerage System | : Completed  |

**8.5 Special Major Projects/Sports Complexes**

DDA has been taking up a number of special projects as a part of its development and for providing facilities at city level. During the year 2003-04, DDA completed/started following special/major projects to provide better facilities to the residents of Delhi.

**A. Special Major Projects completed during 2003-04**

- i. Improvement of circulation area around Vikas Sadan Ph-II.
- ii. D/o lakes in Avantika & Pooth Kalan.
- iii. D/o Hanuman Mandir at Bela Road (Ph-I & II)

**B. Special Major Projects in progress**

- i. Integrated Freight Complex at Narela.
- ii. Integrated Freight Complex at Gazipur, Pkt. C.



## Annexure - "A"

Progress of the major development schemes detailed under 8.4 is given below in a tabular form :

- A. Total length of the service to be laid in the scheme.
- B. Services laid up to 31.3.2003
- C. Services laid up to 31.3.2004

Name of Schemes	Area of the Scheme in Ha		Roads in Kms	Sewerage in Kms	Water Supply in Kms	Storm Water Drain in Kms	Electricity
Dwarka Ph-I	1862	A	101.35	59.30	79.925	150.00	Discom work in progress
		B	101.35	59.30	79.925	150.00	
		C	—	—	—	—	
Dwarka Ph-II	2098/1014	A	73.948	57.762	59.82	111.80	Discom work in progress
		B	42.00	26.00	27.32	45.50	
		C	44.00	26.00	27.32	49.36	
Narela	7282/750	A	90.90	33.00	33.00	79.00	Discom work in progress
		B	33.60	32.00	28.00	60.00	
		C	74.26	32.00	28.00	60.00	
Dhirpur	194.50	A	7.70	6.00	6.00	10.00	
		B	2.80	—	—	—	
		C	5.80	—	—	—	
Rohini Ph-III	1000/700	A	168.00	26.60	55.00	83.00	Discom work in progress
		B	165.50	26.60	55.00	83.00	
		C	165.60	—	—	—	
Rohini Ph-IV & V	4000/575	A	22.15	9.827	12.60	—	
		B	1.00	—	—	—	
		C	18.50	3.80	11.50	—	
Vasant Kunj Ph-II	315/92	A	5.75	3.90	7.76	4.30	
		B	5.75	3.90	7.76	1.20	
		C	—	—	—	2.15	
Jasola	160.21	A	17.25	14.50	19.40	15.00	
		B	12.50	10.00	15.25	14.00	
		C	17.25	14.50	19.40	15.00	





- iii. Yamuna River Front Development Pkt. III, Ph-I.
- iv. District Centre at Jasola.
- v. Upgradation & rejuvenation of District Centre Bhikaji Cama Place.
- vi. Upgradation & rejuvenation of Community Centre at Jamrudpur.
- vii. Link road connecting NH-8 with Dwarka Sub-city.
- viii. Approach road connecting South Delhi with Dwarka Sub-city.
- ix. D/o green around Tughlakabad Fort.
- x. D/o Astha Kunj near District Centre, Nehru Place.
- xi. Upgradation of District Centre, Nehru Place.
- xii. Upgradation of Local Shopping centre at E-Block, Masjid Moth.
- xiii. D/o Yamuna Bio-diversity Park at Jharoda Mazra & Wazirabad.
- xiv. Zonal Office Building at Madhuban Chowk, Rohini.
- xv. Link Road along Barapulla Nallah connecting Mathura Road to Nizamuddin Railway Station Road.
- xvi. Millennium Park near ISBT, Sarai Kale Khan Ph-II.
- xvii. Convention Centre on Plot No. 17 at Shastri Park.
- xviii. D/o 46 Ha of Land at CBD Shahdra.
- xix. Upgradation/Improvement of Nigam Bodh Ghat.
- xx. Covering of Palam Drain.
- xxi. Upgradation of 91 Shopping Complexes.

#### C. Sports Activities Completed During 2003-04

- i) Sports Centre behind pkt. 2, Sec. D, Vasant Kunj : Swimming Pool for physically handicapped.
- ii) Sports Centre at Sec. D between Pkt. 2&3 Vasant Kunj : Squash Court

- iii) Relaying of Squash Court at Harinagar Sports Complex
- iv) Multi-gym at Prasad Nagar
- v) Multi-gym at Subhash Nagar
- vi) Squash Court at Sports Complex, Jasola
- vii) Upgradation of Golf Driving Range at Siri Fort
- viii) Upgradation of Squash Court at Saket
- ix) Upgradation of Club building at Qutab Golf Course.
- x) Sports Complex at Hari Nagar (NHP), Pratap Nagar : Swimming Pool, Lawn Tennis Courts
- xi) Multi-gym at Mansarover Garden
- xii) Skating Rink at District Park, Haus Khas
- xiii) Multi-gym at Kalayn Vihar
- xiv) Cricket Ground at Ashok Vihar Sports Complex.
- xv) Aerobic Hall at Pitampura Sports Complex.
- xvi) Indoor Badminton Hall at Pitampura Sports Complex.

#### D. Sports Activities in Progress

- i) Sports Complex, at Sec. D between Pkt. 2&3, Vasant Kunj : Tennis Court
- ii) Multi-gym at Salvage Park, Mayapuri
- iii) Upgradation of Swimming Pool at Siri Fort.
- iv) Conversion of concrete surface lawn tennis courts into synthetic surface courts at Siri Fort.
- v) Sports Complex at Pitampura : Swimming Pool
- vi) Sports Complex at Saket : Covered Badminton Hall, Conversion of concrete surface tennis courts into synthetic courts.
- vii) Swimming Pool at Dwarka Sports Complex.

#### 8.6 Development/Maintenance of Horticulture Works

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

Year	Tree Plantation (In lacs)		D/o New Lawns (In acres)		D/o Children Parks (In nos.)	
	Target	Achievement	Target	Achievement	Target	Achievement
2003-2004	4.60	4.69	298.10	188.59	48	40



## 8.7 New Thrust Area

### 8.7.1 Fly-Overs

With the increase in population (local as well floating) and increase in the use of personal vehicles as well as public transport the traffic on the roads has increase many-folds. The traffic congestions at crossing on busy roads like inner Ring Road cause great inconvenience to the users. Besides, it raises pollution level and wasteful fuel consumption. Hon'ble LG, Delhi has desired DDA to take up the construction of fly-overs to mitigate traffic problems.

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

Sl. No.	Location	Present Position
1.	NH-2 & Road No. 13 A, Sarita Vihar	Completed
	i) Main Fly-over	Feb'2001
	ii) Clover Leaf	31.12.2004
2.	Intersection of Nelson Mandela Marg, Mehrauli Mahipalpur Road	Completed (Jul'2001)
3.	Intersection of Jail Road-Mayapuri road	Completed (Feb'2002)
4.	Intersection of Ring Road-Road No. 41 at Wazirpur Depot	Completed (March'2002)
5.	Vikas Marg-Road No. 57	Completed (Jul'2002)
6.	Wazirabad Road-Road No. 66	Completed (May'03)
7.	NH-24 & Noida More	
	i) Main Fly-over	Completed (Nov'03)
	ii) Clover Leaf (34%)	31.10.2004
8.	Ring Road-Road entry to Sarai Kale Khan	Completed (Nov'03)
9.	Intersection of Ring Road-NH 24	Completed (Sept'03)
10.	ROB on Delhi Rewari line level crossing at Pankha road (43%)	31.10.2004
11.	Half fly-over at intersection of G.T. Road-Road No. 66 i/c Sub-way (31%)	31.12.2004
12.	NH 24-Bye Pass near Gazipur Freight Complex (46%)	31.10.2004
13.	Josip Broz Tito Marg-Lala Lajpat Rai Marg i/c subway (29%)	30.11.2004
14.	Approach road Connecting South Delhi with Dwarka through Cantonment Area	31.3.2005
15.	Link Road connecting NH-8 with Dwarka along Southern Boundary of IGI Airport	30.9.2004
16.	Covering of Palam Drain	
	i) First Carriage way	30.6.2004
	ii) Second Carriage way	30.6.2005

### 8.7.2 Development of Millenium Park from ISBT, Sarai Kale Khan to Bhairon Mandir Marg

In order to beautify Delhi, it has been decided to landscape the entire strip of land between Railway Line leading to Mathura and Ring road, starting from ISBT Sarai Kale Khan to Bhairon Mandir Marg, which at one time used to be a sanitary landfill site. Special features of this park having an area of 59 acres will be:

- Total length of the park along ring road 2000 mts
- Total length of the walkways About 5 kms

For greening of the park, the treated effluent from Dr. Sen Nursing Home Nallah Sewage Treatment Plant will be utilised. For this purpose, DJB has already agreed to make available 0.1 MGD of treated effluent to DDA.

Special features are conversion of sanitary landfill site into a verdant landscape, avenues and pathways designed with reference to Humayun's Tomb which forms an impressive back drop and jogging track of total length about 6 Kms.

Ph-I of this project has been completed and inaugurated by Hon'ble UDM on 17.6.2002. The work of Ph-II is in progress and likely to be completed by Jun'04

### 8.7.3 Circulation System around Vikas Sadan

Since DDA is premier development agency in Delhi, so, to give a face lift to all the approach roads leading to its corporate office i.e., Vikas Sadan, it had been decided to upgrade all the approach roads. The work on improvement of these roads, after taking over the same from MCD has already been completed and inaugurated by Hon'ble LG. The Ph-II work has also been completed. This face lift is a state of art design work around Vikas Sadan.

### 8.7.4 Rain Water Harvesting

The development of any type of habitation, demands requirement of water both for potable and other uses. In the absence of a perennial source or when the source is unable to meet the growing demands, invariably the alternative source has been to tap the existing ground water reserves. The reserves of ground water are governed by a delicate natural balance of "recharge" from various sources such as rainfall etc. In order to attempt to maintain the balance of ground water reserves, it is important to carry out rain water harvesting.



Rain water harvesting is an easy and effective method of replenishing the ever depleting water table in order to ensure a reliable source of water in the near and distant future. The importance of this has been fully realised by DDA and over the last few years, the DDA has been proactive and commissioned several agencies such as the Central Ground Water Board, INTACH etc., to carry out detailed studies in the various areas of their development and suggest methods of water harvesting so as to achieve a reasonable degree of self sufficiency in water in these areas. As a follow up, rain water harvesting at Sanjay Van and Vasant Kunj areas have been successfully completed.

#### **Purpose of Artificial Recharge**

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

#### **Advantages of Rain water Harvesting:**

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

#### **8.7.5 Dual Water Supply System**

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

This way the demand for potable water will be the actual requirement of potable water only and hence the more extensive treatment that may be required for potable water will be reduced to a smaller quantity of water. The domestic water will be dozed with a disinfectant and led to ground level storage tanks to provide the retention time for complete disinfecting. From where it will be supplied to the units.

This arrangement has been made in about 10,000 houses taken up by the DDA during the year 2001-02

#### **8.7.6 Redevelopment of land around Hanuman Mandir, Bela Road**

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

M/s Sumit Ghosh has been appointed as the consultant to supply the architectural drawings for the re-development of the area. The consultant had developed a proposal envisaging the development of Katha Maidan, community/exhibition hall, stage with a canopy, shopping facilities, parking etc. The development of the complex has been taken up in three phases :

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

Phase-II : In the second phase, the construction of gates in the boundary wall and the path in the Katha Kunj Maidan and the railing around the stage has been / is being constructed. The balance part of the boundary wall towards Calcutta Bridge has not been constructed upon so far because the Railway Authroities have not yet been vacated the land where the work of widening of Calcutta bridge is under construction.

Phase-III : In the IIIrd phase, the construction of exhibition/ community hall and construction of shopping facilities has been completed. The drawings have also been made available but its construction shall be taken up when the works in IInd phase are completed.

#### **8.7.7 D/o Sultangarhi Tomb Conservation Complex on Mehrauli Mahipalpur Road Near Vasant Kunj**

Sultangarhi Tomb, the mazar of Sultan Nasiruddin Mehmood S/o Sultan litumish was built in the year 1236 AD in Rangpuri Pahari (alias Malikpur Kohi) area on Mehrauli-Mahipalpur road. It has been decided by the Hon'ble UDPAM to develop the



Green Developed around Qila Rai Pithora wall at Lado Sarai





above mentioned area and surrounding consisting of approx. 25 acres. Sultangarhi Tomb comes under the Heritage Zone and it is presently maintained by the Archaeological Survey of India.

The foundation stone for the above mentioned complex laid by Hon'ble Minister for Water Resources, GOI on 25.9.2001. Accordingly, Chief Architect has worked out the development plan for carrying out the works in the area. Boundary wall, paths, nallah and entrance gate has been completed. The following facilities are likely to be provided for development of above mentioned area and its surroundings:

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

Sh. Ravinder Punde has been appointed as Landscape Architect for 25 acres area. Detailed working drawings are being worked out by the consultant. The work will be taken up on ground during next two months after obtaining approval of scheme from ASI.

Approx. cost of the Project                      Rs. 7.50 crores

Likely date of completion                      Sept. '2004

### **8.7.8 Upgradation of Commercial Centres**

DDA till date had constructed/developed about 600 Commercial Complexes of various categories. To create efficient/ proper circulation and healthy environment in the Commercial Centres constructed by DDA, it has been decided to upgrade old Commercial Centres after taking over the same back from MCD.

In phase-I, 93 Commercial Complexes (1 District Centre, 15 Community Centres, 54 Local Shopping Centres and 23 Convenient Shopping Centres) are being taken up for redevelopment and shall be completed by 3rd quarter of 2004-05.

In phase-II, 108 Commercial Complexes (1 Community Centers, 5 Local Shopping Centres and 102 Convenient Shopping Centres) shall be taken up in the 2nd quarter likely to be completed by 4th quarter of 2004-05.

### **8.7.9 Heritage Projects**

DDA has taken up a number of heritage projects in

Delhi to improve the environment as also the heritage character of the city.

The conservation complex at Qila Rai Pithora was completed and inaugurated on 7.6.02 by Dy. PM (MHA). Similarly, the Gumbad Park at Village Lado Sarai was completed on 28.9.02 and inaugurated by Secretary (UD).

### **The following projects are being developed:**

- i. Anglo Arabic School, Ajmeri Gate - work in progress.
- ii. Sat Narain Building at Roshnara Road - work in progress.
- iii. In addition, the improvement and renovation of Vice Regal Lodge in Delhi University has been taken up for which funds have been made available by DDA.

### **8.7.10 Conservation of Historical Sites**

Recently DDA has approved a proposal to entrust the conservation of ruins of Sultangarhi Tomb to INTACH.

To revive historical lake of Hauz Khas a scheme has been formulated associating INTACH. The scheme involves cleaning of lake, connecting overflow from Sanjay Van to the lake through a pipeline, maintaining quality of water and observations for a period of three years vis-à-vis rise in sub-soil water level, quality of water and effect on greenery as also environment. Other conservation projects are Moradabad Pahadi and Tughalkabad Fort.

### **8.7.11 Upgradation of City Roads**

As a part of city beautification like area around Vikas Sadan, DDA is also planning to take up the following more areas for upgradation and redevelopment:

- i. Approach road between Central Library and Arts Faculty in Delhi University Area
- ii. Road from AIIMS Crossing to IIT Flyover in Zone F South Delhi
- iii. Area around Laxmi Nagar District Centre in East Delhi
- iv. Janakpuri Main Road
- v. Road leading from Pankha Road to Dabri in Dwarka
- vi. Main Road between Sec. B & C at Vasant Kunj.

### **8.7.12 Development of Bhalswa Golf Course**

Bhalswa Lake Complex is proposed to be developed



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

Adjoining the lake there is an area of 46 Ha which is marked for development of 18 hole golf course. Hon'ble LG Delhi held a meeting at site on 8.6.2001, when he desired that the work of development of Golf Course should be taken up on priority and directed to take up the work of 3 hole Golf course as a Ph-I. which has since been developed by DDA and subsequently inaugurated by Hon'ble LG, Delhi on 13.01.03.

