

31

STANDING COMMITTEE ON

**URBAN DEVELOPMENT
(2013-2014)**

FIFTEENTH LOK SABHA

MINISTRY OF URBAN DEVELOPMENT

**FUNCTIONING OF DELHI DEVELOPMENT AUTHORITY PARTICULARLY
WITH REFERENCE TO AFFORDABLE HOUSES IN DELHI AND ITS ROLE IN
REGULARIZATION OF UNAUTHORIZED COLONIES IN DELHI AND
MATTER CONNECTED THERETO**

THIRTY-FIRST REPORT



**LOK SABHA SECRETARIAT
NEW DELHI**

April 2014/Vaisakha, 1936(Saka)

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Presented to Hon'ble Speaker on 22.04. 2014



LOK SABHA SECRETARIAT

NEW DELHI

April 2014/Vaisakha, 1936(Saka)

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**COMPOSITION OF THE STANDING COMMITTEE ON
URBAN DEVELOPMENT (2013-2014)**

Shri Sharad Yadav - Chairman

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INTRODUCTION

I, the Chairman of the Standing Committee on Urban Development (2013-14) having been authorized by the Committee to submit the Report on their behalf, present the Thirty-First Report on the subject "Functioning of Delhi Development Authority particularly with reference to Affordable Houses in Delhi and its Role in Regularization of Unauthorized Colonies in Delhi and matter connected thereto" relating to the Ministry of Urban Development.

2. The Committee took the oral-evidence of the representatives of the Ministry of Urban Development, DDA, NDMC, MCD and Registrar Co-operative Societies of Government of National Capital Territory of Delhi (GNCTD) on 21st January, 2013, 8th & 31st October, 2013, 6th November, 2013 and 12th February, 2014. The Committee also took oral evidence of Shri Sandeep Dixit, MP, LS on 7th February, 2013. The Committee also heard the view-points of Shri Mahabal Mishra, MP, LS, and representatives of Resident Welfare Associations of various colonies in Delhi on 6th November, 2013.

3. The Committee considered and adopted the report at their sitting held on 12th March, 2014.

4. The Committee wish to express their thanks to the Officers of Ministry of Urban Development and DDA, NDMC, MCD and Registrar Co-operative Societies of Government of National Capital Territory of Delhi (GNCTD) for furnishing the material and information which the Committee desired from time to time in connection with the examination of the subject and also for appearing before the Committee.

5. The Committee convey their gratitude to S/Shri Sandeep Dixit and Shri Mahabal Mishra, MPs, LS and the representatives of Resident Welfare Associations (RWAs) of various colonies for sharing their views and suggestions and also for appearing before the Committee.

6. For facility of reference and convenience, the recommendations/observations of the Committee have been printed in bold letters in part II of the Report.

New Delhi;
12 March, 2014
21 Phalgun, 1935 (Saka)

SHARAD YADAV
CHAIRMAN
Standing Committee on Urban Development

PART - I
CHAPTER-1
INTRODUCTORY

INCEPTION AND ROLE OF DDA

In 1947 Delhi witnessed a vast migration increasing its population from 7 lakhs to 17 lakhs leading to a critical shortage of urban infrastructure and a virtual collapse of civic services. A large population of migrants was forced to occupy open spaces. This paved a new direction and need for a planned development of the city. Delhi Improvement Trust and Municipal Body, the two local bodies of the time, were not adequately equipped to cope up with the changing scenario. In 1950, the central government appointed a Committee under the chairmanship of Shri G. D. Birla to check and plan Delhi's rapid and haphazard growth. This Committee recommended a Single Planning & Controlling Authority for all the urban areas of Delhi. Consequently, the Delhi Development (Provisional) Authority - DDPA - was constituted by promulgating the Delhi (Control of Building Operations) Ordinance, 1955 (replaced by the Delhi Development Act, 1957) with the primary objective of ensuring the development of Delhi in accordance with a plan. Thereafter on 27th December 1957, Delhi Development Authority acquired its present name and took on its historic role as the 9th builder of the city of Delhi.

1.2 The Charter of DDA, as ratified by Section 6 of the Delhi Development Act, 1957, lists the objectives of the Authority as:-

- A) To formulate a Master Plan for covering the present and future growth of Delhi and to promote and secure the development of Delhi according to the plan covering all the possible activities.
- B) To acquire, hold, manage and dispose of land and other property.
- C) To carry out building, engineering, mining and other operations, and
- D) To provide services and amenities incidental to the above.

1.3 The Delhi Development Authority (DDA) a body corporate has been constituted under the Section 3 of the Delhi Development Act, 1957. It has a legal status with common seal and succession. The status of DDA is that it happens to be an instrumentality of the State, which can sue and be sued in its own name. As per Section 3 (3) of the Delhi Development Act, 1957, the 'Authority' consists of :-

- A Chairman who shall be the Administrator of the Union Territory of Delhi, *ex-officio*;
- A Vice-Chairman to be appointed by the Central Government;
- A Finance and Accounts member to be appointed by the Central Government;
- An Engineer member to be appointed by the Central Government;
- As and when the Municipal Corporation of Delhi is established, two representatives of that Corporation to be elected by the Councilors and alderman of the Corporation from amongst themselves;
- As and when the Metropolitan Council for the Union Territory of Delhi is constituted, three representatives of that Council to be elected by the members of the Council from amongst themselves and until that Council is constituted, three representatives of the Interim Metropolitan Council to be elected by the members of the Interim Metropolitan Council from amongst themselves;
- Three other persons to be nominated by the Central Government of whom one shall be a person with experience of town planning or architecture; and
- The Commissioner of the Municipal Corporation of Delhi, *ex-officio*;

1.4 The total members nominated by the Central Government in the Delhi Development Authority (DDA) comprise of Joint Secretary, Ministry of Urban Development; Member Secretary, NCR Planning Board; Chief Planner of Town & Country Planning Organization (TCPO) and Commissioner, Municipal Corporation of Delhi (MCD).

1.5 With the enactment of the Constitution (Sixty-ninth Amendment) Act, 1991, the Union Territory of Delhi stood to be called the National Capital Territory of Delhi. Under

article 239 of the Constitution of India, the Administrator of the National Capital Territory of Delhi became the Lieutenant Governor. A Legislative Assembly of Delhi with a Council of Ministers under Articles 239 AA & 239 AB of the Constitution of India was created. Presently, 3 members of Delhi Legislative Assembly and 2 members of Municipal Corporation of Delhi are appointed as Board members of DDA. The Legislative Assembly of Delhi has powers to make laws in respect of all the 68 matters in the State list excepting public sector, police and land.

1.6 In accordance with the provisions made in Section 12 of the Delhi Development Act, 1957 no development of land shall be undertaken or carried out in any area by any person or body (including a Department of Government) unless that area is a development area and permission for such development has been obtained in writing from the Delhi Development Authority (DDA). Further, after the coming into operation of any of the Plans in any area, no development shall be undertaken or carried out in that area unless such development is also in accordance with such Plans i.e. the Plans of DDA. As per Sections 7 and 8 of the Delhi Development Act, 1957, Master Plans and Zonal Plans shall be prepared for development of Delhi. The Act requires the DDA to carry out a civic survey and prepare a Master Plan for Delhi.

1.7 The vice-chairman of DDA is under the dual control of Lieutenant Governor of Delhi as well as the Union Ministry of Urban Development. This at times creates complex situations for him while taking vital decisions.

1.8 According to Result Framework Document 2013-14 for Delhi Development Authority (DDA), following are the Vision, Mission, Objectives and Functions of DDA:

Vision

To promote and secure planned development of Delhi, facilitate improvement in the quality of life by creation of quality.

Mission

To provide regulatory framework for achieving integrated sustainable development of Delhi, provide accommodation to all its citizens, carry out developmental activities for continuous improvement of living and environmental infrastructure in the city.

Objectives

1. Construction of houses for Urban Poor
2. Construction of houses for other categories
3. In-situ rehabilitation of JJ Clusters
4. Construction of Community Halls
5. Construction of Urban Extension Road-II which connects NH-1, NH-10 & NH-8
6. Lighting of DDA Parks
7. Fencing of vacant DDA Land
8. Facilitation of Review of Master Plan Delhi- 2021
9. Bio-diversity Parks i) Neela Hauz-3.9 Hac, ii) Northern Ridge- 87 Hac, iii) Tilpat Valley- 70 Hac

Functions

1.9 To assist Authority and MoUD in implementation of master plan, change of land use and mid term review of master plan by involving experts. Preparation of manuals comprising regulations, policies and guidelines. Co-ordinate with different local bodies and agencies to effectively implement the same. Ensure efficient public interface by introducing a simple procedure with an effective redressal system and an alternate Dispute Settlement Mechanism. Planned development of residential, commercial and other facilities in an effective manner. Scientific and modern record management with integrated MIS. Providing prompt disposal of grievances and VIP references, by having a well trained proactive staff. Achieve a slum free Delhi through in-situ development. Decongest the city roads by making urban extension roads. Create green lungs by having more biodiversity parks, green areas and sports complexes.

1.10 Also, the objects of the Authority are to promote and secure the development of Delhi according to plan and for that purpose, the Authority have the power to acquire, hold, manage 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 purpose of such development and for purposes incidental thereto.

1.11 In the succeeding chapters the details of functioning of DDA in general and construction of affordable housing, regularization of unauthorized colonies and encroachment of DDA lands are dealt with.

Chapter-II

CONSTRUCTION OF AFFORDABLE HOUSES

Population Growth and Affordable Housing

As per Census data, the main components of the population growth are natural growth and in-migration. The share of natural growth during the last three decades during 1981-2001 has been between 55-60 percent.

2.2 As per Regional Plan-2021 for NCR (review under process), over the years component of natural growth has increased and share of net migration has declined. On an average, 1.2 to 1.5 lakhs migrants were added per annum in the net growth of Delhi's population from 1971-2001. The share of out-migration from Delhi has also increased from 2.42 lakhs in 1961-1971 to 4.58 lakhs during 1991-2001. Delhi has been witnessing a high rate of in-migration, although there was a decline in the percentage share of net migrants in the decadal growth of population in NCT Delhi from 45.1% in 1961-1971 to 39.8% in 1991-2001. However, in absolute terms the number of migrants increased, continuously.

2.3 As per Census-2011 (Provisional), the total population of Delhi is 167.5 lakhs with a decadal growth of 21% and density of population of 11,297 persons per sq.km. In absolute terms, the population has increased by 29.0 lakhs during 2001-2011 as against 44.3 lakhs in the previous decade.

2.4 However, the decadal growth of population in the Delhi during the period 1951-1991 has been consistently above 50%, but in the last two decades the growth has steadily declined from 47.0% in 1991-2001 to 21.0% in 2001-2011.

Definition of affordable Housing

2.5 Affordable house is that which is within the reach of lower and middle income group families in that particular region. Affordable, in this context means that monthly cost incurred as repayment of 25 years loan period which does not exceed the average monthly rent of the region. The plinth area for affordable house is 26sqm. for EWS houses and 42sqm for LIG houses.

Housing Availability and Existing Housing

2.6 The first urban focused housing policy, National Urban Housing and Habitat Policy 2007 aims at promoting sustainable development of habitat in the country with a view to ensuring equitable supply of land shelter and services at affordable prices to all sections of the society. However, given the magnitude of the housing shortage and the staggering requirement of funds amounting to Rs. 3.61 lakh crores to meet the cost of construction only for overcoming the shortage, it is obvious that public sector efforts alone will not suffice in fulfilling the requirement due to budgetary constraints of both Central and State Governments. Involvement of multiple stakeholders namely; private sector, co-operative sector, industrial sector for labour housing and the services, institutional sector for employees housing has been emphasized in the NUHHP.

2.7 The NUHHP aims at forging strong partnerships between the public private and co-operative sector for accelerated growth in the housing sector and sustainable development of habitat. 10-15% of land in every new public / private housing project or 20-25% of FAR which is greater will be reserved for EWS/ LIG housing through appropriate legal stipulations and spatial incentives. The policy seeks to augment housing stock at an accelerated rate both on ownership and rental basis with a view to overcoming shortage of EWS/ LIG unit.

2.8 The Committee inquired DDA about the main features of National Urban Housing and Habitat Policy 2007 relating to construction of affordable houses. The DDA replied as under:-

"The magnitude of housing shortage was estimated by a Technical Group in the context of formulation of the 11th Five Year Plan. The Technical Group estimated the housing shortage at the end of the 10th Plan to be around 24.7 million for 67.4 million households. The Group further estimated that 99% of this shortage pertains to EWS & LIG sectors. During the 11th Plan the Group estimated that the total housing requirements (including backlog) will be to the tune of 26.53 million units for 75.01 million households."

2.9 On being inquired by the Committee about the compliance of NUHHP, by DDA in connection with constructions of affordable houses, DDA replied as under:

" No role has been assigned to DDA under this policy."