The work of hole number 4, 5 & 6 has since been completed. The tenders for construction of 7, 8 & 9 holes have been received and under process of award. Automation system for irrigation is also finalized and tenders are likely to be called by May, 2004. Tube well and GI pipe line network for 6 holes, boundary wall with railing of driving range and club building



Shopping Complex, Vasant Kunj

have been completed. The irrigation system along with sump, boundary wall with railing around these holes to be completed by 31.5.2004.

#### **8.7.13 Development of Yamuna Bio-Diversity Park at Jharoda Mazra and Wazirabad**

For environmental improvement, DDA is developing a Bio-diversity Park along the Yamuna river basin near Jharoda Mazra and Wazirabad. This Bio-Diversity Park will be the first of its kind in India. It is being developed at the behest of Hon'ble LG Delhi. It is easily approachable from outer ring road towards Jharoda Mazra and Wazirabad. The development of park will be carried out in different phases. At present, DDA is developing Bio-Diversity park on 157 Acres of land in Ph-I. The project is being viewed as the means of protecting the degraded river basin, its ground water and hydrological features of the river bed.

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

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

- |   |         |
|---|---------|
| i. Phase-I: Site development  | 2003-05 |
| ii. Phase-II: Establishment of terrestrial eco-systems & recruitment of the staff | 2003-07 |
| iii. Phase-III: Development of wetlands   | 2003-05 |
| iv. Phase-IV: Establishment of conservatories                                     | 2004-07 |
| v. Phase-V: Establishment of nature interpretation centres                        | 2005-07 |

The following works have been completed :

- Providing & fixing 3 Poly Houses.
- Providing & fixing 1 Net House.
- Providing & fixing 2 Bamboo Sheds.
- Boring of Tube Wells & C/o Pump House
- Laying of GI pipelines for unfiltered water supply
- C/o Boundary Wall
- C/o Footpath (Main trail)
- C/o Office complex/Interpretation Centre
- C/o Random Rubble Masonry boundary wall with MS Grill
- C/o Water Body
- C/o Path (Loop Trail)

The work in hand which are likely to be completed by April'2005

- C/o Water body (additional)
- C/o Parking
- C/o Bridges
- Plantation
- Cafeteria

#### **8.7.14 Astha Kunj at Nehru Place**

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





Gumad Park, Lado Sarai

**Salient features of the project are :**

- a) Total area of the park 81 Ha (200 Acres)
- b) Accessibility from:
  - i) Outer Ring Road on Southern side
  - ii) Raja Dhir Sen Marg on Northern side
  - iii) Captain Gaur Marg on Eastern side
- c) Main features of the park
  - Beautiful entrance plaza i/c parking and facilities for physically handicapped.
  - Urban park i/c plazas, food corners and lake side facilities.
  - Neighbourhood facilities i.e., children play area, senior citizens corners, jogging tracks and fitness zones.
  - Festival congregation areas with large function sites, meditation spaces for yoga and areas for discourse.
  - Socio-Cultural Zone which will have cultural plazas, performance areas and amphitheatre.
  - Ecological corridor that would include wealth of flora with nature trails, passive recreation areas etc.
  - Other facilities which will include souvenir shops, book stalls, public utilities, restaurants and plants sale outlets.
- d) Likely cost of the project Rs.40 Crores.
- e) Likely time of completion of the project - August, 2005
- Present status of work
  - i) B/Wall grill fencing (7 KMs long) • Work in progress to be Completed by May'2004
  - ii) C/O Entrance plazas on Nehru Place side(2 nos.) Work in progress, to be Completed by April'2004
  - iii) Remaining entrance Plazas (4 nos.) Tenders will be invited shortly

- iv) D/o walkways and filling work up earth in lawn areas • Tenders received and shall be completed by Sept'04
- v) Conveyance of treated effluent (about 2.5Kms) from Okhla treatment plant to Astha Kunj site • NIT will be sent in press in Jul'04
- vi) P/L sprinkler system with UG Tank. Pump house and ancillary works. • Tenders will be invited in Ist qtr. of 2004-05
- vii) D/o 6 nos. water bodies Work shall be taken up in 2nd qtr of 2004-05
- viii) C/o various buildings structures. • Work shall be started in Ist qtr. of 2004-05

**8.7.15 Transfer of Services from DDA to MCD/ DJB**

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

Presently, handing over of services of 382 colonies and 163 colonies are under process. The present status is as under:

- a) Handing over of services of 382 (actual 348) colonies to MCD/DJB:

During the year 2003-04, the services of the remaining 8 colonies out of lot of 382 (actual 348 nos.) were handed over to MCD. The services of the remaining 340 colonies had already been handed over in 8 lots upto 31.3.2003.

- b) Handing over of services of 163 (actual 136) colonies to MCD/DJB:

Process of handing over of above colonies was started in the year 2001. During 2003-04, the joint inspection for the services like SW drains, roads, parks, tot-lots and street lighting, to be handed over to MCD, were completed, deficiency estimates settled, payments made. The office order to this effect also issued by MCD on 26.3.2004.

For handing over of sewerage and water supply of the 136 colonies to be handed over to DJB, joint inspection for some of the colonies were held and deficiency amounts have also been settled/paid. The process could not be completed due to some policy issue which remained to be resolved. To resolve the same, a meeting was held between CEO, DJB and VC, DDA. Sewerage/ water supply system of the above colonies will





be handed over by respective Chief Engineers by Sept.'2004 after having meeting with Nodal Officers designated by DJB for the purpose.

In addition to above, further lot of colonies to

be handed over to DJB and MCD have also been identified and a list of 146 colonies have already been sent by CE(RZ) to concerned officers in MCD/DJB on 15.3.2004

**8.7.16 Expenditure card for the year 2003-04 (Rs. in lacs)**

SI.No.	Zone	NA-I	NA-II	BGDA	Others	Total Expenditure	RBE 2003-04
1	East Zone	248.13	7058.49	7768.96	Nil	15075.58	16058.80
2	North Zone	472.27	4518.75	5117.47	Nil	10108.49	14772.80
3	Dwarka Zone	Nil	7707.77	8883.77	Nil	16591.54	20957.45
4	South WestZone	423.55	5561.40	2671.76	Nil	8656.71	11195.75
5	South East Zone	20.71	7913.78	2935.29	Nil	10869.78	13215.25
6	Rohini Zone	Nil	4947.44	3079.99	Nil	8027.43	10198.00
7	Flyover Gr-I	Nil	Nil	Nil	1741.59	1741.59	2265.00
8	Flyover Gr-II	Nil	Nil	Nil	3206.92	3206.92	3491.00
	<b>Total</b>	<b>1164.66</b>	<b>37707.63</b>	<b>30457.24</b>	<b>4948.51</b>	<b>74278.04</b>	<b>92153.55</b>



# 9 PLANNING & ARCHITECTURE



A view of Mangolpuri Industrial Area

## 9.1.MPD-2021 (Master Plan and Policy Review Unit)

Putting plans into their right perspective is an endorsement of DDA's skill. The preparation of the new Master Plan for Delhi will be based on ground realities that emerge from real-time surveys and feedback from experts in relevant disciplines. Assignments completed by the Master Plan and Policy Review unit in 2003-04 is as follows:-

Data collection, survey & processing, collection of layout plans, change of land use amendments in MPD-2001

Analysis of data

Meetings of sub-groups

- a. Meetings of the following sub-Groups were held during this period to finalize the reports
  - i) Development Control - Final report submitted by the sub-Group
  - ii) Transportation - Draft report being prepared by the Sub-Group
  - iii) Environment - Draft report being prepared by the sub-Group
- b. Meetings of the following sub-Group were held as follow up action after submission of report
  - Industries - Implications of the guidelines discussed by the sub-Group

Physical Infrastructure . A detailed discussion/presentation was held under the Chairmanship of V C in August 2003. A letter to the concern local bodies have been sent by V C for preparation of the infrastructure Plan to be annexed in MPD-2021

## 9.2. MOUD & PA guidelines for MPD-2021

Guidelines received from the Ministry of UD & PA for the preparation of MPD 2021 were widely publicized through website and number of booklets were circulated to around 3500 Resident Welfare

Associations, as well as Shopper's Associations & eminent citizens, professionals, elected public representatives etc. Around 76 E-mails and 1427 letters in the form of observations/suggestions from the public were received. These are being studied and are to be deliberated by the sub-Group constituted on various functional aspects.

Preparation of draft MPD-2021 proposals based on the discussion during presentation to Hon'ble Lt Governor, reports of Sub-Group and various studies/Special studies conducted -

Land Pooling Techniques - Study complete and presentation made before VC by AMDA in August, 2003.

Economic Activities and Employmen Opportunities Plan- Interim report submitted by NIUA and final report being submitted.

Densification along MRTS routes and other major transport corridors-interim report submitted by SPA.

Re-Development of Traditional Old Built up areas - Preliminary report received from SPA.

Study jointly undertaken by DMRC & DDA - Redevelopment of area along ISBT - Tis Hazari MRTS Corridor-Interim report submitted and discussed by Technical Sub-Group for further presentation before VC/Lt. Governor.

Holding capacity study for MPD-2021 finalized

- Collection of Layout Plans, change of land use, amendments in MPD-2001, Draft existing land use plan for NCT of Delhi

a) Miscellaneous work

b) Presentation and discussion of Draft MPD-2021 at NCR Planning Board for proper coordination.

Revenue from 1.4.2003 to 31.3.04, an amount of Rs. 98434480/- was received from the auction purchasers/allottees by way of building permits, compounding fee and peripheral charges.



### 9.3 Building Section

S. No.	Name of the Unit	Sanction	B-1	Provisional occupancy certificate	NOC/ OC	Revalidation	'C' Form	'D' Form
1.	Residential	215	78	Nil	157	23	Nil	1
2.	Rohini	462	19	1	18	Nil	Nil	Nil
3.	Commercial	209	73	1	90	4	Nil	Nil
4.	Industrial	17	3	Nil	23	Nil	Nil	Nil
5.	Institutional	62	13	1	15	2	Nil	Nil
6.	Layout	34	45	16	34	3	Nil	Nil
	<b>Total</b>	<b>899</b>	<b>231</b>	<b>19</b>	<b>237</b>	<b>32</b>	Nil	1

### 9.4 Dwarka Project

Dwarka Project covers an area of 5648 ha. This area comprises of 3 parts namely built up area, Phase-I & Phase-II. These areas cover 1688 ha., 1964 ha., 1996 ha respectively. Built up area mainly consists of villages etc. whereas phase-I & phase-II have been planned by DDA. Planning & development of Phase-I is nearly complete and in Phase-II some land has recently been acquired. Dwarka project is planned for a population of one million. Planning work done for Dwarka Project is as follows

#### 9.4.1 Planning of approach roads to Dwarka

- i) Proposed 45 mtr. road between old NH-8 and Dwarka passing through cantonment area was got cleared from the DDA Technical Committee and subsequently DUAC.
- ii) A link road between NH-8 and Dwarka was earlier approved by the DDA Technical Committee with 60 M R/W with rail under pass. There is a proposal to extend this link road up to NH-10 with a 100 M. R/W. The alignment plan has been prepared for consideration of the DDA Technical Committee
- iii) Coordination with DMRC, RITES, Railway and Airport Authority for development of proposed DMRC corridor within Dwarka as extension of Barakhamba Najafgarh Route (line no 3)

#### 9.4.2 Lok Nayak Puram Scheme (Bakarwala)

For improved connectivity of DDA land at Lok Nayak Puram alignment Plan of 30 mtr. vide road from Nangloi to Najafgarh was prepared. Detailed alignment of 100 mtr. R/W road from NH-8 to NH-10 was prepared for the consideration of Technical Committee based on a detailed feasibility study

#### 9.4.3 Detailed Development Plans

Sector plan for recently acquired land for Dwarka Phase-II comprising of Sector-19 phase-II (part), Sector-23 Phase-II, Sector -24, Sector-25 & 26 were prepared and got approved by DDA Screening Committee. Plans have been issued to Engineering Wing for detailed feasibility demarcation and implementation.

#### 9.4.4 Possession Plans

About 108 possession plans have been prepared for allotment of land to CGHS, Schools, Community Rooms, Police, Dispensary, Hospital, Religious Facilities, alternative plots etc. as per the requirements of DDA Land Disposal Branch.

#### 9.4.5 Physical Survey

Plain table survey for large number of Pockets comprising of CGHS, Institutional, Residential, Commercial & roads etc. were completed as per the disposal/planning requirements in Dwarka Phase-I & II.

#### 9.4.6 Conceptual Scheme of Bharat Vandana in Sector-20, Dwarka.

Planning input provided for finalizing this scheme

#### 9.4.7 Other Projects

Initiated the process for engaging outside experts for preparation of village development plans, solid waste management of Dwarka, preparation of Integrated Freight Complex Project, Metropolitan Passenger Terminal Project in Dwarka Phase-II

Provided planning input to Lands Disposal Branch & HUPW for detailed planning & disposal of commercial pockets in Dwarka, including linear district centre.





## 9.5 Traffic & Transportation Unit

Traffic & Transportation Unit is responsible for the Planning of Traffic & Transport Strategies in the city along with other concerned agencies such as PWD MCD, NDMC, Transport Department, GNCTD, DMRC, NHAI, Ministry of Surface Transport etc.



One of the greens developed by DDA at Rohini

### Projects dealt

1. Ring Road and Khel Gao Marg (Andrews Ganj)
2. Outer Ring Road near Nehru Place
3. Outer Ring Road near Savitri Cinema
4. Ring Road and Africa Avenue
5. Ring Road and Shanti Path (Moti Bagh)
6. Ring Road and Sardar Patel Marg (Dhaura Kuan)
7. Ring Road and Aurbindo Marg (AIIMS Crossing)
8. Ring Road and Mathura road (Ashram crossing)
9. Ring Road and Nazafgarh Road (Raja Garden)
10. Outer Ring Road and Road No.41 (Madhuban Chowk)
11. Karkardooma Chowk to Geeta Colony. A-Two level road
12. Flyover in Yamuna River Bed connecting Geeta Colony and Shanti Van
13. Under pass along road No.58 connecting Shahdara Sub CBD with G T Road
14. Road alignment plan of NH-8. Rao Tula Ram Marg to Gurgaon
15. Alignment of road no.15
16. Clover leaf at NH-24 at Noida intersection
17. Grade separator at ITO Chungi intersection of Vikas Marg-East Marginal Bundh road.
18. Grade separator along the alignment plan to Rani Jhansi Road
19. Flyover at A-Point/ITO
20. Flyover at Dabri More.