2.10 When asked about the reasons for the same, DDA in its written reply stated as under:

"Under the National Urban Housing and Habitat Policy 2007, Chapter 3.3 the role of Urban Local Bodies/Development Authorities/Housing Boards has been provided as under:

Create a Supportive Environment

- i) Develop capacity building at the local level to design and take up inner-city development schemes, in-situ slum upgradation projects and slum relocation projects through suitable training programmes.
- ii) Implement Central and State sector schemes pertaining to housing and infrastructure sector at the city level with appropriate provision for EWS and LIG beneficiaries in the Master Plan as well as Zonal Plans.
- iii) Enforce regulatory measures for planned development in an effective manner.
- iv) Check the growth of unauthorized colonies, new slums, unauthorized construction, extensions of existing properties and commercialization of residential areas.

Urban Planning

- v) Ensure that Development Plans/Master Plans as well as Zonal Plans and Local Area Plans are made and updated regularly so that adequate provision is made for the homeless as well as slum dwellers.
- vi) Prepare Master Plan and Metropolitan Plans in consonance with the concerned District Plan and the State Regional Plan.

- vii)** Identify city specific housing shortages and prepare city level Urban Housing and Habitat Action Plans for time bound implementation. Wherever necessary and feasible, ULBs as well as other parastatal would provide viability gap funding especially for EWS/LIG housing and supporting infrastructure so as to ensure better affordability by the poor and financial viability of slum role of Government, Urban Local Bodies and Other Agencies National Urban Housing and Habitat Policy 2007 upgradation projects.
- viii)** Promote planning and development of industrial estates along with appropriate labour housing colonies serviced by necessary basic services.
- ix)** Incorporate provisions of model building bye-laws prepared by Town & Country Planning Organization (TCPO) and National Building Code in their respective building bye-laws. Make suitable provisions in the Building bye-laws for innovative energy conservation practices and mandatory rain water harvesting for specified owners of buildings.
- x)** Devise capacity building programmes at the local level.

Public-Private Partnerships

- xi)** Promote participatory planning and funding based on potential of local level stakeholders.
- xii)** Develop suitable models for private sector's assembly of land and its development for housing in accordance with the Master Plan.
- xiii)** Promote Residents' Welfare Associations (RWAs) for specified operation and maintenance of services within the boundaries of given colonies as well as utilize their assistance in developing an early warning system relating to encroachments.
- xiv)** Involve RWAs/CBOs in collaboration with conservancy organizations at the local level for effective cleaning of streets/lanes and solid waste disposal at the colony level.

Special Programme for Disadvantaged Sections

- xv)** Devise innovative housing programmes for meeting the housing shortage with special focus on vulnerable groups.

Environment and Ecology

- xvi)** Devising adequate safeguards for promoting a healthy environment with special emphasis on 'green lungs' of the city in terms of parks, botanical gardens and social forestry as well as green belts around cities/towns.

Security & Safety

- xvii)** Ensure Safety & Security in residential and institutional areas which may include construction of boundary walls around housing colonies as well as installation of security systems.

2.11 Master Plan for Delhi-2021 depicts that as per the Census 2001, Delhi has 24.5 lakh Census houses under the category of residence and residence-cum-other uses, in which 25.5 lakh householders are residing. This reflects a net housing shortage of about 1.0 lakh houses/ dwelling units. The households are accommodated in a variety of housing types including different categories of planned built housing, squatter settlements, unauthorized colonies, traditional areas and villages. The Sub-group on Shelter noted that up to the year 1991, the contribution to housing stock through institutional agencies was only 53% (excluding squatter housing). Therefore, the component of housing through non-institutional sources, viz, unauthorized colonies, squatter/JJ clusters, etc, is quite significant. This trend has continued in the current decade as well and has to be kept in view while determining the plan and strategy for housing.

2.12 Based on the projected population of 230 lakh by 2021, the estimated additional housing stock required will be around 24 lakh dwelling units. This includes an estimated housing requirement of 20 lakh dwelling units for additional population and backlog of about 4 lakh units comprising of 1 lakh net shortage and the rest by dilapidated and Kutcha structures requiring replacement.

2.13 It has also been assessed that around 40% of housing need can potentially be satisfied through redevelopment/ up-gradation of existing areas of Delhi. This may be met in the present urban limits of A to H zones and in the sub cities of Dwarka, Rohini and Narela. This implies that the remaining 60% of the requirement would have to be met through 14.4 lakh new housing units to be provided in new areas.

2.14 Keeping in view of the socio-economic composition of the population, it is estimated that around 50-55% of the housing requirement would be for the urban poor and the economically weaker sections in the form of houses of two rooms or less. Based on past experience. It is necessary to distinguish between the urban poor comprising the inhabitants of squatter settlements/payments dwellers,etc. and other economically weaker sections of the society conventionally classified in the form of EWS, LIG, etc. The role of the government would have to be both as a provider and facilitator. The category of the urban poor is to be broadly catered in old and new urban areas through up-gradation of old / traditional areas, employers and industrial housing, group housing and also in unauthorized regularized colony Infills.

2.15 The proposed housing strategy incorporates specific approaches for development of new housing areas, up-gradation and re-densification through redevelopment of existing housing areas, including unauthorized colonies, housing in villages and Special Area. Looking at the possible distribution of housing types, the future requirement of shelter provision will be dominated by small dwelling units. In view of the limited availability of land and increased requirement of housing, plotted residential developments shall be discouraged.

2.16 A multi-pronged housing Strategy is needed for provision of housing stock and for delivery of serviced land, involving the private sector to a significant extent,public agencies and co-operative societies etc. The overall responsibility for provision of land and facilitation of adequate housing to meet the projected demand lies with the DDA in collaboration with GNCTD and other agencies.

2.17 Planning norms, and use zoning , density, FAR and building controls have been reviewed for housing, both in new areas to be opened up and for redevelopment of existing areas.

2.18 In the Context of housing strategy, it is essential to optimize utilization of land and space with a view to increasing net residential density. It has been observed that the practice of prescribing FAR/ density norms without distinguishing between housing

categories in terms of plinth area, can result in over population or under population on the one hand, and non-optimal design and under- utilization of the utility network, on the other.

2.19 Policies and Programmes Needed For Affordable Housing:

- ❖ There is a need to develop a comprehensive affordable housing policy for Delhi that takes care of blockages and enables the provision of all affordable houses for all.
- ❖ MPD-2021 earmarks 15% of proposed FAR for EWS houses in addition to the FAR available at site for other housing.
- ❖ New Housing Urban poor should be in the form of one or two room units, which would be developed through public and private agencies or through cooperative societies.
- ❖ Development and infrastructure cost and financing.
- ❖ Local Zoning and regulation, Effective land use.
- ❖ Local zoning and regulation.
- ❖ Regulatory framework.
- ❖ Economic viability and finances.
- ❖ Establishment of zoning regulations that create compulsory affordable housing development.
- ❖ Establishment of housing Trust Fund by legislation to receive dedicated public revenue.
- ❖ Creation of Escrow Fund.
- ❖ The possibility of creating affordable rental market through enabling provisions in MPD 2021 could be explored, wherein,
- ❖ Builder/developer may quote and collect the minimum rent by arranging bank loans for the beneficiaries.

- ❖ Provision for maintenance of common services could be done by the builder till the rental housing gets converted into ownership.

❖ Shelter can be provided to larger number of families, who can have access to neighborhood community facilities.

Role of DDA in Housing activities

2.20 Housing activity has been taken up by Delhi Development Authority since 1967-68 and from time to time, it has been announcing schemes for various categories of flats. i.e., HIG/ MIG LIG/ EWS & Janta category. The first registration scheme was opened in the year 1969. Thereafter, 43 more schemes have been launched till date. Out of the total 44 Schemes launched so far, DDA has allotted 3,94,738 flats under various schemes. The affordable houses comprising LIG/ EWS/ Janta category of flats contribute majority of the total housing stock allotted.

2.21 A separate scheme of JHRS- 1996 was also launched to cater the needs of persons of Janta category. Further, under rehabilitation of Punjab and Kashmiri migrants about 3284 & 236 expandable flats respectively were allotted on concessional rates.

2.22 Essentially, the DDA constructs houses of various categories viz. SFS/ HIG/ MIG/ LIG/ Janta/ EWS etc. for a large number of registrants/ non-registrants. DDA has constructed as well as facilitated construction (by allotting land to individuals or cooperative societies) of a total of more than 1 million dwelling units as per following details:-

i)	Dwelling Units constructed by DDA	3.94 lacs
ii)	Dwelling Units on DDA plots by private individuals	2.50 lacs
iii)	Dwelling Units in JJ Resettlement Colonies	2.40 lacs
iv)	Dwelling Units constructed on plots allotted to Co-operative Group Housing Societies	2.00 lacs
v)	Dwelling Units through Rohini plotted scheme	<u>0.85 lacs</u>
	Total	11.69 lacs

2.23 DDA has till date been able to raise only 11.69 lakh dwelling units. When asked is this sufficient to meet the demand of housing in Delhi, the DDA in its written replies stated as under:-

MPD-2021 based on the projected population of 230 lakhs by 2021 has estimated an additional housing stock requirement of about 24 lakh Dwelling Units. It is also assessed that about 40% of housing needs may potentially be satisfied through redevelopment/up-gradation of existing areas of Delhi and this may be met in the present urban limits of A to H zones and in the Sub-cities of Dwarka, Rohini and Narela. The remaining 60% of the requirement is to be met through 14.4 lakh Dwelling Units in new areas/urban extensions as per the Zonal Development Plans-2021.

The above-cited housing demand is to be developed by the year 2021. DDA has generated the housing facilities of about 11.69 lakh DUs for more than one million families. In addition to this, sizeable population of Delhi is accommodated in villages, unauthorised regularized colonies, traditional areas and government housing.

As per the MPD-2021, housing is to be developed by various agencies such as Public, Private, Central/State Govt., Co-op Society, Residents' & Associations. As such DDA has been able to fulfill the role of facilitator/provider for meeting the housing needs.

Further, as per MPD-2021 for new urban extensions it is envisaged that development of land measuring about 22,000-24,000 Ha. will be taken up by private developers. In order to involve Private developers in development of housing, Central Government recently notified Land Pooling Policy vide Notification S.O.2687 (E) dated 05.09.2013.

2.24 MPD-2021 based on the projected population of 230 lakhs by 2021 has estimated an additional housing stock requirement of about 24 lakhs Dwelling Units. This includes an estimated housing requirement of 20 lakhs Dwelling Units for additional population and backlog of about 4 lakh units (comprising of 1 lakh net shortage and the rest by dilapidated and kutcha structures requiring replacement).

2.25 In addition, it is estimated that around 50-55% of the housing requirement would be for the urban poor and the economically weaker sections in the form of houses of two rooms or less keeping in view the socio-economic characteristics of the population.

2.26 On being inquired by the Committee as to how the needs can be satisfied, the DDA submitted as under in their written reply:

" It is assessed that about 40% of housing needs can be potentially satisfied through redevelopment/up-gradation of existing areas of Delhi and this may be met in the present urban limits of A to H zones and in the Sub-cities of Dwarka, Rohini and Narela.

The remaining 60% of the requirement is to be met through 14.4 lakh Dwelling Units in new areas/urban extensions as per the Zonal Development Plans-2021."

2.27 Accordingly, in the Plan DDA has worked out a possible indicative scenario in terms of mode of housing supply in different types of development , which is as under:-

Table 4.1 : Indicative Distribution of Housing Types

Housing Type	Development Agencies	Housing Component (%)		
		EWS/LIG	Others	Total
Slum & JJ - In-situ Rehabilitation; Relocation / Reconstruction & Up-gradation.	Public, Private, Co-op Society	25	-	25
Houses on Independent Plots & Redevelopment	Public, Private	4	4	8
Group Housing (Min. 35% of total DUs mandatory 2 room or less)	Public, Private, Co-op Society	14	28	42
Employer Housing	Central / State Govt.	2	2	4
Unauthorised Regularised colonies infill	Co-op Society / Residents'/Association / Private	6	9	15
Other Housing areas / Up-gradation of Old areas / Traditional areas / Villages	Public, Private, Co-op Society	3	3	6
TOTAL		54	46	100

2.28 As per the above-cited scenario, the requirement of housing has to be met through in-situ development, re-development and group housing development by Public, Private, Centre/ State Govt., Co-op Society and Residents' Associations.