## 9.6 Narela Project

Narela Project covers an area of 7365 hac. 881 ha. area has been acquired and planned for Housing, Commercial, Integrated Freight Complex, Chemical Market, Public- Semi Public Facilities, Recreational, Circulation, Utilities, Master Plan Roads etc. 4952 ha is proposed to be acquired. Balanced area of about 1532 ha is under villages, Reserve Forest, DSIDC, AIR Khampur etc. Work done by the unit during the year is as follows -

1. Layout plan for group housing in sectors A-1, A-2, A-3 and A-4 were prepared and sent for feasibility
  2. Draft concept layout plan for resettlement of JJ Clusters from Yamuna Pusta to Bawana was prepared
  3. Layout plans for JJ clusters on vacant lands in sector A-9, B-4 and B-6 were prepared
  4. Alignment plan of 60M R/W road for approach road to chemical traders from G T Karnal Road was prepared
  5. Monitoring and implementation of alignment plan of 80M R/W from G T Karnal Road to NH-10 was done
  6. Draft Zonal Plan of Zone-P was prepared
- Layout plans for JJ Plot in the following four vacant pockets have been prepared -
- a) Sector A-9, Pocket -1
  - b) Sector B-4, Pocket -11
  - c) Sector B-4, Pocket -13
  - d) Sector B-6

## 9.7 Rohini Project

Rohini Project has been developed in Five phases. Ph-I, II & III have been completed and implemented. Phase-I & II cover an area of 1756 ha and Phase III covers an area of 700 ha. Phase-IV & V covering an area of about 2190 ha has been taken up for Planning. Land acquisition and development work done by Rohini Project is as follows :-

1. LOP of residential (plotted) Pkt No-4, Block-A, Sector-28, Ph IV Rohini
2. LOP of residential (plotted) Pkt No-5, Block-A, Sector-28, Ph IV Rohini
3. LOP of residential (plotted) Pkt No -6, Block-A, Sector-28, Ph IV Rohini



- 4 LOP of residential (plotted) Pkt. No -4, Block-C, Sector-28, Ph IV Rohini
- 5 LOP of residential (plotted) Pkt. No -2, Block-A, Sector-29, Ph IV Rohini
- 6 LOP of residential (plotted) Pkt. No -3, Block-A, Sector-29, Ph IV Rohini
- 7 LOP of residential (plotted) Pkt No -1, Block-B, Sector-29, Ph IV Rohini
- 8 LOP of residential (plotted) Pkt No -2, Block-B, Sector-29, Ph IV Rohini
- 9 LOP of residential (plotted) Pkt No-1, Block-A, Sector-30, Ph IV Rohini
- 10 LOP of residential (Plotted) pkt. No 1, block-A, Sector-30, Ph-IV Rohini
- 11 LOP of sub-division of CS/OCF-3, Pkt E, Sector-16, Rohini
- 12 LOP of sub-division of CS/OCF-6 near pkt 10, blk-E, sector-15, Rohini
- 13 LOP of sub-division of CS/OCF-5 block-D, sector-15, Rohini
- 14 LOP of sub-division of CS/OCF-8 sector-11(extn), Rohini
- 15 LOP of sub-division of Health Centre in block-H, Sector-15, Rohini
- 16 LOP of sub-division of CS/OCF block-E, sector-18, Rohini
- 17 LOP of sub-division of CS/OCF block, sector-16, Rohini
- 18 LOP of sub-division of OCF block-H, sector-18, Rohini
- 19 LOP of sub-division of CS/OCF-2, block-H, Sector-18, Rohini
- 20 LOP of sub-division of CS/OCF-3, Block, sector-18, Rohini
- 21 LOP of sub-division of CS/OCF-4, block-, sector-18, Rohini
- 22 LOP of sub-division of CS/OCF-6 block-, sector-18, Rohini
- 23 LOP of sub-division of CS/OCF-7, block-, sector-24, Rohini
- 24 LOP of sub-division of CS/OCF-2, block-, sector-25, Rohini
- 25 LOP of sector-31, Ph IV, Rohini
- 26 LOP of sector-32, Ph IV, Rohini
- 27 Control drawing in r/o plot No. 1 to 10 at LSC No. 11, Sector-7, Rohini
- 28 Modified LOP of resettlement of in pkt. 2 ,block-C, sector-27 ,Ph IV Rohini

- 29 Modified layout plan for sector-26, Rohini
- 30 LOP of Slum Pkt, (Adjacent to Sahabad Dairy Colony sector-26 ,Ph IV Rohini)
- 31 Modification in the LOP of Sector-29 for shifting of 24mts R/W of road and location of Command Tank (100m x 175m), Ph. IV Rohini
- 32 Modification in the location of sewage pumping station sector-26, Ph IV Rohini
- 33 Auction of commercial plot in PSP-IV service centre, sector-11, extension Rohini

### 9.8 Trans Yamuna Area

The area of Trans Yamuna area (Zone 'E') is about 8797 Hacts (approx) with a population of more than 2 million (approx). The work done by the Project is as follows –

1. Layout plan of 300 Bigha Land at Karkardooma. A tentative layout plan of 300 Bigas of land (Sita Ram Bhandar Trust land recently acquired) has been prepared and sent for feasibility.
- 2 Modification in the Layout Plan for Facility-cum-Shopping Centre near Chand Cinema. A Layout Plan for Facility-cum-Shopping centre (Near Chand Cinema) has been revised as per site conditions by the Consultant for feasibility.
- 3 Modification in the layout plan of Service Centre at NH-24 Mayur Vihar Ph. II. The layout plan of Service Centre at NH-24 in Mayur Vihar Phase-II has been modified (for keeping the safe distance from two H.T. lines passing through this land). Draft plan is being sent for feasibility. This shall be placed in the Screening Committee for approval after receiving the feasibility report.
4. Layout Plan of Resettlement at Sunder Nagar. The layout plan of Resettlement of jhuggies in Sunder Nagar was prepared. The feasibility has been received and the plan is being processed for placing in the Screening Committee for the approval.



MIG flats at Rohini



5. Layout Plan of Resettlement at Kondli. The layout plan for resettlement of jhuggi dwellers has been prepared on the vacant land at Kondli near Noida Border and sent for feasibility and comments.
6. Layout Plan of vacant land adjoining to village Khichripur. A tentative layout plan of vacant land adjoining to Village Khichripur has been prepared and is being sent for feasibility. Plan shall be put up in the Screening Committee for approval on receiving the feasibility from concerned departments.
7. Layout Plan of Truck Parking at IFC Gazipur Pocket-C. A detail layout plan of Truck Parking in Pocket-C, Gazipur Freight Complex has been prepared and got approved in the Screening Committee.



A view of Sanjay Lake Park

8. Provision of Sewage Pumping Station at Gazipur Freight Complex. The layout plan of Pocket-C Gazipur Freight Complex has been modified to incorporate Sewage Pumping Station and has been referred to Competent Authority for approval.
9. Several sub-division plans of OCF Pocket and Nursery School sites have been prepared as per the request forwarded by the Land Section from time to time.

#### 9.9 Unauthorised Colonies & Zone 'J' (South Delhi-II)

Unauthorised Colonies Unit is concerned with finalizing the modalities for regularization of the colonies as per the directions of the Govt. The unit is also preparing the Zonal Plan of 'J' Zone. The total area of the Zone as per MPD-2001 is about 15178 ha out of which around 6200 ha comprises of Regional

Park/ Ridge. Work done by unit is as follows :-

1. Identification of 238 colonies out of 1071 colonies listed by GNCTD falling in the Development Area of DDA done on NCT Map
2. Distribution of 238 colonies in different zones.
3. (a) Procurement of lay out plans form MCD and GNCTD  
(b) Tracing of the layout plans of unauthorized colonies procured from MCD.
4. Carried out Reconnaissance survey of 34 unauthorized colonies falling in Development Area of DDA on the basis of lay out plans procured from MCD.
5. Preparation of Base Maps for identification of 1071/239 colonies on the plan procured from MPPR.
6. Inter-action with GNCTD for supply of Survey Plans based on the aerial photography being completed by NIC on behalf of GNCTD.

##### 9.9.1. Zone- 'J' (South Delhi-II)

1. Records of 'J' Zone procured from Rohini Office.
2. The following study drawings prepared for 'J' Zone  
(a) Revenue boundaries of all 30 revenue villages. Development Area land uses.  
(b) Part Plan showing the MRTS Route.  
(c) Urban Extension proposals.  
(d) Modifications in the layout plans for rehabilitation of the evictees of Nangal Dewat in Malik Pur Kohi, Rangpuri.
3. (a) Identification of pockets for Slum rehabilitation  
(b) The action has been initiated to finalize pockets with Lands Section and Engineering Deptt. etc.
4. (a) Compilation is being done to collect the information from various related Departments on status of DDA land and 'Change of Land Use' already processed.  
(b) Change of Land Use of 56 Hac done by Ministry.
5. Plan for 100 Mtrs wide road by passing the traffic by Mehrauli Badarpur road connecting NH-8 with Mathura Road along with various feeder roads. The finalization of these roads is being examined.
6. Various court cases are being attended and monitored related with the various matters.



### 9.10 Development Control Wing

The development control wing deals with planning policies, regulations and development controls of MPD-2001. Besides this it also looks after the work of Zone-'D' (New Delhi). The unit has completed following work during the year

1. Processing of Layout Plan for Deen Dayal Upadhyay Marg (Institutional & Residential) submitted by CPWD.
2. Processing of Layout Plan/ Scheme of Flower Market at INA Colony submitted by NDMC.
3. Identification of Development Areas falling in Division/Zone-'D' based on notifications issued by GNCTD.
4. Preparation/Processing of Scheme at Ajmeri Gate for MRTs affected persons/shopkeepers from Walled City i.e. from Ajmeri Gate, Hakim Bukka, Nai Sarak.
5. Pursuance of various Court cases from time to time.
6. Master Plan Section has organized three Technical Committee meeting.
7. Master Plan Section has also coordinated the work relating to Authority meetings.
8. Based on notified regulations for Banks, Nursing Homes & Guest Houses, Master Plan Section has framed, a modalities for processing of application which stands submitted to VC for approval.
9. The regulations for petrol pump in rural areas was notified.
10. Policy regarding Mix Use Policy modification to Clause 10 of MPD-2001.
11. Mix Use policy for Chemists, Floralists.
12. Report on task force for Rehabilitation colonies.
13. Policy regarding sanction of Building Plan in villages in NCT.
14. Master Plan Section has organized four (4) Technical Committee meeting.
15. This section has issued three (3) public notice.
16. Based on notified regulations for Bank, Nursing Home, & Guest House, Master Plan Section has framed a modalities for processing of applications which stands submitted to VC for approval.
17. The regulations for petrol pump in rural areas was notified.
18. Modalities for processing of application/s seeking permission for petrol pump in rural area are in the process of finalization.

19. This section rendered the coordination work with the MOUD, LG office in relation to the CLU cases, issue of public notice, follow up of Authority's resolution relating the Planning matters etc. taken up during the period under process.

### 9.11 River Yamuna Project Wing

The redevelopment of Yamuna River Bed is being done by this unit. The river bed falls in Zone- 'O' and Zone- 'P' (part). The river bed comprises of an area of about 9700 ha. Various recreational activities and PSP facilities are proposed to be accommodated in the river bed The work done by the unit is as follows -

1. Collection of Survey of India sheets & Map from I&F Department of NCTD for preparation of base Map of River Yamuna 'O' Zone.
2. Identification of sites for Common Wealth Games Village.
3. Pursuance of Project 'Cricket & Football Stadium Complex & Children Centre, along NOIDA Toll Bridge with Central Water Commission & CWPRS, Pune for clearance.
4. Pursuance of change of land use of 37.0ha Madanpur Khadar, Rehabilitation scheme.
5. Pursuance of finalization of report of NEERI on Environmental Management Plan for rejuvenation of River Yamuna Policy guideline as in SITU regularization of S&JJ.

### 9.12 Area Planning Wing

Area Planning Wing deals with the preparation, modification and processing of Zonal Development Plans, preparation of layout plans for various Facility Centre etc., utilization plans of various pockets and redevelopment schemes for the designated area in planning zones A, B, C, F, G, & H. These Planning Zones are dealt by two Units under the control of Directors (Plg.). Area Planning-I deals with Zone A, B, F, & G whereas Area Planning-II is looking after Zone C & H. The total area of these planning zones is about 37,000 ha. Besides this, these units deal with large number of court cases. The work pertaining to surrender of land of industrial units in pursuant to the order of Hon'ble Supreme Court is also dealt by Area Planning-II. Work done by the unit is as follows:-

1. Utilisation Plan of pocket, measuring about 17 Ha. in Mahipalpur village was prepared and approved by Authority for which the change of land use is being processed u/s 11 A of DD Act.



2. Modification in the plan of 92 ha known as IHC-VV constraint area was made.
3. Utilization plan of the vacant pocket in Madipur was prepared.
4. Modification in the plans of Naraina residential pocket was made which was earlier considered for accommodating commercial plots.
5. Redevelopment scheme of Anand Parbat industrial area was modified and the information for utilization of the land identified for the parking was updated.
6. Modification made in redevelopment scheme of Faiz road, Asoka Pahari area.
7. A scheme was prepared for resettlement of Junk market of S.P. Mukherjee Marg at Jhandewalan Extn.
8. Information compiled about the development areas and its denotification for Zone A, B, F & G.
9. Modification in the layout of Molar Bund area was made.
10. Incorporation of the residential plots at Pusa road where the plots have been allotted by DDA under Gadgil Assurance scheme.
11. The part plan of OCF pocket was made for Community Room in Block C Govt. teachers C.B.H.S at Sarwati Vihar, Pitam Pura H4 & H5.
12. Modification was made in layout plan of Service Centre No 19 at Pitam Pura.
13. Modification was made in layout Plan of FC-57 Local Shopping centre on road No. 43 at Pitam Pura H4 & H5.
14. Proposal was made for additional land measuring area 3106.00 sqm for C.E.T.P at Maya Puri Industrial Area.
15. Proposal was made for additional land measuring 3000 sqm for C.E.I.P. at Wazirpur Ph.II near sewerage treatment plant.
16. Modification was made for part Layout Plan showing the amalgamation of Plot No. 5, 6, 7, 8 & 9 in Block-C at Mangol Puri Ind. Area.
17. Proposal was made for sub division of Plan of Nursery school site in Rajdhani CHBS, Pitam Pura.
18. Possession plan made for Nursing Home at Pitam Pura road No. 43 & 45.
19. Modification was made in plan of Rishi Nagar Shakur Pur showing community road adjacent to H.S.S. at Pitam Pura H4 & H5.
20. Modification was made in Layout Plan of vacant site near village Pitam Pura, Zone-H.
21. Sub division of OCF Pkt Resettlement Scheme Gopal Pur, Gandhi Vihar.
22. Layout Plan was made for vacant pocket behind Ram Garh Colony, Jhandewalan.
23. Revised the layout plan of Institutional plots in FC 3 in Dheer Pur.
24. Modification in the Layout Plan of shop plots at Hudson line/Outram line, Kingsway Camp.
25. Modifications in Layout Plan for Co-operative Group Housing Societies at Dheerpur.
26. Modifications in the layout plan for left over persons of Hudson line/Outram Line, Kingsway Camp.

### 9.13 Housing & Urban Projects Wing

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



An aerial view of Shahjahanbad

Nine meetings of Screening Committee were held from April'2003 to March'2004 and 193 number of items were discussed/approved in these meetings.

### 9.13.1 Housing:

1. 1120 DUs LIG housing at Vasant Kunj, Jasola & Lado Sarai has been approved by the Screening Committee and drawings issued to Engg.Branch.
2. 400 DUs M/S at Jasola -The drawings have been revised as per the requirement of CDO.
3. 260 DUs MS flats at Pitampura near TV Tower complex-Detailed Arch working drawings have been issued.
4. 120 LIG + 20 MIG DUs at Ashoka Pahari -has been approved by the Screening Committee & drawings issued.
5. 440 DUs MIG flats at Dwarka Sec-19 B - Detailed Arch- working drawings have been issued to Engg. Branch.
6. Five pockets of Bakkarwala-6000 DUs(approx.) Architectural drawings/details approved by HUPW.
7. 200 DUs LIG Housing at Vasundhara Enclave-has been approved by the Screening Committee & drawings issued to Engg. Branch.
8. 324 CSP Housing at Preet Vihar, Surajmal Vihar, Gagan Vihar -Approved by the Screening Committee & drawings issued to Engg. Branch.
9. 3500 DUs LIG Housing at Narela on Turn Key basis were checked & approved by the Department. Drawings were sent to Engg. Branch. Following No. of houses of different categories are in progress and at various stages of construction.

1. 387 SFS M/S at Mukherji Nagar
2. 622 M/S at Dheer Pur
3. 2756 DUs Mega Housing/Mass Housing at Vasant Kunj.
4. 1811 HIG/MIG/LIG & mixed land use plots designed by M/s Development Consultant- Architectural drawings submitted by the consultant have been approved & sent to Engineers.
5. 80 SFS/64 EWS at Kalyan Vihar.

### 9.13.2 Commercial

#### A. District Centres

1. Netaji Subhash Place-Carving out the plots for multiplex, wholesale market, division of hotel plot, multi level parking plots were sent to the land department for auction.