2.29 The Committee had inquired the DDA about the targets of DDA in Low Cost Housing and Low Income Group Housing during the last 20 years including detailed year-wise list, covering the targets, achievements and reasons for under achievement, if

any, and the percentage of the achievement against the target. DDA however, in their written reply submitted a half- baked reply, that included only the details of houses constructed under LIG/ EWS/ JANATA category during the last 20 years. The information furnished by DDA is as under:-

DETAILS OF HOUSES CONSTRUCTED DURING LAST 20 YEARS

Sl. No	Year	LIG	EWS/ JANATA
1.	1993-94	3505	831
2.	1994-95	1945	374
3.	1995-96	460	0
4.	1996-97	705	0
5.	1997-98	890	848
6.	1998-99	2032	612
7.	199-2000	232	3584
8.	2000-2001	526	5600
9.	2001-2002	590	5164
10.	2002-2003	1072	2032
11.	2003-2004	704	64
12.	2004-2005	7906	480
13.	2005-2006	828	0
14.	2006-2007	2445	0
15.	2007-2008	100	0
16.	208-2009	970	0
17.	2009-2010	3920	0
18.	2010-2011	480	2870
19.	2011-2012	3502	3050
20.	2012-2013	0	2400
	G.Total	32812	27909

2.30 The Committee find that out of the total Dwelling Units constructed by DDA, since its inception till date (i.e; 3.94 lacs) during last 20 years only 15% of the construction has been done under LIG/EWS/ JANATA category.

2.31 The Committee had inquired DDA about the targets that were set for Low Income Group Housing in Zonal Plans of 1971; alongwith the achievements made against those targets. The DDA, in their written reply submitted as under:-

"In MPD-1962, for planning purposes Delhi has been divided into eight planning divisions based on the physical features, historical growth, character of development intensity of land use and the circulation pattern. However, the divisions being too large an area for which divisional plans are to be prepared, the workable units were identified for these planning divisions that were subdivided into 136 (two were added later on, making total of 138 Development Zones). Out of 138 Zonal Development Plans, 64 were notified, 31 were at draft stage and remaining 43 were to be prepared based on the need.

In these Zonal Development Plans, land for residential component and housing was indicated. In the Work Studies of MPD-1962, about 30,000 families (1.5 lakh population) of slum dwellers were identified for re-settlement and schemes for their rehabilitation were formulated in the form of re-settlement colonies."

2.32 When the Committee inquired about the actions that have been contemplated by DDA in constructing houses for urban homeless during the 11th Plan as well as during 12th Plan. In this regard DDA furnished the following reply, in writing:-

"DDA provides land to MCD & Slum Deptt. for constructing night shelters for homeless people.

Also as per record there are 291 JJ clusters in Delhi where jhuggies have been laid by homeless people in DDA land. Action for rehabilitation of these jhuggies dwellers is being taken by DDA by way of In-situ development. The first such project for Kathputali Colony near Shadipur Depot has already been awarded to the developer and the work for construction of 3000 EWS houses for jhuggies dwellers at A-14 Kalkaji Extn. is also already awarded. For balance works, action is being taken on priority."

Problems in Constructions of Affordable Housing

2.33 When asked to clarify the definition of blockage with examples with regard to need for comprehensive affordable housing policy, the DDA in its written reply has stated as under :-

"The main blockages in implementing a comprehensive housing policy include the following:

- The cost of land in urban cities which require to be intermediated by the State Governments.

- The cost factor of development and infrastructure provision including infrastructure charges from local bodies i.e. DJB & DISTCOM etc. has increased manifolds, which are subsequently recovered from the beneficiaries/allottees. This needs to be balanced by the remunerative part being created in a project as per Master Plan provision. There is need to relax the same. Secondly the land acquisition cost has also increased manifold which also results in higher disposal cost.
- Cost of construction which has to be driven down by adopting either by providing constructions at no profit no loss basis, or by mixing EWS/LIG/MIG with HIG houses and commercial layouts so that the premium earned on HIG and commercial space could be used for cross subsidization.
- State Governments should attempt to bring down stamp duty for affordable houses.
- Local zoning and regulations means the constraints of FAR applicable to the individual plots with respect to its use. There are constraints of the FAR restrictions for various categories of the houses, this needs to be reviewed for higher FAR provision for all categories of houses.

Presently there are constraints on the density norms on different categories of houses which needs to be relaxed and rationalized to make the project viable and implementable.”

2.34 DDA in the background material had pointed out the following bottlenecks in construction of affordable houses:-

- i) Availability of land;
- ii) High cost of land, development charges and infrastructure cost;
- iii) Finance is not available to the needy who does not have regular employment and fixed monthly income;
- iv) Low density of housing as per Master Plan norms.

2.35 When the Committee inquired DDA about the measures being taken by them to address these issues. DDA submitted the following reply in writing:-

(i) Availability of land: There is shortage of land in Delhi. Till date, 90,326.61 acres of land has been acquired for DDA. Out of which, possession of approx. 76,900 acres of land has been handed over by Land Acquisition Collectors of the Government of NCT of Delhi to DDA and the possession of balance 13,427.61 acres of land is yet to be handed over to DDA by LACs.

Apart from the above, acquisition of 4600 acres of land is under progress at various stages with the Government of NCT of Delhi.

(ii) High cost of land, development charges and infrastructure cost: Cost of land in Delhi is very high. Moreover, there is acute shortage of land as such it is very difficult to take up new housing projects in future.

(iii) Finance is not available to the needy who does not have regular employment and fixed monthly income:The matter has been taken up with Ministry of HUPA seeking financial help from the Ministry.

(iv) Low density of housing as per Master Plan norms

(a) Para 4.2 of Chapter 4.0- shelter discuss about the housing strategy to be adopted in Delhi. In the MPD- 2021 following is mentioned:

- The planning norms, land use zoning, density, FAR and building controls were reviewed for housing i.e., (a) new areas and (b) redevelopment of existing areas. Hence, for optimal utilization of land and space it is necessary to increasing net residential density. However, to meet the requirements of the citizens these norms and controls (preferably every five years) could be reviewed periodically with suitably updating in the plan.

- It has been observed that the practice of prescribing FAR/ density norms without distinguishing between housing categories in terms of plinth area, can result in over population or under population on the one hand, and non-optimal design and under-utilisation of the utility of network, on the other. A fixed density could lead to under utilisation of FAR or imposition of artificial limits to optimal use of land, which is a scarce commodity.

b) Accordingly, the MPD- 2021 provides following density norms, with corresponding category of dwelling unit (DU) sizes as under:

- Slum/ EWS housing (upto 30sq.m)- 600 DUs/Ha
- Category I (above 30- upto40sq.m)-500 DUs/Ha
- Category II (above40-upto 80sq. m)-250 DUs/Ha
- Category III (above 80 sq.m)- 175 DUs/Ha

c) Further, the MPD- 2021 proposes to accommodate the projected additional population @ 250-300 pph average city level density keeping in view of the projected population of 230 lakhs by 2021.

Prevention of effective land use

- Clause 1(2) of chapter 17.0 Development Code stipulates that it covers the National Capital Territory of Delhi to regulate the development of in the NCT
- The land use Plan 2021 for Delhi was also notified along with the text document of MPD- 2021.
- Subsequently, Zonal Development Plans- 2021 of 17 planning zones consisting Land Use Plan for Delhi -2021 are approved by Central Government and published.
- Development in Delhi is regulated by notified Land Use Plan and is to be implemented by the concerned local bodies/ authority as per area of jurisdiction.
- Further misuse of land other than designated land use is to be provided by Land Management Department of DDA.

Role of CGHS in catering to the needs of EWS Housing

2.36 The Committee inquired about the role envisaged for the developer of Group Housing, in catering to the needs of Affordable Housing. The DDA in their written reply stated as under:

" As per MPD 2021, In Group Housing, the developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel/EWS and lower income category. Such flats should have a carpet area between 25-40 sqm. This 15% of the proposed FAR for Community Service Personnel/EWS and lower category housing would be over and above 200 permissible FAR and density of 200 DUs/ha."

2.37 Prior to the enforcement of MS-2021, it was made applicable to the Cooperative Group Housing Societies to contribute Rs. 25,000/- per DU where the DUs are constructed of 92.90 sqm. And above. This was applicable under Notification dated 09.06.99 for all Co-operative Group Housing Societies applying for sanction of building plans to make contribution to housing for economically weaker section.

2.38 It was not mandatory on part of the Cooperative Group Housing Societies (CGHS) to construct houses for the Lower Income Group. The Societies generally construct dwelling units for its bonafide members. The members of a CGHS are enrolled by the Society as per the eligibility criteria provided in the Delhi Co-operative Societies Act and Rules framed thereunder under which the income of an individual is not linked to the eligibility criteria. The CGHS constructs dwelling units for its bonafide members which were enrolled keeping in view the eligibility criteria provided by the statute.

2.39 The DDA further added:-

Further in view of the notified Land Pooling Policy, following provisions are incorporated in MPD-2021 for group housing development vide Notification S.O.2889 (E) dated 23.09.2013:

'50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/ Local Bodies at base cost of Rs. 2000/- per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.'

2.40 The DDA further informed the Committee, that:

"In order to involve Private developers in development of housing, Central Government recently notified Land Pooling Policy (i.e., to involve the private sector in the assembly and development of land and provision of infrastructure services) vide Notification S.O.2687 (E) dated 05.09.2013.

In the Land Pooling Policy it is envisaged that development of land measuring about 22,000-24,000 Ha. will be taken up by private developers. As per the said policy, maximum 53% of land is for Gross Residential use which will provide 50,000 DUs approximately for Economically Weaker Sections (EWS) housing for every 1000 Ha. of Land pooled. Further, FAR of 400 is allowed to meet the residential requirement and 15% of FAR over & above of the permissible FAR is reserved for EWS housing."

2.41 Fast Tracking EWS Construction:

1. The mandate is for one Lakh EWS houses.
2. With existing FAR for walk-up EWS multistoried flats; 500 acres is needed for one lakhs EWS Houses.
3. Five teams are formed (one for each engineering zone) with members from engineers, planning, architecture and lands departments.

4. All the five teams have taken stock of available land inventory in their respective zones and carried out a joint field survey of all pockets of vacant land with a view to identify areas/pockets where EWS houses are to be built.

5. A total of 33 pockets with a total area of about 154.49 Acres was initially identified. On further study 26 sites (with an area of 270 acres) were found suitable for EWS construction. Total station Survey (TSS) on most of the sites is complete and architects are preparing final drawings.

6. TSS of all the identified sites is being undertaken urgently to know the exact area available for EWS construction. So far TSS for 23 sites (263 Acres) has already been completed and sent to Chief Architect. TSS for remaining 3 sites (7 Acres) is under process.

7. As soon as the prototype designs are finalized for the sites where TSS is complete, tendering process shall initiated for such pockets.

Basic Services to the affordable Houses constructed by DDA

2.42 DDA has constructed LIG & EWS since 1967-68 in all zones of Delhi i.e North Zone, Rohini Zone, Dwarka zone, East zone and South zone etc. When asked how DDA has ensured basic services viz-potable water well laid drainage system, sewerage network, sanitation facilities, electricity, recreational space etc, the DDA stated that :-

“The basic services like potable water well laid drainage system, sewerage network, sanitation facilities, electricity, recreational space etc have also been provided for these houses.”

2.43 After the construction of DDA flats, by DDA, these are transferred to MCD for providing water supply, drainage and other facilities. But the complaints are not being attended to and the residents are facing serious problems. When asked about the mechanism with DDA for ensuring proper co-ordination with MCD and other agencies to redress the genuine grievances of the residents, DDA in its written reply has submitted as under :-

“DDA basically provides all the infrastructure facilities like water supply, drainage and other facilities which subsequently get transferred to the civic agencies i.e. MCD & DJB etc. for maintenance of such services. Once the services are

transferred to the civic agencies then the services are independently maintained by the respective civic agencies. DDA has no role to play.”

2.44 With regard to a question it is stated that after the transfer of flats to MCD by DDA, DDA has no role for the maintenance of the houses. But the Committee feel that DDA should coordinate with the civic agencies for their proper maintenance, DDA has further stated that :-

“Even in respect of properties where services have been handed over to civic agencies DDA continues to interact with the other service providers. For instance, in Dwarka, even in respect of those areas where services have been handed over to MCD, DDA continues to take up with DJB, the issues related to adequate supply of water in respect of these pockets.”

2.45 When asked to enlighten the Committee about the procedure followed by DDA regarding maintenance of roads those fall under the purview of DDA, the DDA submitted as under :-

“Delhi Development Authority develops the colonies and constructs roads within it. All such roads are handed over to Municipal Corporation of Delhi for further maintenance. Till such time these are not handed over, the roads are maintained as per the maintenance norms.”

2.46 On being enquired about the deficiency charges decided by DDA while handing over the colony to MCD, DDA stated as under :-

“The process of handing over of services is a mutually agreed arrangement between the Delhi Development Authority and the Municipal Corporation of Delhi or Delhi Jal Board. The services which are found deficient as per norms are listed out and as per estimates put forward by the respective civic bodies, i.e., MCD or DJB, the amount is provided as deficiency charges to the respective body.”

2.47 However during the local visit of the Committee to DDA and affordable houses constructed by DDA in Sector 14, Dwarka the Committee observed that the houses were in dilapidated conditions, there were seepage in the buildings, the cement were falling from the roof people were not getting timely water supply the parks were turned into dumping grounds which lead to many serious health hazardous etc.