2. Twin District Centre Rohini-Architectural control drawings of the individual plots prepared by the consultant & submitted to DUAC for 2nd stage approval.
3. Shastri Park, Plot No. 17 (Convention Centre)- Detailed Architectural working drgs. issued to Engg. Branch.
4. Mayur Place- Architectural control drawings of 3 plots sent to Commr. (LD) for disposal.
5. CBD Shahdara- Plot No.3, 5 were sent for auction, Plot No.22, coffee house + cultural centre plot sent for allotment.
6. Saket Distt.Centre- Six plots have been sent for the auction.
7. Jasola-one plot has been sent for auction & layout plan is being modified as per the decision of the competent authority.
8. Shopping Mall at Vasant Kunj-Revised Architectural control drawings prepared/ approved by the DUAC & six Nos. of plots have been sent for auction. These plots have been auctioned by the DDA.
9. Nehru Place Ph-II-Layout plan is being modified as per the observation of the DUAC.



MIG flat at Narela

#### B) Community Centres:

1. Alaknanda- Revised concept plan approved from the Screening Committee & same is submitted to the DUAC for its approval.
2. Jahangirpuri-Revised layout plan of community centre has been prepared & got approved from the Screening Committee. Three plots have been sent for disposal.
3. Dwarka Sector 4- Conceptual proposal approved (1st stage approval) and drawings issued to Engg. Wing for services design & also referred to CFO for its approval.
4. Rohini-Three Nos. of CC is being revised as





per the observation of the DUAC & will be submitted to DUAC in due course.

5. Co-ordination & monitoring of the 15 community centres sites which are in progress at different stages.

#### **C. LSCs/CSCs**

1. 10 Nos. of LSCs sites have been approved by the Screening Committee & sent to the disposal as a single unit on the basis of the development control norms.
2. 15 Nos. LSCs in different zones-co-ordination work has been done.
3. 10 Nos. CSCs sites have been approved by the Screening Committee & drawings were sent as a single unit for auction. Co-ordn. & monitoring of the 25 CSCs in different zones.

#### **D) Heritage Projects**

1. Archaeological Park, Mehrauli- Dev of Heritage trail and signages by INTACH is on going.
2. Integration of Qutab Complex with Archaeological Park-Quli Khan as an Interface - The project proposal was presented to VC and it was directed that the proposal in form of project report be presented and forwarded to Ministry of Tourism & Culture.
3. Revival of Landscaped Garden, Jharna, Mehrauli- Technical bids were invited from empanelled Conservation Architects and was reviewed by the sub committee under Commr.(Plg.). It was desired to get a conceptual scheme from the bidders for a more technical selection of the Architect/firm.
4. Integrated conservation/urban design plan of Sultan Garhi & its precincts-Landscape consultant appointed and directed to submit the preliminary estimates, working drawings till February.
5. Conservation of old Stephen's College Bldg., Kashmere Gate-Conservation/working drawings have been issued, PWD is working on the project.
6. Conservation of Anglo Arabic School, Ajmere Gate-All the drawings have been issued and work is on going.
7. Conservation of Satya Narayan Bhawan Roshanara Road-Second floor has been demolished. The consultant has submitted detailed estimates for structural rehabilitation. The building has now been declared as

PROTECTED under jurisdiction of ASI. Further continuation of project is being processed,

8. DUHF New Letter-The draft has been forwarded to Dir.(PR).
9. Guard House, Hindu College, Delhi University-The project proposal prepared and presented in the 7th meeting DUHF.

#### **E. Sports & other special projects**

1. Sports Complex at Pitampura-Layout plan of Cricket Pavilion & Yoga Hall have been prepared & approved by the Screening Committee & sent to Engg. Wing for preparation of the estimate & structural drawings.
2. Swimming pool at Pratap Nagar-Working drawings & details finalised & issued to Engineers.
3. Chilla Sports Complex-Modified drgs.of Swimming pool, aerobic hall, badminton court prepared & sent to Engineers.
4. Common wealth games Village at Akshardham-Panels, graphic-signages, Brochure, film got prepared for delegates.

#### **F. Miscellaneous Projects**

1. Auditorium cum shopping complex at Sukh Vihar-Presentation drawing, model prepared for LG's visit, scheme got approved from Screening Committee. Working drg/details-work under progress.
2. Community hall Library and religious plot, primary school at Kondli Gharoil (Mixed Land use) housing pocket- Plot division got approved from Screening Committee. CH plot sent to DD(IL) for allotment to MCD.
3. New Panel of the DDA Scheme has been prepared for display & exhibition has been organised at Pragati Maidan on the subject International Building & Const. Exhibition at Pragati Maidan.



Monument at Hauz Khas Lake

## G. Special Projects

1. Redevelopment scheme at Hanuman Mandir, Bela Road: The work of Katha Kunj has been completed & inaugurated-balance dev.work is in progress & necessary drgs. of development of Salim Garh area, parking below flyover Hanuman Setu have been issued for construction & development.
2. Redevelopment of Jama Masjid:- Redevelopment scheme of Jama Masjid including the landscape development of the water body etc. have been prepared & issued to the Engg. Branch.
3. Upgradation of Nigam Bodh Ghat: Upgradation / redevelopment scheme of Nigam Bodh Ghat has been prepared which has been approved by the Screening Committee in Oct.03. The drgs. for preparation of detailed estimate & PE has been issued to the Engg. Branch.
4. Cremation ground at Seema puri-Scheme prepared and got approved from Screening Committee -working drgs./details -work under progress.

### 9.14 Landscape & Environmental Planning Unit

Delhi Development Authority has planned and developed Delhi as per Master Plan norms. First Master Plan approved by Government of India stressed on planned development. As per the MPD 2001 which includes recreational chapter and requirement of open spaces with sports needs was assessed in details. As per decided policy the land under recreational activities i.e. green areas at Master Plan level remain under possession, maintenance and care of DDA although rest of the development services are transferred to civic agencies. The information on the chapter of environment and pollution in MPD-2021 is being provided by the Landscape Unit, with Director (Landscape) as the Co-Chairman.

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

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

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

#### 9.14.1 Projects Undertaken By Landscape Unit During The Years 2003-2004.

##### Major Projects :

**1. Indraprastha Park :** Along the Ring Road between Sarai Kale Khan & Bhairon Marg. The park is a linear stretch along the road almost 2.7 Kms in length & spreading over an area of 34 ha. A sanitary landfill has been transformed into an urban landscape. Features like children's play area, amphitheatre, water cascade, food kiosks and sitting areas are constructed at site. The park is quite popular amongst Delhities and has also become a picnic spot for school kids.

**2. Jheel Park :** At Dhaula Kuan spreads over an area of 74.87 acres - concept Plan has been approved by Screening Committee. Facilities like senior citizens corner, picnic spot, lawns have been designed. Detail drawings and planting plans of various zones have been prepared and issued.

**3. Aastha Kunj :** Foundation laying ceremony was done by Hon'ble Prime Minister Shri Atal Behari Vajpayee on 1.2.03. The concept plan has been prepared and approved. At site the boundary wall and the 2 entrance plazas are under construction. Road alignment has been done. Boundary plantation is under progress at site.

**4. District Park - Kanti Nagar :** An oasis developed by DDA in Trans-yamuna area has facilities like badminton courts, multigym for men and women, sitting areas and fountains. The proposal and details of swimming pool has been finalised, approved. The work is at progress on site.

**5. Yamuna Bio-diversity Park :** The noble idea for this project was floated by Hon'ble Lt. Governor, Delhi wherein directions were issued for developing a bio-diversity park at Jharoda Majra in collaboration with Delhi University. This is a specialised park of its kind which serves as a repository and heritage of bio-diversity of Yamuna river basin with ecological, cultural and educational benefits to the urban society. The technical inputs are being given by the Delhi



University whereas the landscape proposal is being prepared in house.

The site plan and overall working drawing details are prepared and issued. Poly house, net house, interpretation centre building, its interior, main trail, pumphouse, excavation of water body completed. Wetlands also excavated and landforms prepared. Plantation of 4000 trees have been done at site and plantation of 500 fruit trees of 150 varieties have also been planted.

Earth mounds and grading of water body and construction of boundary wall is in progress. Parking in front along the approach road is under construction. Plantation along the boundary wall of different varieties and fruit trees in orchard areas is being done. Plantation of seven communities of Yamuna River basin is in progress. Interpretation Centre will be commissioned by May, 2004 & exhibition panels for display are being prepared.

**6. Tughlaqabad recreational park:** The large green area under DDA has been designed and drawings issued with the consent of specialised Committee formed by Hon'ble LG. Tughlaqabad Fort is being developed as a recreational facility that will provide visitors a taste of Delhi's glory. The work is in progress at site in Phase-I, Zone II and III.

**7. Aravali Bio-diversity Park:** Hon'ble L.G. initiated the noble idea of reflecting second Bio-diversity park near Vasant Vihar in collaboration with Delhi University. The park will help in imparting education, in restoring ecological balance and directly augment Delhi's life support system. Following actions have been completed at site. Design of boundary wall has been finalised and issued. The construction of boundary wall is completed. The designing of interpretation Centre is in progress. The layout plan is under preparation.

**8. District Park B-3 Block at Paschim Vihar :** 3.45 Ha of open area has been designed as a park for the neighbouring community. The design was approved from Screening Committee and detailed drawings are under progress.

**9. Vijay Park at EE Block Janakpuri :** spreading over an area of 1.05 Ha is in progress at site after the detail drawings were issued. Further details are also being prepared.

#### 9.14.2 Projects Related To Sports Wing

**1. Bhalswa Golf Course :** 18 holes Golf Course near Bhalswa complex has been designed in house. 3 holes alongwith driving range are operational at site, which were inaugurated by

Hon'ble Lt Governor on 13.1.2003. The construction of next three holes is being done at site. Total nine hole golf course will be operational by December end.

**2. Upgradation of Playfields :** Proposal of upgradation of following parks have been undertaken.

- Pratap Nagar • Vikaspuri C Block • Rohini Sector-3 • Guru Hanuman Mini Sports Complex
- Kanti Nagar • Mandawali Fazalpur • Munirka
- Masjid Moth

**3. Multigym:** In addition to the already existing multigyms, 2 more have been proposed at:

- Shivaji Park, Basaidarapur • Poothkalan, Rohini

#### 9.14.3 Upgradation of City Parks:

The green areas in Delhi are in great demand by the local bodies and overwhelming requirement is received from the public in terms of participation and interest. Some of the parks designed and under development are listed below:

- Park at Mamurpur Village, Narela. • Distt. Park along Nazafgarh drain at 16-C, Dwarka.
- Distt. Park at B-Block, Paschim Vihar.
- Janamashtmi Park, Paschim Vihar. • NHP at Bhera Enclave, Paschim Vihar
- Distt. Park at A-Block, Paschim Vihar. • Green area at IFC, Gazipur. • Lala Lajpat Rai Park at Lajpat Nagar.
- Therapy park near Safdarjung Hospital. • Sport.

Some of the Landscape Plans prepared for Upgradation in 2003-2004 are given below:

- Master Plan green at Maya Enclave. • Green area around Cigarette Wala bagh. • Upgradation of Maharaja Surajmal Stadium, Nangloi. • Distt. Park A-1 Block, Janakpuri. • Tikona Park at Hauz Khas.
- NHP at Brij Vihar. • NHP at Tarun Enclave.
- Distt. Park opposite Deer Park at Dilshad Garden.



District Park, Pitampura



- Dussehera Park at Janakpuri • Upgradation of Major Dhyan Chand Sports Complex.

During the year 2003-2004 total 42 landscape plans were got approved by Screening Committee.,

i)	South East Zone.	4
ii)	South West Zone.	15
iii)	North Zone.	7
iv)	East Zone.	6
v)	Dwarka	4
vi)	Rohini	4
vii)	Narela	2

**9.14.4 Other Activities Carried out By the Landscape Unit Includes:**

Flower show/Garden festival was organised by DDA wherein participants from all over Delhi and private nursery took part. Garden festival was held in different zones of Horticulture with public participation, it culminated with a Flower Show (on 28<sup>th</sup> & 29<sup>th</sup> of Feb., 2004) and a Prize distribution ceremony. Landscape unit plays a vital role in

organizing the flower show and judging various entries of the competition. A brochure, schedule and the invitation cards were designed by the Landscape Unit.

Two Brochures one each on Yamuna Bio-diversity and one on Aravali Bio-diversity Park have already been published and distributed to RWAs, Institutions, NGOs etc.



Community Centre at Masudpur Village



# 10 HOUSING



DDA flats, Vasant Kunj

**10.1** Home Sweet Home is what DDA has been striving to provide citizens since 1967-68. It has nurtured hopes and fulfilled dreams by periodically announcing schemes for various categories of flats. In the beginning the first scheme was opened for registration in 1969. After this, followed a spate of 38 schemes till date. From a total of 39 schemes launched only 5 are live. Today, DDA prides itself with having made 3,42,982 allotments as on 31.3.2004 under various schemes. Details of the schemes are listed below:-

Name of the Scheme	Total allotments made
Housing General Scheme	65,590
New Pattern Registration Scheme-79	1,62,398
Self Financing Scheme/VVAY	52,932
Ambedkar Awas Yojna-1989	14,505
Expandable Housing Scheme-1995-96/ NHS/Sharmik Awas Yojna, etc.	20,052
Janta Housing Registration Scheme-96/Punjab & Kashmir Migrant/Motia Khan	14,828
Retiring Govt. Servants/JK Mig. (RPS)	1,015
Miscellaneous	440
HIG	3,337
Govt. Organizations	4,670
Jasola Janta Tenements-2003	2,215
<b>Total</b>	<b>3,42,982</b>

**10.2** Latest position of the Housing Schemes is given as under.

### 10.2.1 New Pattern Registration Schemes - 1979

The NPRS-1979 was launched in the year 1979 for allotments of flats of MIG, LIG & Janta categories. This scheme was on All India basis and 1,71,272

(MIG 47521, LIG 67502 & Janta 56249) persons were registered. Details of the flats allotted under this scheme are as under :

Category	No. of flats allotted	Backlog
MIG	46,247	Nil
LIG	57,863	10,280
Janta	58,288	Nil
<b>Total</b>	<b>1,62,398</b>	<b>10,280</b>

### 10.2.2 Ambedkar Awas Yojana-1989

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

Category wise details of allotment are as under

Category	No. of Registrants	No. of flats allotted	Backlog
MIG	7,000	5901 (i/c 2 old cases)	-
LIG	10,000	5616	3422
Janta	3,000	2988	Nil
<b>Total</b>	<b>20,000</b>	<b>14,405</b>	<b>3422</b>

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



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

The latest position of the allotment is as under :

Registrants	Allotment Made	Backlog
20,000	12,621	6773

#### 10.2.4 Vijay Veer Awas Yojna-1999

Vijayee Veer Awas Yojna was launched in the year-1999 and the scheme was initially opened on 10.9.99 to 30.11.99 for the widows/next of the kin/dependent of the soldiers killed or those permanently disabled in "Operation Vijay". However the scheme was open till 30th Sept. 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 are constructed under the scheme out of which 312 are two bedroom flats (type-A) and 102 are three bed room flats (Type-B). Presently 419 applicants have come forward. Out of 419 applicants 14 applicants have withdrawn. Out of remaining 405, 266 are allotted Type-A (Two bedroom flats) and 91 are allotted type-B (Three Bed room flats) 48 have not yet deposited the desired 90% amount and therefore not allotted the flat. Remaining 14 have withdrawn their applications.

#### 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 4.4.2000

Sl. No.	Camp Site	Family	Camp Site Owning Agency
1.	Peera Garhi Camp	2560	DDA
2.	Mangolpuri Camp	226	DSIDC
3.	Govindpuri Camp	347	DSIDC
4.	Jahangirpuri Camp	385*	DDA
5.	Jawalapuri Camp	42	S & JJ
6.	Palika Hostel Camp	36	NDMC
7.	Youth Hostel, Mori Gate	65	Delhi Admn.
<b>Total</b>		<b>3661</b>	

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

The latest position as on 31.12.2003 about the allotment is as under :

Total Migrants	:	3,661
Less (Migrants staying at Jahangirpuri)		<u>385</u>
		<b>3276</b>

<b>Applied for allotment</b>	:	<b>2880</b>
<b>Flat allotted</b>	:	<b>2880</b>

Out of 2880 approximately 2000 possession letters have been issued till 31.12.2003 (Flats offered in Narela, Dwarka and Rohini)

#### 10.2.6 Housing Scheme for Rehabilitation of Kashmiri Migrants

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

S. No.	Camp Site	Family	Camp site owning Agency
1	Hauz Rani	16	MCD
2	Bapu Dham	24	NDMC
3	New Moti Nagar	23	MCD
4	Palika Dham	13	NDMC
5	Baljit Nagar	49	Slum & JJ
6	Mangol Puri, D-Blk.	34	Slum & JJ
7	Mangol Puri, N-Blk.	16	MCD
8	Sultan Puri P-2	09	Slum & JJ
9	Begum Pur	06	MCD
10	South Extn. Pt-II	06	MCD
11	Krishna Park	10	MCD
12	Kailash Colony	02	MCD
13	Ali Ganj	12	MCD
14	Nand Nagri	18	Slum & JJ
<b>Total Migrants</b>		<b>237</b>	
<b>Applied for Allotment</b>		<b>110</b>	
<b>Allotments made</b>		<b>110</b>	

#### 10.2.7 Housing Scheme for Retiring Government Servants

Housing Scheme for Government Servants was launched on 2.7.2001. A total of 2074 applications received.

S. No.	Category	Application received	Allotments made
1	MIG	1464	400+10=410
2	LIG	550	544+2=546
3	Janta	60	59
<b>Total</b>		<b>2,074</b>	<b>1,015</b>

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





### 10.2.8 Housing scheme for Rehabilitation of Motia Khan Jhuggi Cluster

DDA vide its Resolution No. 88/2002 dated 26.12.2000 approved the scheme for allotment of one room EWS tenements in Sector-4, Rohini to eligible Jhuggi dwellers of Motia Khan. There were 2068 squatters at Motia Khan as per the new Survey Report. The scheme was launched with effect from 26.9.2001 and continued till 30.6.2002. Till date 1288 eligible squatter families have been allotted flats at Rohini. Scheme closed.

### 10.2.9 HIG Housing Scheme Dwarka -2003

416 Allotments made and scheme closed by keeping waiting list.

### 10.2.10 Jasola Janta Tenements Scheme -2003

Allotment made 2215 and scheme closed by keeping waiting list.

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

Scheme is still opened upto 15.4.2004

### 10.2.12 Action Plan for liquidating-waiting registrants of MIG, LIG, and Janta Flats

MIG	LIG	Janta	Proposed Date
Nil	10280	6773	March-2005

The main list of MIG registrants under NPRS-1979 has been covered. Now cases of conversion of registration from Janta/LIG to MIG and that of tail-end priority will be taken up.

DDA has planned to complete construction of 4980 MIG flats, 12919 LIG flats and 544 Janta flats by March-2005. In addition to some one room tenements are available for disposal.

### 10.2.13 Scheme wise Backlog

S.No.	Scheme	Total Backlog
1	NPRS-79	10280
2	AAY-89	3422
3	JHRS-96	6773
	Total	20475

### 10.2.14 Conversion from Leasehold to free-hold

Given below is the detail in respect of housing department regarding conversion of flats from lease hold to free-hold, mutation carried out and possession letters issued during 2003-04



MIG flats at Narela

## 10.3 Housing Accounts Wing

10.3.1 Housing Accounts Wing is manily concerned with the following activities with regard to allotment of flats.

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

### 10.3.2 Main Activities/Achievements during the year 2003-04

#### 1 Examination of Preliminary Estimates

- Financial concurrence to the preliminary estimates in respect of 5 (five) Housing Schemes involving 6590 flats have been accorded.
- Financial concurrence to the preliminary estimates in respect of shop has been accorded in respect of 6 (six) schemes involving 314 shops and 39 Kiosks.

#### 2. Costing of shops

- Costing of 9 new Schemes have been finalized involving 243 shops and 25 platforms.

#### 3. Costing of flats

- Costing of 6 new Schemes have been finalized involving 4029 flats.
- Costing of 6168 left out flats involving 196 schemes have also been finalized during this period.

### 10.3.3 Other achievements

- Authority's resolution for approval of plinth area rates to be adopted for working out the cost of flats under different categories. The effective dates are 1.4.2003 & 1.10.2003



- b. Authority's resolution to cut down the cost of flat by reducing the interest rate during construction period from 12% per annum to 10% per annum w.e.f 14.11.03 & dispensing with the service charges and share money. Further the interest rate on registration money has been reduced to 5% per annum vide Resoulution No. 11/2004 dated 11.3.04.
- c. Authority's resolution for post dated cheque schemes.
- d. More time is given in start of instalments from the date of issue of demand letter from two months to three months.



Convenient Shopping Centre, Vasant Kunj

#### 10.3.4 Computerisation

Steps have been taken to develop following softwares:

1. Costing of flats.
2. Computerization of General Housing Branch.
3. Pay roll accounts.

#### 10.3.5 Steps taken for acceleration of recovery

Under its drive to effect recovery of arrears of monthly instalments/penalty from the defaulting allottees and with a view to build pressure on the defaulting allottees and to take firm and time bound action against such allottees, the Penalty Relief Scheme 2001 has been in force in the current financial year also.

Five Asstt. Collectors Grade-II/Sr. A.Os have been appointed for recovery purposes in housing accounts wing.

#### 10.3.6 Some other functions of Housing Accounts Wing

- i. 91 demand letters under SFS have been issued during the year 2003-04.
- ii. 8538 conversion cases from lease hold to free hold have been decided.
- iii. In 3647 cases no objection certificates have been issued to Management Wing for issuance of possession letters.
- iv. Refund in 2159 cases where registrants were not interested in allotment have been made.
- v. In October 2001 New Penalty Relief Scheme was announced and under this scheme 1766 nos. of applications have been received and 1845 Nos. cases have been settled and Rs. 744.55 lacs have been recovered under this scheme during this year making of total applications 7831 settled cases 7582 and recovery of Rs. 3415.55 lacs till 31.3.04.
- vi. In addition public grievance cases were also settled during public hearing on every Monday & Thursday.



# LAND MANAGEMENT & DISPOSAL DEPARTMENTS

# 11



A view of Chitrakoot, a shelter developed by DDA at Saraswati Vihar

## 11.1 Land Management

**11.1.1** Different nomenclatures or categories of land come under the purview or jurisdiction of DDA. Besides, overseeing Nazul-I land which was entrusted to DDA from the erstwhile Delhi Improvement Trust it is also the custodian of Nazul-II land acquired after 1957. Added to this is some land from the former Ministry of Rehabilitation under a contract. Also in possession is some land of Land & Development Office, Ministry of Urban Affairs for care and maintenance. This land is utilized and allotted by the Land & Development Office.

**11.1.2** Main functions of the Land Management Department are:

- i) Acquisition of land
- ii) Management of land
- iii) Protection of land till it is handed over to the user departments.
- iv) Assisting the land user departments
- v) Coordination with various departments and outside agencies for land management matters.
- vi) Planning and execution of demolition programme for encroachment removal
- vii) Action against unauthorised construction in the Development Area
- viii) Action against mis-use 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 to DDA during the period 1.4.2003 to 3 1.3.2004.

**11.1.4** The most important area of functioning of the Land Management Deptt. 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.

**11.1.5** Each zone is headed by a Senior officer of Jt./Dy. Director level who is supported by Secretarial and Field staff. Regular watch and ward is kept on DDA lands 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 April 2003 to 31.3.2004 DDA has carried out 354 demolition operations and about 259.44 acres land was made free of encroachments. In this process 13077 structures of kucha, pucca and semi pucca nature were removed. Land Management Deptt. carried out some major demolition operation during the year which has drawn praise from all sections of the society as well as press except the land mafia. Some such major demolition programmes were carried out in Yamuna River Front (YRF) areas, Kapashera, Mohan Cooperative Industrial Estate, Batla House, Rahul Gandhi JJ Camp Vasant Vihar, Behind DC office Shakarpur, Guru Ravidas Dharmasthan RK Puram, B-9 Vasant Kunj JJ Clusters, Saleemgarh Fort Jamna Bazar, Hanuman Colony Village Hauz Rani, Mayur Vihar Ph-I, Village Badarpur, Kirti Nagar, CC Paschim Vihar, LAC Narela, JNU Road Kishangarh, Village Balesva, Aliganj, JJ clusters Kathputli colony, Wadhva Market Mukerjee Nagar, Karkardooma area, Anand Vihar, Village Rithala, Mahipal pur- Wetware Defence Enclave, Kusampur Pahari Ph-IV, JJ camp Alaknanda, Sarai Peepal thala, Sect. 27 Rohini, SP Alhuwalia industry, Village Tikri Khurd, Village Pitampura, Village Bhoargarh, Samaypur Badli,





Mangolepur Kalan, Dayal Bagh, Malviya Nagar, Rohini Vihar, Rajeev Nagar, Village Shahipur, Village Shalimar Bagh, Gandhi Camp Lajpat nagar, JJ cluster Kamal Cinema, Jain colony, Raj Kamal pattern Badarpur, Tehkand, Orchard Garden, Vasant Kunj, Rewari Line Ph-II, & Rani Garden. This has helped to build DDA's image as agency which protects its land effectively. Sometimes demolition operations are delayed because of litigation's involved and non-availability of police force on account of their engagements for law and order duty. During this period DDA has also won some important court cases involving large chunk of prime land.

**11.1.7** The Damages Branch is entrusted with the work of eviction and assessment of damages and recovery from the unauthorised occupants squatting on the Govt. Land under the control and management of DDA. DDA initiates the eviction proceedings under P.P. Act against the unauthorised occupants on Govt. Land. There are 2 Estate Officers who have been delegated powers under the Act to discharge their duties for assessment of damages and eviction. During 1.4.2003 to 31.3.2004 the following work was done by the Estate Officers.

- i) Recovery of damages Rs. 137 lacs
- ii) Number of cases of damages 887 decided
- iii) 73 Eviction cases decided upto 31.3.2004

**11.1.8** Enforcement Branch has been entrusted with the job to ensure that Land & Building are not

mis-used against the norms envisaged in the master plan, as provided in Section 29(ii) of the DD Act which reads as follows;

**Section 29(ii)**

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

The position of prosecution cases launched during 1.4.2003 to 31.3.2004 and fine imposed by the court is as under:

- i) No. of prosecution launched -183
- ii) Fine imposed by the court —Rs. 13,69,180/-



A view of Janta Market

**11.1.9 Major achievements of the year 2001-02, 2002-03 and 2003-2004 are given below :**

S. No.	Functions	2001-02	2002-03	2003-04
1.	Land handed over to DDA by LAC	473.25 Acres	2095 Acres	770.697 Acres
2.	Demolition operations carried out	460	472	154
3.	Land reclaimed by removing JJ clusters	164.84 Acres	374.54 Acres	259.44 Acres
4.	Structures/Building removed	5906	14567	13077
5.	Recovery of damages made	Rs. 1.02 crores (Appox)	Rs. 115.33 lacs (Appox)	Rs. 137 lacs
6.	No. of damages cases decided	421	835	887
7.	Prosecution cases launched	493	599	183
8.	Fine imposed by the court	Rs. 4.02 lacs	Rs. 4.21 lacs	Rs. 13,69,180/-



## 11.2 Land Disposal Department

### 11.2.1 Commercial Land Branch

i) Commercial Land Branch conducted 16 auction / tender programmes for about 250 properties and disposal of 98 commercial plots, which fetched an all time highest revenue of Rs. 2073 crores. This was achieved against the target of Rs. 300 crores. During the last financial year (2002-03), the branch disposed of 94 commercial plots earning the revenue of only 450 crores.

ii) The biggest success of the Branch during 2003-04 was the successful disposal programme of 6 commercial plots at Vasant Kunj Mall, which fetched the highest bid prices of Rs. 1100 crores against the reserve price of 560 crores. This was possible due to planned and targetted campaign and good coordination between the Land Disposal Wing, Planning Wing & Architectural Wing Consultants. DDA also successfully defended the court case filed in the Hon'ble Supreme Court of India against the disposal of commercial plots at Vasant Kunj Mall. The Hon'ble Supreme Court of India has dismissed the petition and upheld the auction programme.

iii) The Commercial Land Branch of the Land Disposal Wing also formulated and prepared the free hold conversion policy for commercial and industrial built up plots, implemented the scheme from September 2003 onwards.

iv) A new/revised petrol pump policy was also got prepared and approved by the Authority, in June, 2003. As per the new policy of allotment, petrol pump and gas godown are now being disposed through tender/auction to the Oil Companies/Firms who have been granted permission from the Ministry of Petroleum and Natural Gas. One auction programme for 3 petrol pump sites was also held in the month of Oct., 2003 though none could be disposed of. This policy would rationalize the allotment, make it more transparent & will enable in deriving real commercial value of the petrol pump sites.

v) Apart from the above, vigorous campaign and efforts were made for disposal at important & upcoming commercial Centers like CBD Shahdara, Distt. Centre Saket, Distt. Centre Jasola. As the result of the efforts six plots at CBD Shahdara, 7 plots at Saket Distt. Centre, 4 Plots at Distt. Centre Jasola were got disposed off in last one year enabling collection of high revenue by DDA. This will give further impetus for further development of these Distt. Centers.

vi) The Branch could also successfully disposed off Amusement Park at Rohini measuring 62 acres, and further successfully resolved the pending issues coming in the way of development of the Amusement Park.

vii) Five Cinema-cum-Commercial Complexes were also disposed of at Prashant Vihar, Netaji Subhash Place, Laxmi Nagar Dist. Centre, Shalimar Bagh Community Centre again fetching high revenues.

viii) Rehabilitation of Wadhwa Market shopkeepers & occupants of Majnu Ka Tilla, Idle Truck Parking, shifted due to DMRC Project tackled successfully.

ix) Long pending cases of alternative allotment, to the occupants of Idle Truck Parking at Majnu Ka Tilla was also got resolved. About 120 occupants were to be shifted after DMRC requisitioned the land at Majnu Ka Tilla. Now all the occupants are being rehabilitated at alternative site and allotment mode has been converted to single mode of lease hold basis, from the license fee basis in about 85 cases. Efforts were got accelerated for expeditious development of alternative site for shifting of paper merchants from walled city to Gazipur.

x) Exercise were also taken to scientifically plan and disposal of commercial properties in various sectors of Dwarka. Nehru Place Ph. II, Twin Dist. Centre Rohini, Alaknanda Community Centre.

xi) Concept of upgradation and maintenance & management was also got introduced for important commercial centres like Bhikaji Cama Place, Nehru Place Dist. Centre and Vasant Kunj.



Nehru Place, District Centre

S.No.	Item	Administration during the period 1.4.03 to 31.3.04
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#### 11.2.2 Lease Administration Branch (Resd.)