Designing of DDA Houses

2.48 It is stated that the scope for improving and meeting the challenges is a dynamic process and the same is met through various innovations and improved delivery. Elaborating on this issue, DDA has submitted that:-

"In order to meet the increasing need of facilities and conveniences, DDA has been adopting innovations like pre-fab technology which is speedy, sustainable and environment friendly for the construction of low cost houses, third party assurance for civil works to ensure quality, computerization for delivery of services like conversion of lease hold to free hold, booking of spaces for marriages and social functions, computerization of legal cases, etc."

2.49 It is reported in a Press news that the designing of DDA houses constructed so far are outdated and there is a need for adopting modern designs. When asked whether DDA has taken any steps in this regard, DDA Vice-Chairman during oral evidence before the Committee has stated that :-

"The quality of designing of DDA houses is not as per the expectations of people and there is a need to adopt modern concepts like Green buildings etc. For this we are using pre-fabricated technology by which the quality will definitely will improve. In future, when we construct MIG and LIG houses definitely we will take care of the modern designing in the line of Private Group Housing Society. We are learning as per the changes in the concept of designing. We have to change our designing and adopt modern technologies in this regard."

Awareness drive about affordable housing

2.50 As per the background material, the Ministry has enumerated certain requirements for affordable housing. When asked about the measures initiated to make people aware in this direction? DDA in its written reply has stated that :-

"As part of its awareness programme, DDA has participated in a conference organized by NAREDCO with the assistance of Ministry of Urban Development and Ministry of Housing and Poverty Alleviation at Vigyan Bhawan. The same was inaugurated by the President of India and a wide publicity through media was made. A press release was also given by the NAREDCO on the subsequent

day. The conference was attended by about 3 to 4 thousand delegates from all over India to impress upon the people about the Govt. initiative towards affordable houses.”

2.51 The measures taken by DDA as mentioned in the reply are not sufficient. On being asked about the action being taken up by the DDA to make the people aware about the affordable housing, DDA has further submitted as under :-

“The awareness regarding any housing scheme amongst the target audience is done at the time of floating the scheme. Wide publicity is given through the print media and also through press conferences, press releases, etc., which are covered by both audio visual and other media. It may be mentioned that due to adequate publicity having been given for the last scheme, i.e., “DDA Housing Scheme 2010”, more than 11 lakh applications were received against availability of only 16,000 flats. Awareness regarding affordable housing will be created as and when the scheme is floated.”

Cooperative Group Housing and DDA

2.52 The Co-operative movement in the National Capital Territory of Delhi was born on 25th March 1904 with the enactment of First Co-operative Society Act. Over the years and especially with the enactment of Co-operative Society Act II in 1912, it gave a boost to co-operative areas like urban credit, housing, industrial and consumer products. Delhi co-operative Society Act 1972 has also helped to achieve new heights especially in Co-operative Group Housing Society (CGHS). The act further modified in 2003 and Delhi Cooperative Societies Rules 2007 were framed to consolidate and amend the laws relating to Co-operative Societies, to facilitates the voluntarily formation and democratic functioning of co-operatives as people’s institutions based on self help and mutual aid to enable them to promote their economic and social betterment and to provide for regulation and management, functional autonomy of such societies.

2.53 The stakeholders in their written memorandum had informed the Committee about the existing issues in connection with Cooperative Group Housing in Delhi. The issues are as follows:-

A) Prior to July 16, 1983, for some period of time the Registrar, Cooperative Societies, Delhi Administration was not registering any Group Housing Society under the provisions of Delhi Co-operative Societies Act, 1972 presumably because there was very little chance of such societies being able to get land for construction. As a result of

large scale acquisition of land in Delhi either at the instance of the Central Government or the DDA, most of the land in Delhi had been frozen. It appears that under the instructions of the Union of India, the DDA itself has been constructing for residential units on 60% land made available to it and 40% of such land was being allotted by it to different Cooperative Group Housing Societies.

B) On July 16, 1983, a public notice was issued by the Delhi Administration to the effect that the administration has decided to re-open the registration of Group Housing Societies. The application for such registration was to be accepted in the office of the Registrar between July 18, 1983 and August 17, 1983 on a prescribed form to be available from the office. Later on by a Press Note dated August 17, 1983, the period of registration was extended to August 30, 1983.

C) A large number of persons thereafter formed Group Housing Cooperative Societies and applied for registration with the Registrar. Out of 2600 Societies which applied for registration 1406 Societies were registered. The Societies had to apply and obtain registration by satisfying all the provisions of the Delhi Cooperative Societies Act and the rules framed there under. On 13th March 1984, the Registrar issued a public notice in the leading newspapers of Delhi to the following effect:

“DDA has now intimated that they would now consider allotment of land to Group Housing Societies registered in 1983-84.”

D) DDA had allotted land to these registered Co-operative Group Housing Societies till 2003 on the recommendation of Registrar Co-operative Societies, Govt. of NCT of Delhi. DDA had further sought confirmation of the recommendations made by RCS for allotment of land of approximately 80 Group Housing Societies in near future according to the seniority of the registration number vide their letter No. F.2(27)91/GH/DDA/ Part-II /5542 dated 04th September 2003.

E) On 16th June 2004, Yogi Raj Krishna Co-operative Group Housing Society filed a Writ Petition (Civil) No. 10066/2004 in the High Court of Delhi for Quashing and not to consider the list of 35 societies recommended by Registrar Co-operative Society vide their letter No. F 47/19/NGH/ Coop/298 dated 25th March 2004.

F) On 02nd August 2005, the Delhi High Court Bench of Hon'ble Justice, Vijender Jain and Hon'ble Justice Manju Goel while considering WP (C) No. 10066/2004 directed The Director of CBI to conduct a thorough investigation in all the matter of 135 Co-operative Societies.

G) The Central Bureau of Investigation has revealed the following information under RTI Act, 2005 sought by Advocate Md. Shahid Anwar vide their letter No. 056/8/33/2005/RTI/ EOU-I/2009/0020 dated 06th May 2009.