1.	Allotment of Plots	
	a. By auction	191
	b. By allotment (alternative)	582 Nos.
2.	Amount Recovered as Premium	Rs. 791.70 Crore
3.	Amount Recovered as Composition Fees	Rs. 81.55 lacs
4.	Conveyance Deeds (free-hold)	1039
5.	Possession Letters	940
6.	Lease Deeds	510
7.	Mutations	209
8.	Extension of Time	48
9.	Mortgage Permissions	92
10.	Show Cause Notices	286
11.	Cancellation	4
12.	Restoration	2

#### 11.2.3 Lease Administration Branch (Rohini)

1.	Allotment of Plots	
	a. By auction	-
	b. By allotment	-
2.	Conversion Application Received	1852
3.	Conversion Application Disposed	1683
4.	Amount Recovered as Premium	-
5.	Amount Recovered as Composition Fee & Ground Rent	Rs. 36,35,632/-
6.	Conveyance Deeds (Free-hold)	-
7.	Possession Letters	-
8.	Lease Deeds issued	120
	Lease Deeds Executed	188
9.	Mutations	33
10.	Extension of Time	439
11.	Mortgage Permission	25
12.	Show Cause Notices	58
13.	Cancellation	-
14.	Restoration	-

#### 11.2.4 Co-operative Society Cell

1.	Amount Recovered as Composition fee & Unearned Increase	Rs. 320,67,500/-
2.	Conversion Cases Finalized	700
3.	Sub-lease Deeds	11
4.	Mutations / Transfers	69
5.	Extension of time	46
6.	Mortgage Permission	10
7.	Show Cause Notices	52
8.	Cancellation Determination of Sub-Lease Deeds	6
9.	Restoration	3

#### 11.2.5 Group Housing Society Cell

1.	Allotment of Plots	14
2.	Amount Recovered as premium	29,03,36,150/-
3.	Amount Recovered as Composition fee	42,69,587/-
4.	Conversion Cases Finalized	2422
5.	Possession letter	1
6.	Lease Deeds	10
7.	Mutation/Transfers	122
8.	NOC for construction	2
9.	Mortgage Permissions	70
10.	Show Cause Notices	-
11.	Conveyance Deed Executed	2953

#### 11.2.6 Institutional Branch

1.	Allotment-Cum-Demand Letters Issued	180
2.	Amount Recovered as Premium	54 crores
3.	Possession Letters	107
4.	N.O.C. for Construction	115
5.	Show Cause Notices	57
6.	Extension of Time	129
7.	Lease Deeds	-





### 11.2.7 Industrial Branch

1. Allotment of Plots	-
2. Amount Recovered on Account of belated payment, Ground-Rent, Interest, Unearned increase, Sub-letting etc. Rs. 88.21 Lacs	
3. Sub-Letting allowed	3
4. Lease cancelled	9
5. Possession Letters	28
6. Lease Deeds Executed	40
7. Mutation/Conversion in Pvt.	41
8. Mortgage Permissions	19
9. Show Cause Notice	165
10. Extension of Time	55
11. Free hold case allowed	4

### 11.2.8 Old Scheme Branch

1. Revenue received through Auction/Tender Rs. 694,25,000/-	
2. Conversion cases Finalized	249
3. Lease Deeds	27
4. Mutations	28
5. Demand Letters	24
6. Extension of Time	16
7. Mortgage Permission	14
8. Misuse Notice	
9. No. of Resdl. Plot auctioned	24

### 11.2.9 Commercial Lands Branch

1. Allotment of Plots through Auction	98
Allotment	Nil
2. Amount Recovered as premium, Ground Rent	2073 Cr.
Misc	7.3 Cr.
3. Extension of Time	75
4. Possession Letters	106
5. Lease Deeds	94
6. Mutation / Transfers	27
7. Mortgage Permissions	11
8. Show Cause Notice	162
9. Restoration of Allotment	01

### 11.2.10 Commercial Estate Branch

1. Allotment of Shops office/stall	510
2. Amount Recovered as premium	36,00,65,922/-
3. Reserve Price	29,99,77,130/-

### 11.2.11 Land Sales Branch (Rohini)

1. Allotment of Plots	
c) By way of auction	105
d) By allotment	6831
2. Amount fetched	55 crores
3. Demand Letter issued	6936
4. Possession Letter issued	192
5. Extension letter for payment issued	45
6. Mortgage Permissions	47
7. Show Cause Notice issued	107
8. Cancellation orders made/ letter issued	170
9. Mutation letter issued	153
10. Change of address incorporated in the Computer	418

### 11.3 Land Costing Wing

#### 11.3.1 Recovery of Ground Rent

The drive launched to effect the recovery of outstanding arrears of ground rent was further followed up during the year. Computerized defaulter notices with element of interest have already been issued for an amount of Rs. 34.22 crores. As a result, there has been significant improvement in the recovery of the arrears of Ground rent. During the year the recovery effected is to the tune of Rs. 37.45 crores as against Rs. 33.96 crores in 2002-03. The increase during these two years is quite significant as may be seen from the following table :

Year	Ground Rent (Rs. in crores)
1998-99	12.86
1999-00	15.75
2000-01	20.58
2001-02	29.50
2002-03	33.96
2003-04	37.45



### 11.3.2 Recovery of License Fee

A number of properties of DDA are allotted on license fee basis. DDA's built up properties in Janak Puri Distt. Centre and Bhikaji Cama Place were also allotted on license fee basis. Several steps had been taken to effect the recovery of outstanding dues of license fee from these properties during the year. Actual recovery of license fee during the last five years is as under :

Year	Ground Rent (Rs. in crores)
1998-99	19.29
1999-00	18.58
2000-01	20.74
2001-02	29.89
2002-03	32.88
2003-04	33.87

It would be observed that there is significant improvement in the recovery during last 2 years as compared to the earlier years.

### Other Performances/Initiatives

#### 11.3.3 Cost Benefit Analysis

For a proper financial management and scientific project appraisal, the Cost Benefit Analysis of Dwarka , Narela, Rohini Phase-III and PVC Market at Tikri Kalan Projects for the year 2003-04 and 2004-05 have been finalised and approved by the Authority in its Meeting held on 11.3.2004. These have since been approved and notified.

#### 11.3.4 Institutional Land Premium

The agenda for fixation of institutional land premium rates for the year 2002-03, 2003-04 and that for 2004-05, placed before the Authority was approved in the meeting held on 18.12.03 and referred to the Ministry for approval of the Govt. The Ministry conveyed the approval in February, 2004.

#### 11.3.5 Conversion Fee for permitting Banks, Nursing Homes and Guest Houses residential areas

The rates for conversion fee for permitting Banks,

Nursing Homes, and Guest Houses in residential premises have been firmed up with the approval of the Govt. As a follow up modalities on financial issues have also been firmed up for incorporating in the guidelines for implementation of the Scheme.

#### 11.3.6 Revision in rate of interest on belated payments

In view of significant decline in the overall interest rates, the interest on various kinds of belated payment @ 18% p.a. has been reviewed. The rate of interest on various belated payments like land premium, unearned increase (UEI), misuse charges, composition fee etc. has been reduced with the approval of the Authority to 12.5% where delay is 30 days or less and 15% p.a. for the period exceeding 30 days. This is in tune with the rates recently revised by the Govt. of India on belated payments for the properties disposed through auction.

#### 11.3.7 Revision in Rates of Damages

As of now there is a three tier rate structure for damages for unauthorized encroachment on Government land (a) pre 1.4.81 occupants (b) Occupants from 1.4.81 to 31.3.92 and (c) Occupants from 1.4.92. The rates of Damages Charges last fixed more than a decade back, were long overdue for revision. There was a reference from the Ministry of UD & PA (L&DO, Division) wherein DDA was asked to follow a uniform rate of 10% of the land rates. This meant about 10 fold increase in the existing rates. After an in depth study of the various aspects by a Committee headed by Director (LC) and comprising of officers of various related fields and further intensive deliberations at various levels a proposal has been firmed up with the approval of the Authority to peg the current rates of damages at 2.5 times the existing rates. For land under DDA development areas under Nazul-II land, it has been proposed to adopt the Government pattern. The proposal has been submitted to the Ministry for approval.



# 12 SPORTS



A view of Skating Rink

## 12.1 Off to a good Start

Ever since DDA began to provide affordable sports facilities for Delhites there was no turning back. It all began with the establishment of its first sports complex at Siri Fort in 1989. The Annual Action Plan has become the starting blocks every year to track the activities including the development of infrastructure, which DDA races ahead with in the ensuing year. Accelerated efforts were made during the year to expedite the development of new facilities and upgrade the older ones. It also dawned on the Authority that the development of sports infrastructure would henceforth incorporate the users requirement at the designing and development stage. It is gratifying to note that the progress of ongoing projects and the new projects undertaken by the Sports Wing during the year have exceeded expectation, both quantitatively and qualitatively.

**12.1.1** The Athletics Promotion Scheme has started producing results as athletes trained under the scheme have won medals in State and National level meets. The DDA Football Promotion Scheme teams also won state level tournaments. The National level events like the DDA Open Squash, Junior Open Tennis (AITA Ranking) have become extremely competitive and had participation from almost all the States of the Country while the Hockey tournament was upgraded to the National level. Prize money invitational tournaments were also organized in Skating, Volley Ball, Basketball, Football and Hockey.

**12.1.2** The regular coaching schemes operating in sports complexes and the Summer Coaching Camps organized during the summer vacations extended opportunity to members as well as non-members to

learn sports disciplines of their choice. The cricket academies / coaching schemes provided coaching in DDA Sports complexes. A tournament was also organized for children undergoing cricket coaching under the schemes.

**12.1.3** The DDA swimming pools were very popular during the swimming season and attracted a large number of Delhites to swim and to learn swimming. DDA's multigyms especially in green areas are also used extensively by the neighbouring population. Multigyms exclusively meant for ladies located in Yamuna Sports Complex and at Kanti Nagar playfield attracted women of all age groups.

**12.1.4** DDA played an active role in winning the bid for 2010 Commonwealth Games and has been assigned the responsibility of creating the Games Village Complex and infrastructure facilities to host Badminton, Squash, Boxing, Wrestling and Rugby as part of these Games. DDA has also been involved in coordination of the Athens 2004 Olympics Torch Relay through Delhi to be held on 10th June'2004.

**12.1.5** Besides running and maintaining the Sports Complexes, Sports Wing has taken upon the task of promotion of sports in Delhi by sponsoring various events.

**12.1.6** Major Achievements as regards development of sports infrastructure, upgradation of existing facilities, sports activities including tournaments and promotion schemes, membership management, publicity and financial management are dealt in subsequent paragraphs.



## 12.2 Sports Infrastructure

### 12.2.1 Existing Sports Infrastructure

The following sports infrastructure has been developed and is being maintained and run by the Sports Wing

Sports Complex	: 13
Mini Sports Complex	: 01
Swimming Pools in	: 09
Sports Complexes	
Swimming Pools in Play:	01
Fields (Munirka)	
Multigym in Sports Complexes	: 13 (including one ladies gym at Yamuna Sports Complex)
Multigym in Playfield	: 23 (including one ladies gym at Kanti Nagar)
Indoor Multipurpose Hall	: 6 (Siri Fort, Hari Nagar, Rohini, Dwarka, Poorv Delhi Khel Parisar & Yamuna Sports Complex)
Golf Courses	
Qutab Golf Course	: 18 hole Public Golf Course and a Driving Range
Bhalaswa Golf Course	: 3 holes and a Driving Range presnetly

### 12.2.2 Development of Sports Infrastructure during the year

**Sports Complex** Vasant Kunj was inaugurated by the Hon'ble Minister of Labour Shri Sahib Singh Verma on 5<sup>th</sup> February'2004.

**Mini Sports Complex** : at Munirka called Baba Gang Nath Sports Complex was made fully functional by adding a swimming pool. Development of two more mini complexes at Pratap Nagar and Kanti Nagar are in progress.

**Multigyms** : 4 Multigyms i.e Vasant Kunj, Subhash Nagar, Janakpuri A-1B, Avantika Sector 'A' Rohini were added. Another multigym at Parshad Nagar is under development.

**Swimming Pools** : While swimming pool at Munirka was operationalized during the year, five swimming pools at Dwarka, Vasant Kunj, Pitampura,



A table tennis match in progress between Shri A.K. Patnaik, FM and Shri Sunil Sharma, Commissioner (Personnel)

### 12.2.3 Progressive Development of Facilities

	2001-02	2002-03	2003-04
Sports Complex	3 (Dwarka, Chilla & Jasola)	1 (Munirka Sports Complex) • Membership opened in the 4 newly developed complexes at Pitampura, Dwarka, Chilla & Jasola	1 (Vasant Kunj inaugurated)
Swimming Pools	1 (Yamuna Sports Complex)	2 (Jasola & Paschim Vihar)	1 (Munirka)
Multigym	3 (Kalayn Vihar, Janakpuri C-2B, Kanti Nagar-Ladies)	10 (Subhash Mohalla Bindapur, Gokulpuri, Hastsal, Munirka, Jasola, Dwarka, Chilla, Poorv Delhi Khel Parisar & ladies gym at YSC)	4 (Avantika, Vasant Kunj, Janakpuri A 1-B, Subhash Nagar)
Indoor Halls	2 (Dwarka & Hari Nagar)	1 (Siri Fort Sports Complex)	1 is under construction at Saket Sports Complex
Golf Course	1 (18 holes of Qutab Golf Course)	1 (3 holes Bhalaswa Golf Course)	Further development on Bhalaswa & Qutab Golf Courses



Kanti Nagar & Pratap Nagar are under development.

**Golf Courses :** The development of an additional hole has been started during the year at Qutab Golf Course and development work of Bhalaswa Golf Course is underway.

**Play Fields :** Upgradation to provide basic facilities at the 8 play fields identified for adoption by the Sports Wing has started.

#### 12.2.4 Future Proposals :

- Two mini sports complexes at Kanti Nagar and Partap Nagar are under development and should be ready by 2005.
- One multigym at Prasad Nagar is almost complete and will be inaugurated in 2004.
- Five more sports complexes are proposed to be developed in areas that are presently underserved. These will be located at Narela, Karol Bagh / Patel Nagar / Rajendar Nagar, Rohini Ph.-III, Raj Ghat and Dwarka Ph-II.
- Five swimming pools at Dwarka, Vasant Kunj, Pitampura, Kanti Nagar and Partap Nagar are under construction and should be ready during the year.

#### 12.3 Upgradation of existing facilities

Upgradation of facilities is a continuous process and is carried out every year under the arrangements of each of the sports complexes. Major upgradations carried out during the year are as follows:

**Swimming Pools :** Repair of tiles, cleaning, white

washing / distempering as well as electrical repairs in the plant room including changing of media in the filtration plants of all the functional swimming pools was carried out before the start of the swimming season in April'2004. However swimming pool at Siri Fort is under complete renovation and is expected to be made functional in May'2004.

**Multigyms :** Repairs of equipment and normal civil/ electrical maintenance was done in all the multigyms. The multigym at Siri Fort is presently undergoing major renovation.

**Badminton Hall :** Covered badminton hall at Saket is under construction and should be operationalised during 2004-2005.

**Aerobic Hall :** Aerobic Halls at Saket and Siri Fort have been air conditioned which has improved the attendance in Aerobic classes. An Aerobic Hall is



Aerobic session in progress

#### 12.4. Sports Activities

12.4.1 Major Prize Money Tournament Sponsored by DDA are detailed below :

Name of the Tournament	Date	Venue
Lt. Governor Cup Football Tournament-2003 (Rs. 1.6 lacs Prize Money)	25th Sept to 3rd Oct'03	Dr. Ambedkar Stadium
4th DDA Invitational Volley Ball Tournament-2003	15th Oct to 17 Oct'03	Hari Nagar Sports Complex
DDA Open Junior Tennis Championship (AITA Ranking)	3rd Nov to 8th Nov'03	Saket Sports Complex
2nd DDA Football Tournament-2003 for boys under 17 (Rs. 75,000/- prize money)	25th Nov to 5th Dec'03	Siri Fort Sports Complex
National Ranking Archery Circuit Tournament 3rd phase (Rs. 1.75 lacs prize money)- a fully DDA sponsored event	27th Dec. to 29th Dec'03	Jawaharlal Nehru Stadium
All India Prize Money Hockey Tournament (Rs. 3.00 lacs Prize Money)	24th to 30th Jan'04	Shivaji Stadium
11th DDA Open Squash Tournament (Rs. 1.50 lacs prize money)	19th Feb to 25th Feb'04	Siri Fort Sports Complex



under construction at Jasola Sports Complex.

**Tennis Courts :** Two tennis courts were upgraded to Synthetic Courts at Siri Fort during the year. Four more hard courts at Siri Fort and three hard courts at Saket Sports Complex are in the process of being upgraded into synthetic surface courts.

**Squash Courts :** Wooden flooring in all the four squash courts at Saket has been renovated. All these courts now have back glass wall. Wooden flooring of Squash Courts at Hari Nagar Sports Complex was re-laid. The work on the construction of two glass wall courts at Jasola is almost complete.

#### 12.4.2 Tournament Held in Sports Complexes

##### **Siri Fort Sports Complex**

Invitational Hockey Tournament was organized for school children during 25<sup>th</sup> Nov.'2003 to 03<sup>rd</sup> Dec.'2003.

12<sup>th</sup> Vice Chairman's Cricket Tournament was held on 23<sup>rd</sup> Feb.' 2003.

##### **Saket Sports Complex :**

Invitational Basket Ball Tournament for Schools was conducted in Dec.'2003 alongwith the Sports Gala.

##### **Netaji Subhash Sports Complex :**

Invitational Basketball Tournament for Boys & Girls at School / College level was organized alongwith the Sports Gala.

##### **Paschim Vihar Sports Complex :**

2<sup>nd</sup> Invitational Cricket Tournament for School children (Under 14) was organized during Oct.'2003.

Delhi State level skating championship was organized for children on 23<sup>rd</sup>~ Aug.'2003.

##### **Dwarka Sports Complex :**

Invitational Sports meet for Under 14 Boys & Girls was organized on 7,8 and 12 October'2003.

##### **Hari Nagar Sports Complex :**

4<sup>th</sup> DDA invitational Volley Ball Tournament 2003



Golf Course, Lado Sarai

was organized during October' 2003.

##### **Major Dhyan Chand Sports Complex :**

9<sup>th</sup> Roller Skating Championship was organized as part of Sports Gala 2003.

##### **Rohini Sports Complex :**

Invitational Cricket Tournament for hearing impaired and blind was organized alongwith the Sports Gala.

##### **Poorv Delhi Khel Parisar :**

2<sup>nd</sup> DDA Inter School Basket Ball Tournament was organized from 1<sup>st</sup> to 15<sup>th</sup> Nov.'2003.

##### **Yamuna Sports Complex :**

- Gymnastics Meet held from 2<sup>nd</sup> to 4<sup>th</sup> May'2003.
- Taekwondo Championship conducted on 15<sup>th</sup> June'2003.
- Inter School Invitational Tournament 2003 organized from 19<sup>th</sup> to 22<sup>nd</sup> Nov.'2003.
- Pulse Polio Football Tournament-2003 was organized in the Complex from 2<sup>nd</sup> Sept to 13<sup>th</sup> Sept.'2003 in which 24 schools participated.

##### **Chilla Sports Complex :**

- Inter Complex Cricket Coaching / Academy Tournament-2003 was organized during September-October'2003.

##### **Qutab Golf Courses :**

- Admiral Cup was held on 07<sup>th</sup> Dec.'2003 between the teams of Indian Navy and DDA.
- Lt. Governor's Golf Tournament was held on 7-8<sup>th</sup> February'2004.
- CAG's Cup Golf Tournament was held on 21<sup>st</sup> February'2004.
- Mini Tour Tournament : The professional Golfers Association of India Mini Tour Tournament was held on 4<sup>th</sup> and 5<sup>th</sup> December'2003 over 36 holes.
- Medal Round Tournament was played over 18 holes, stable ford full handicap on 6<sup>th</sup> Sept.'2003 at the Qutab golf course. 63 participated in this tournament.

#### 12.4.3 Other Sports Activities

• **Sports Gala :** The Sports Gala was celebrated from October to December'2003. Complexes held competitions for members and their dependants in Tennis, Badminton, Squash, T.T, Billiards / Snooker. Some of the complexes held on the spot painting competitions for children and jogging / walking competitions for Senior Citizen.

• **Coaching :** Regular coaching classes were organized throughout the year in Tennis, Cricket, Skating, Karate, Table Tennis, Basketball,







Squash coaching at Siri Fort Sports Complex

Swimming, Aerobics, Yoga, Badminton, Squash & Wall Climbing. Advance coaching in Tennis has been taken up in Siri Fort & Saket Sports Complexes from this year.

• **Summer Coaching Camps** : Special summer coaching camps in various sports disciplines such as Tennis, Cricket, Squash, Basketball, Skating, Taekwondo, Swimming etc were organized during May-June'2003 in all the Sports Complexes. A large number of members, dependants and non-members made use of these camps.

• **Swimming** : The swimming activities started in all the 10 pools of DDA during the 1st week of April'2003. Members, their dependants and non-members enjoyed the sports throughout the season. A number of schools also booked the pools to train their wards. Several complexes organized a swimming gala with the close of the swimming season in Sept.'2003.

**Artificial Climbing Wall** : About 900 school children from Ryan International School, Kondli and Happy Higher Sec. School, Daryaganj were imparted coaching on the Artificial Climbing Wall at Yamuna Sports Complex on 14<sup>th</sup>, 15<sup>th</sup> and 20<sup>th</sup> December'2003.

**Golf** : Golf Clinic : A free Golf Clinic was conducted from 02<sup>nd</sup> April'2003 to 26<sup>th</sup> April'2003 for all those having playing rights at Qutab Golf Course. Golf coaching was also organized at the Siri Fort Golf Driving Range.

## 12.5 Sports Promotion Scheme

**12.5.1 Athletics** : DDA's Athletics Promotion Scheme for boys and girls of Under-16 years was launched in November'2001 to promote young athletes and prepare them to participate in National and International competitions. Shri G.S. Randhawa, the first Arjuna Awardee in athletics is the Athletics Advisor to DDA and also supervises

the coaching of the selected athletes. Currently 14 athletes in various categories i.e-Under 16, 18 and 20 years of age are receiving coaching under this scheme.

The trainees from the Scheme participated in a number of meets as given below and won a total of 29 Gold, 22 Silver and 9 Bronze medals.

- Delhi State Athletics Championship held at JLN Stadium from 7th to 9th August'2003.
- North Zone Athletics Championship held at JLN Stadium from 18th to 19th August'2003.
- Junior National Athletics Championship held at JLN Stadium from 13th to 19th September'2003.
- Swabhiman Sports Festival Athletic Meet held at JLN Stadium from 28th Sept to 2nd Oct.'2003.
- National Federation Cup Junior Championship held at Chennai from 4th to 5th October'2003.
- Inter Zonal Athletic Championship held at Chatarsal Stadium from 4th to 10th November'2003
- CBSE National Athletics Championship-2003, held at Manesar (Gujarat) from 15th to 18th November'2003.
- National Inter-State Junior Athletics Championship-2003 held at Kollam from 20th to 24th Dec'2003.
- National School Games held at Jal Pai Guri from 10th to 15th Jan'2004
- 64th All India Inter University Athletics Championship held at Tata Nagar from 27th to 31st Jan'2004

**12.5.2 Football**-DDA launched its Football Promotion Scheme on 01 June 2002 to promote and popularize football in Delhi. Siri Fort and Yamuna Sports Complex are the nodal centres where training is conducted under the expert guidance of Shri Melvyn D'Souza and his team of NIS trained coaches. The selection trials were conducted at Siri Fort & Yamuna Sports Complex on 14th and 15th June'2003 respectively for two categories of children i.e Under 13 and Under 16 years of age. Presently there are 69 trainees in the Scheme. The achievements of the teams created from the trainees of Under-14 and Under-17 are as under :

- Four teams — 2 teams each of U-14 and U-17, participated in the NIVIA All India Football Tournament from 7th to 24th October'2003. Siri Fort Under-14 team won the NIVIA Cup after beating NIVIA XI by a margin of 5:0. Siri Fort's U- 17 team reached the semi-finals stage of the tournament.



- Yamuna Sports Complex U- 17 team secured 3rd place on the final day of Swabhiman Festival Football Tournament on 2nd October' 2003
- DDA Football teams of Under 17 and Under 14 were the winners and runners up respectively in the 2nd VC's Cup, Rs. 75,000/-prize money, football tournament held at Siri Fort from 25th November to 5th December'2003. In this tournament 21 top school teams had participated.
- Under-14 and Under-17 teams participated in the Haryana Invitational Football Tournament at Kheri Telwara (Mohindargarh) from 5th to 8th February'2004. While Under-17 team was the winner in their category, the Under-14 team reached the semi —finals of the tournament.
- Three of the trainees of the DDA Football Promotion Scheme were selected as promising footballers to under go training in coaching camps at Kolkatta / Goa under the aegis of All India Football Federation.



A Lawn Tennis match in progress

### 12.6 Membership Management

3,092 members were enrolled during the year.

### 12.7 Publicity

**DDA Sports Newsletter** : To make the Delhites aware of the availability of sports infrastructure created by the DDA and the sports activities being organized in the DDA's sports complexes, a quarterly Sports News letter was started in the year 2002. Eight issues of the news letter have been published so far; four during the year under review i.e 2003-2004. The news letter covers various sporting activities held during the quarter, DDA's roles in various National and International sports and focuses

on futuristic activities. An article by an eminent sports person is also included in each of these issues. The news letter has been well received and has become quite popular in the Schools / Colleges / Clubs.

### 12.8 Training

Five officers (Secretaries of the DDA's Sports Complexes) participated in a workshop on Estate Management and Maintenance" at the Amity International School of Urban Management, New Delhi from 15th to 20th Dec.'2003. A number of officials from the Sports Wing also attended various training courses conducted by the DDA's Training Institute, DDA at Vikas Sadan. The courses attended were on Computer literacy, Internal Audit, Handling of Fire Fighting System, FR / SR / Pension Rules, Stress Management, Record Management and Service Regulation & Conduct Rules etc.

### 12.9 Financial Management :

In accordance with a decision taken by Sports Management Board in the year 1992, entry fee collected from the members is transferred to DDA Main Nazul-II Account as remittance towards capital expenditure incurred on development of sports infrastructure. Till now over Rs. 19.69 crores stand remitted to DDA Main. Funds collected on account of monthly subscription and miscellaneous receipts are utilized for meeting day to day expenses of the Sports Wing thereby making it a self sustaining unit financially. Accounting based on double entry system is being adopted by the Sports Wing. To improve financial management of sports complexes, following measures were taken :-

- **Computerization of Membership Data:** Computers have now been made available in all the sports complexes and membership data has been updated in all the sports complexes.
- **Despatch of Notices:** Despatch of notices to defaulters on quarterly basis has improved collection of pending dues.
- **Regular drives to cancel the membership of defaulters** : Membership of defaulters is being cancelled regularly so that fresh members can be enrolled and defaulters are not allowed to continue.

**Budgetings and Accounting** : The Sports accounts are a part of DDA Main budget and form part of DDA accounts under the head of Nazul-II. Compiled accounts are submitted to CAO on monthly basis for inclusion in DDA Accounts.

- **Audit** : Accounts are audited by the DDA internal auditors and by CAG's office as external audit. All the complexes accounts have been audited.



• **Financial Status :** The financial status of the Sports Wing is as under :

- Turn over during the year 2003-04 = 14.69 crores
- Expenditure during the year 2003-04 =12.54 crores

**12.10 Conclusion :** The Sports Wing of Delhi Development Authority primarily endeavors to create and provide sporting facilities for all sections in Delhi at a very affordable price. The vision of the DDA is realized through its Sports Complexes, Multigyms, Swimming pools, Coaching facilities and sports promotion schemes. Public Golf Course have been added to make this game available to public at very competitive rates. Lately by sponsoring National and State Level tournaments by the DDA in association with Sports Federation and Sports Associations of the Country has given a fillip to basic sports like Hockey and Football. DDA's Athletics and Football Promotion Scheme have excelled as trainees of these Schemes have won distinction in various State / National level meets / tournaments. Development and upgradation of facilities is a continuous process for which constant watch is being maintained by the Sports Wing.

The Administration Team of the Sports Wing has been able to accomplish 100 percent sporting activities it has planned as part of its Action Plan 2003-04. There has been substantial growth in term of the sports infrastructure with addition of one full fledged Sports Complex, one mini Sports Complex, four multigyms, one Swimming Pool & eight play Fields identified for upgradation have been assigned to neighbouring DDA Sports Complexes for better



A Hockey match in progress

maintenance, upgradation of facilities and functional accountability. The DDA Swimming Pools attracted large crowds and had very safe swimming season.

The Summer Coaching Camps organized by the Sports Complexes did a magnificent job by imparting realistic coaching to young during the entire summer vacation at very nominal fees. The DDA Sports complexes besides organizing Invitational Sports Tournaments conducted Annual Sports Gala, a mass participation event. Members competed in various games of their choices and won several prizes.

Membership management enhanced its efficiency by adopting dedicated software for identifying defaulting members and generating notices on quarterly basis.

The financial management also got a boost by adopting double entry system of accounting revamping the system of issuing notices to defaulting members and cancelling the membership of those members who failed to pay their dues.



# 13

## HORTICULTURE - GREENING THE CAPITAL



Orchard at Rohini

**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



A view of flower show

of city forests, wood lanes, green belts, golf courses, sports complexes, Millennium Park and tot-lots that have sprung up in and around residential colonies, commercial, industrial and heritage monuments.

During the year a massive plantation was also launched by involving school children, senior citizens and Ministers / M.L.As. and M.Ps. in the plantation programme. A Flower Show was also organized successfully by the Hort. Department, DDA in the month of February, 2004.

**13.2** Like previous years DDA decided to organize the garden festival during the spring season from 22<sup>nd</sup> February to 29<sup>th</sup> February, 2004. During this period, DDA strived to develop the theme "Nurturing Greens for Quality Living".

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

### Performance / Achievements during 2003-04 in North Zone.

S. No.	Item	Year 2003-04	
		Target	Achievement
1.	Plantation	2,10,000 Nos.	T-58,208 S- 1,62,081
2.	D/o New Lawns	131.10 acres	98.77 acres
3.	D/o Children Park	30 Nos.	22 Nos.
4.	D/o Sport Fields	1	1 No. CC. Colony Klyan Vihar
5.	Pole Plantation	2150 Nos.	1500 Nos.
6.	Upgradation of parks	14 Nos.	5 Nos.
7.	Preparation of plantation Seed bed	3,54,700 Nos.	3,17,250 Nos.
8.	Providing of Tube well	33 Nos.	18 Nos.
9.	Installation of Pump Set	62 Nos.	25 Nos.
10.	Providing of water pipe line	17,760 Rmts	2700 Rmts
11.	C/o Pump house	74 Nos.	29 Nos.
12.	Providing of Lighting in parks	40 Nos.	15 Nos.
13.	Manure Pits	105 Nos.	75 Nos.
14.	C/o Foot Path	18,050 Sq.mts.	16,240 sq.mts.
15.	Providing of B/wall	5000 Rmts	150 Rmt Completed and 2500 Rmt. works in progress
16.	D/o Samriti Van	1 Nos.	Work in progress

### Performance / Achievements during 2003-04 in South Zone.

S. No.	Item	Year 2003-04	
		Target	Achievement
1.	Digging of pits	2.50 Lacs	2,75,500 Nos.
2.	Plantation	2.50 Lacs	2,50,825 Nos.
3.	Pole Plantation	4750 Nos.	1400 Nos.
4.	Plantation on road dividers	16000 Nos.	14000 Nos.
5.	Propogation of plants in seed bed Nurseries	7.48 Lacs	5,97,490 Nos.
6.	Upgradation of parks by tree plantation	53 Nos.	33 Nos.
7.	D/o New Lawn	166.91 Acres	89.92 Acres
8.	Children Park/Corner	18 Nos.	18 Nos.
9.	Provision of Tube wells/New Bore	142 Nos.	134 Nos.
10.	Installation of Pump-sets	133 Nos.	12 Nos.
11.	Water pipeline	42400 Rmt.	Nil
12.	Boundary wall	21385 Rmts.	1590 Rmts.
13.	Footpath/Kerb stone	10800 Rmts.	200 Rmt.
14.	Lighting in the Park	200 Nos.	39 Nos.
15.	Manure pits	126 Nos.	40 Nos.
16.	C/o Pump House	61 Nos.	Nil
17.	Site-office-cum Store	17 Nos.	Nil
18.	C/o chick house	12 Nos.	Nil
19.	C/o shelter	11 Nos.	3 Nos.



# 14 QUALITY CONTROL CELL



A view of DDA Quality Control Laboratory

**14.1** A quality-first attitude was the motto of 2003-04 and it has become the benchmark for quality improvement in construction and routine work. Since quality is the new mantra of DDA it is drilled into everyone to raise their quality consciousness to levels of utmost customer delight.

**14.2** The Quality Control Cell had been able to effectively monitor the Quality of materials used at various sites of work and deficiency noted if any promptly brought to the notice of SE/CE for effective action. Suitable Administrative/contractual Action had been initiated for such works i/c dismantling of defective works/redoing the same.

**14.3** During various inspections of site by Quality Control Cell it had been observed that concrete paver tiles are widely adopted by the Chief Engineers for development works. No laid down specifications of CPWD/BIS/IRC is available in this regards. It was thus observed that no uniform specifications were being adopted for laying of pavers tiles.

**14.4** The task of formulating a uniform specification for the same had been taken up by the Quality Control Cell. In this regard spade work of obtaining relevant data from prominent and quality manufactures of the product had been done and matter also pursued with Bureau of India Standard, and Indian Road Congress who are in the process of formulating specifications for pre-cast concrete blocks for paving.

**14.5** Mean while Q.C. Cell, DDA has prepared guide lines/criteria for paver tiles (till BIS/CPWD and IRC comes out with same) and the same is in final stage of process and shall be circulated shortly.

**14.6** It shall not be out of place to mention that of late the construction activity in DDA involves latest technology opening new horizons and reaching out, in various fields of constructions viz construction of Flyovers, Master Plan Roads, Housing on Turn-key basis etc. etc.

**14.7** The concept of Design Mix concrete has also been widely adopted in DDA construction works as

laid down in specifications. The Q.C. Cell of DDA has risen to the occasion and provided detailed technical exposure to the site-staff so that its implementation is done effectively.

**14.8** In addition to the above stress has also been laid to clear the back-log of pending Q.C. Paras / closure of cases for which a drive was launched by all EE's of Q.C. Cell to identify the pendencies with various officers. After an exhaustive exercise the pendencies were communicated to all Chief Engineers for making out an effective Action Plan to send the replies/monitor them. The same shall also be closely monitored by Q.C. Cell to minimize the pendencies and effect closure of cases.

**14.9** In a further effort to ensure that Inspections conducted by Q.C. Cell are effectively carried out with a view to bring about an improvement in the Quality of work/proper maintenance of records/ conducting the mandatory prescribed tests etc. all CE's were provided with a list of documents to be produced before and during Inspections so that there is no loss of time in issue of observations memo and inspections are conducted to serve the purpose called for. This has certainly added to the improvement of Quality of works and efforts for the same strengthened, because for Engineers, the quality reflects their pride in the work they have done. As DDA has been entrusted the primary task of construction and managing of land-hence this is definitely an area where the quality of the work is in fact a matter involving immense public interest.

## Comparative Data Performance / Achievements Quality Control Cell, DDA

S. No.	Item	2003-04	2002-03	2001-02
1.	Inspection	362	373	382
2.	Samples / materials	383	410	429
3.	Closure of files	150	326	397
4.	Complaints	05	05	03
5.	QC Lab. Testing of Sample	11569	9213	7003





# 15

# FINANCE & ACCOUNTS



A park at Rohini

**15.1** All fiscal matters come under the Finance & Accounts Wing of DDA. This aspect is in the trusted hands of the Finance Member, who is also assisted by the Chief Accounts Officer, Financial Advisor (Housing), Director (Land Costing) and Director (Finance).

Finance & Account 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 upto 31.3.2004 is summarized in the succeeding paras.

#### i) Nazul Account - I

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

Fig. in Crs. of Rs.

	2001-2002	2002-2003	2003-2004 (Actual)
Receipt	2.73	9.16	2.86
Expenditure	14.18	14.76	12.38

#### ii) Nazul Account - II

This account comprises transactions pertaining to the scheme of Large Scale Acquisition Development & Disposal of Land in Delhi. The sale proceeds of land and recovery of ground rent etc. are accounted for under this account and expenditure is mainly on acquisition and development of land. The surplus receipts accumulated in this Account, is utilised for payment to GNCTD for land acquisition and payment of enhanced compensation as also for expenditure on development & establishment expenditure. A sum of Rs. 219.35 Cr. upto 3/04 has been paid to GNCTD as against Rs. 442.53 Crs. paid during 2002-2003 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.)

	2001-2002	2002-2003	2003-2004 (Actual)
Receipt	478.53	705.92	2466.83
Expenditure	739.48	940.94	675.61

#### iii) General Development Account

All properties and land vesting in the Authority are paid for out of the revenue of this account. Under this account DDA undertakes Housing programme for the weaker section, Lower Income and Middle Income Group, besides housing under higher income group and also shops in CSC /LSC in various parts of Delhi and also land transferred by the Ministry of





Rehabilitation are financed from this account. The receipt and payment made under this head for the last three years is given below:-

(Fig. in Crs. of Rs.)

	2001-2002	2002-2003	2003-2004 (Actual)
Receipts	486.38	487.99	522.09
Expenditure	436.08	487.21	572.83

#### iv) Annual Accounts

Annual accounts upto the year 2000-2001 have been compiled and audited by the A.G. Audit and certificate upto the year 2000-2001 has been issued. The Annual Accounts for the year 2001-2002 & 2002-2003 have been submitted to AG Audit after approval by the Authority.

#### v) Urban Development Fund

In 1992-93, Govt. of India announced the scheme for conversion of leasehold tenure to free hold tenure. Under this scheme, a sum of Rs. 570.35 crores has been realized (including interest on investment) upto 31.3.2004. Out of this account funds are being financed to the schemes/projects approved by the Project Approval Committee (PAC) headed by MOUD. Some of the projects/schemes are as under :

1. As per MOU/Agreement in respect of Flyover under Lot-I under which seven flyovers were to be constructed by DDA on behalf of GNCTD. The Total cost of the project is Rs. 145 Crores out of which Rs. 110 Crores would be met out of UDF, i.e. Rs. 88 Crores Rupees as loan @ 10% p.a. repayable in 20 years by GNCTD and Rs. 22 Crores as grant while balance of Rs. 35 Crores as GNCTD share. Out of Rs. 110 Crores, an amount of Rs.89.70 Crores have been released and balance Rs.20.30 Crores are yet to be released. The total amount due up to 31.3.2004 is Rs. 70.20 Crores, out of which an amount of Rs. 68.40 Crores has so far been received from GNCTD towards repayment of loan and their share.
2. As per MOU / Agreement with PWD/GNCTD in respect of Flyover under Lot-II, under which seven flyovers were proposed to be constructed. The Total cost of the project is Rs. 135 Crores out of this amount of Rs. 75 Crores to be met from UDF, i.e. 50% as grant and 50% as loan recoverable @ 10% p.a. w.e.f 2001-02 while balance of Rs. 60 Crores is GNCTD's share. The total amount due upto 31.03.04 is Rs. 71.25 Crore but no amount has been paid by GNCTD so far.

3. An amount of Rs. 9.47 Crores as loan was released to Addl. Commr.(S&JJ) on behalf of CPWD on 17.4.2000 for Re-settlement of Jhuggies from the Minto Road / Mata Sundri Road. An amount of Rs. 9,47,78,000/- have been received from CPWD.
4. An amount of Rs.3.00 Crores as grant was released to CPWD for Repair & Renovation/ Development of the area around Jawahar Lal Nehru Stadium for Afro-Asian Games. Unspent amount of Rs.63,69,045/- has been received from CPWD.
5. An amount of Rs. 2.91 Crores has been received from CPWD for c/o National Police Memorial at Chankyapuri, New Delhi
6. An amount of Rs.40 Crores has been sanctioned by Ministry of Urban Development & Poverty Alleviation, (20 Crores as loan and 20 Crores as grant) for Modernization of Idgah Slaughter House. Out of Rs. 20 Crores as grant an amount of Rs. 10.00 Crores have been released to MCD.

#### (vi) Release of Payments to DMRC

The MOUD&PA has communicated to DDA the sanction under the Urban Development Fund for funding of Delhi Metro Project (Dwarka Section). As per approval accorded by the Ministry for the above project, total Rs.320 Crores is required for the work out of which Rs.160 Crs. is to meet out of UDF as 50% grant and balance 50% as loan carrying an interest of 10% p.a which will be governed as per Memorandum of Understanding.

- i) DDA will be funding Rs.240 Cr. out of its own funds as it will not be availing the loan component of UDF.
- ii) As per approval/ sanctions of MOUD & PA Rs.80 Cr. have been released to DMRC so far Out of Nazul A/c-II

#### 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 year old and still in use historical buildings of Delhi, DDA has instituted an award in 1993 known as "DDA Urban Heritage Award" which is given away by the Hon'ble Lt. Governor of Delhi. Necessary funds amounting to Rs. 23.50 lacs have been kept apart and invested to finance the cost of award given every year.

#### viii) 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.

#### c) Budget at a Glance

##### i) Receipts (Fig. in Crs. of Rs.)

	2002-03 R.B.E.	2002-03 Actual	2003-04 R.E.	2003-04 (Actual)
Nazul A/c-I	3.03	9.16	18.00	2.86
Nazul A/c-II	503.76	705.92	2824.81	2466.83
BGDA	657.00	487.99	727.80	522.09
<b>Total</b>	<b>1163.79</b>	<b>1203.07</b>	<b>3570.61</b>	<b>2991.78</b>

##### ii) Expenditure (Fig. in Crs. of Rs.)

	2002-03 R.B.E.	2002-03 Actual	2003-04 R.B.E.	2003-04 (Actual)
Nazul A/c-I	21.02	14.76	16.61	12.38
Nazul A/c-II	1065.54	940.94	1077.97	675.61
BGDA	511.62	487.21	723.88	572.83
<b>Total</b>	<b>1598.18</b>	<b>1442.91</b>	<b>1818.46</b>	<b>1260.82</b>

#### d) Deficiency Charges to MCD

DDA has been handing over number of colonies for maintenance to MCD every year. A sum of Rs. 3.01 crores have been paid to MCD during the year 2003-2004 towards deficiency charges as compared to Rs. 1.33 crs. paid during 2002-2003.

### 15.4 Medical Facilities to the Employees

During the financial year 2002-2003 DDA has enhanced the monetary annual ceiling of medical

re-imburement for OPD treatment in respect of the staff/officers and the pensioners. Apart from outdoor treatment, all DDA employees including pensioners are entitled to reimbursement of indoor hospitalization expenses, Govt. Hospitals, Nursing homes and private hospital registered with Delhi Govt. on approved panel for taking indoor treatment.

### 15.5 GPF Scheme

GPF scheme of DDA is akin to GPF scheme of the Central Govt. has for its employees. As on 31.3.2004, a sum of Rs. 344.69 crores have been invested in Central/State Government Security/Public Financing Institutions and State Government guaranteed Bonds as against the investment of Rs. 259.12 crores made as on 31.3.2003.

### 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 3909 pensioners/legal heirs of deceased employees getting monthly pension/family pension from the Authority. A sum of Rs. 14.30 crores has been paid as pensionary benefits during 2003-2004.

#### 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, Uttranchal and U.P. The matter has also been taken up with the Central Bank of India to extend their facility in adjoining areas of others states falling under their regions.

ii) DDA has also kept apart substantial 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 3/2004 is Rs. 53.01 crores.

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

#### 1. Group Insurance Scheme

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



## 2. Personal Accident Insurance Policy (PAIP)

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

## 3. Benevolent Fund/GIS cases of staff on deputation

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

During the period 2003-2004 number of cases received in this branch & settled by Insurance Co. are as under:-

Year	No of cases received during the period		No of Cases settled by Insurance Co.		Remarks
	GIS	PAIP	GIS	PAIP	
2003-04	186	12	155	10	31 cases of GIS 2 cases of PAIP under process.

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 Rs. 0.83 crores has been paid towards payment of B.F. to the legal heirs of the deceased during 2003-2004 upto 29.02.2004 as compared to 0.60 crores paid in 2002-03.

## 15.7 Administrative approval & Expenditure Sanction

a) During the year 2003-2004, after detailed project approval of the various schemes forwarded by the Engineering Wing for development of land and housing, financial concurrence was given for Rs. 276.45 crs. Saving of Rs. 81.67 crs. was achieved as a result of detailed financial scrutiny of the proposals forwarded by the Engineering Wing.

### b) Preliminary Estimate

Preliminary Estimates are framed by Engineering Wing for accord of A/A & E/S, which is a prerequisite for execution of works. Before submission

of the P.Es for approval of the competent Authority, these are referred to F.M. for financial concurrence.

After accord of financial concurrence PEs are placed before the E.A.C. headed by VC, DDA for accord of A/A & E/S.

During the last three financial years, 109 PEs received from the Engineering Wing were examined and financial concurrence was accorded by FM, DDA. Brief details are given below:-

Sl. No.	Period	No of PEs	Amount (in Crs.)
1.	2001-2002	58	Rs. 730.88
2.	2002-2003	30	Rs. 203.31
3.	2003-2004	40	Rs. 276.45

## 15.8 Development of pay roll package in DDA

A Pay Roll Package have been developed for the DDA which consists of the following modules :

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

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

## 15.9 Filing of Income Tax Return of DDA for the financial year 2002-03

All the Housing Development Authorities / Boards came under the purview of the Income Act, 1961 from the Financial Year 2002-03 in view of the amendments affected by the Finance Act 2002.

The liability for different instalments of Advance Tax was worked out by 15th of September, 2003, December, 2003 and March 2004 as per provisions of the Income Tax Act 1961. The Income Tax Return for the Financial Year 2002-03 was also filed by stipulated date.





## Receipt

(Fig. in crores of Rs.)

Sl. No.	Description of Item	Actual 2002-2003	R.E. 2003-2004	Actual (2003-04)
	<b>Opening Balance</b>	76.27	131.94	131.94
1.	Revenue/Capital receipt from works & Dev. Scheme Including damages	1.73	90.12	79.37
2.	Receipt from disposal of houses under Hire-purchase scheme & shops	244.39	457.25	342.04
3.	Receipts from disposal of land	431.00	2756.09	2225.79
4.	Interest	159.63	105.55	112.39
5.	Other receipts	342.97	101.81	187.38
6.	Plan scheme and Deposit works	23.34	59.79	5.72
7.	Grant from Central Govt.	—	—	—
8.	GPF/GIS/PAIP	97.93	85.70	107.59
9.	Loan and debentures	—	—	—
10.	Deposit and advances			
	a. Encashment of investment	1485.99	2000.60	1082.67
	b. Revolving Fund	490.79	1077.97	386.32
	c. PLA	1111.78	1300.00	570.85
	d. Reserve Fund	14.73	13.75	16.76
	e. Other suspense deposit and advances	1902.67	1530.36	3237.90
	<b>Total</b>	<b>6383.22</b>	<b>9710.33</b>	<b>8486.72</b>



## Payment

(Fig. in crores of Rs.)

Sl. No.	Description of Item	Actual 2002-2003	R.E. 2003-2004	Actual (2003-04)
1.	Cost of Admn i/c share cost charged to dev. Schemes Master plan-Deduct cost of Admn.	157.15	204.68	185.70
2.	Expenditure on development of land etc. Finance from revolving fund	433.01	477.97	391.70
3.	Expenditure on works and development scheme	51.49	75.33	51.74
4.	Land acquisition enhanced compensation	442.53	500.00	219.35
5.	Construction of houses / shops	292.36	448.95	335.62
6.	Payment of interest on loan GP fund and advanced deposit	22.51	19.68	21.36
7.	Plan scheme deposit works	43.14	59.79	54.93
8.	Other Expenditure	0.70	32.06	0.47
9.	Payment of loan	—	—	—
10.	GPF, GIS, PAIP	48.87	56.72	57.77
11.	Deposit and advances	--		
	a. GPF investment pension funds, Gen Investment	1341.16	1646.00	2341.08
	b. Provision for redemption of debts	—	—	—
	c. Amount Paid to revolving fund	490.79	2824.81	386.32
	d. Reserve Fund	10.43	13.10	14.31
	e. Personal Ledger Account	1089.34	1100.00	1087.75
	f. Other suspense deposit and advances	1827.80	1863.07	3212.01
	Closing Balance	131.94	388.17	126.61
	<b>Total</b>	<b>6383.22</b>	<b>9710.33</b>	<b>8486.72</b>