H) Delhi Development Authority has provide information under RTI Act, 2005 sought by Sh. Manoj Kumar Goyal vide their letter No. F 5(86)09/GH/DDA/998 dated 06th February 2009 stating that “DDA have no loss of worth Rs. 4000.00 crores”

I) Delhi Development Authority has submitted its reply vide their letter No. F 4(136) 2010/ P&C/ LS/837 dated 10th October 2011 to Ministry of Urban Development in response to Lok Sabha Unstarred Question No. 4546 fixed for 20th August 2010 raised by Hon'ble Shri Virender Kashyap, MP regarding “Land to CGHS by DDA” as under:

i) No, Sir. The land / Plots earmarked for Group Housing purpose in the layout plan of DDA in project areas, such as Dwarka, Narela & Rohini have not been allotted to any other institutions or builders by DDA.

ii) Dwarka Sub-city phase –II is an integral part of the Dwarka sub-city scheme approved by DDA and Central Govt. Zonal development plan for Dwarka was notified earlier in 2006 in accordance with MPD 2001. Subsequently, the same was revised in accordance with MPD- 2021 and notified in June, 2010.

2.54 Regarding the status of land allotment by DDA to the Co-operative Group Housing Societies, in their written submission the stakeholders had informed the Committee as under:-

“Delhi Development Authority has neither offered land to the Co-operative Group Housing Societies nor sought recommendations from Registrar Co-operative Societies, NCT of Delhi after the staying order dated 18th June 2004 CWP(C) No. 10066/2004 for the operation and effect of communication dated 25th March 2004 whereby additional list of 35 societies was sent by Registrar Co-operative Society for land allotment. And like wise Registrar Co-operative Society did not send recommendation after the above said order.”

They have also added:

“However, it is also pertinent to mention that the Hon’ble High Court of Delhi very categorically emphasized in its order dated 03rd October 2005 in WP (C) No. 10066/2004 and CM. 10514/2005 that:

‘We make it clear that we could not like a single genuine society or a genuine member to be either harassed or denied their right of allotment’.”

2.55 On the basis of the above submission of the stakeholders the Committee inquired from the DDA as to whether permission to start the construction work for housing projects have been granted by DDA to the Housing Societies or not. The DDA in their written reply furnished as under:-

" As per terms and conditions of the allotment/Lease-deed, the Cooperative Group Housing Society (CGHS) is required to complete the construction within three years from the date of taking over physical possession of land. After issue of physical possession of land, the DDA issues ‘No Objection Certificate’ (NOC) to the CGHS for commencement of construction. On the basis of NOC, the CGHS applies for sanction of the building plan. Upon formal sanction of the building plan, the society may commence construction. As of date no building plan of any society is pending with DDA for sanction."

2.56 The forum of Co-operative Group Housing Societies Waiting for Land Allotment (FCSWLA) had raised the issue of non allotment of land to such societies by DDA. On Being inquired about the same, the DDA in their reply furnished as under:-

"DDA has allotted land to all such eligible societies, whose names were forwarded by RCS to DDA from time to time and no case is pending for allotment of land in DDA. The scope of carving out further land for allotment to CGHS can be considered on receipt of further Recommendation from RCS.

As regards, developing and further allotting of land to Cooperative Group Housing Societies, in view of the introduction of the new Land Pooling Policy, the Co-operative Group Housing Societies can directly purchase land from the villagers according to their requirement."

2.57 On being inquired, DDA informed the Committee that the last offer for allotment of land to the societies was made by DDA in 2003.

2.58 When the Committee asked about the reasons of not allotting approximately 80 developed plots available since 2003 to any of the societies, DDA submitted as under:-

"As on date, no plot exclusively meant for allotment of land to the societies is available. Plots for allotment of land to Group Housing Societies are earmarked as and when any recommendation is received from the RCS.

Furthermore, no recommendation of RCS for allotment of land to societies is pending in DDA."

2.59 On being inquired about the reasons for not seeking recommendation from the office of RCS by DDA for allotment of land to the societies. DDA in their written submission furnished as under:-

"The office of the Registrar of Co-operative Societies under the Govt. of NCT of Delhi has its own independent criteria for recommending the names of CGHS for allotment of land to DDA and there is no procedure for seeking recommendation from the office of RCS by DDA"

2.60 The Committee inquired about the compelling reasons for DDA to approach the Supreme Court of India for cancellation of Land to old Group Housing Societies who were recently allotted by them. The DDA in their written reply submitted as under:-

"The compelling reason that DDA had to approach the Hon'ble Supreme Court of India for cancellation of land to old group Housing Societies is on account of the

fact that all these societies have been illegally revived in violation of the laid down procedure and statutory provisions contained in the Delhi Co-operative Societies Act. The affairs of these societies were investigated by the Central Bureau of Investigation (CBI) pursuant to the direction of Hon'ble Delhi High Court in WPC No. 10066/2004 titled Yogiraj Krishna CGHS Ltd. Vs. DDA & Ors. After completion of investigation, the CBI has filed regular charge sheet and criminal cases are pending against the office bearers of these societies. The fact that the CBI filed regular charge sheet against these societies shows that the societies were fraudulently revived, resignation of the bonafide members were forged, new members were inducted in violation of the statutory provisions contained in Delhi Co-operative Societies Act and these societies were taken over by the builder mafia which has also been recorded by the Hon'ble Delhi High Court in its order dated 25.08.2008 in WPC No. 10066/2004 titled Yogiraj Krishna CGHS Ltd. Vs. DDA & Ors."

2.61 During the course of oral evidence before the Committee, the stakeholders submitted as under:-

"Hon'ble Sir, in the early years of 1980 DDA had executed a lot of land, with main purpose of promoting affordable housing. Under this, 60 per cent of the residential part was to be developed by DDA and 40 per cent was to be handed over to Cooperative Group Housing Society for Affordable Housing. In the year 1983, Registrar Cooperative Society re-opened the registration of Co-operative Societies, then in the year 1983-84 about 900 societies were registered. The land allotment to these societies continued till year 2003 on seniority basis. In the year 2003, 80 societies were offer land, out of which the land allotment to 35 societies was challenged by another society that was also waiting for the allotment of land. Hon'ble High Court stayed the operation of these societies in the year 2004. In the year 2005 CBI inquiry was directed against these societies. CBI submitted its inquiry report to Hon'ble High Court in the year 2008. Hon'ble High Court from time-to-time kept on directing DDA and Registrar Co-operative Societies that no genuine society, or even a single member, they should not be harassed for any kind of inadequacy of the past. From the year 2003 till date neither the registrar co-operative societies has not recommended any society to DDA nor DDA has offered land to any of the co-operative societies. In the year 2012, 10 societies approached Hon'ble High Court with a writ petition for land allotment. Hon'ble High Court directed the Registrar Co-operative Societies to examine the membership validity of these societies and forward their cases to DDA for further land allotment.

DDA has kept its stand clearly and continuously in Hon'ble Court as well as Parliament that we got sufficient land for allotment to the group housing cooperative societies, provided the registrar co-operative societies recommend their name. The matter is hanging between Registrar Co-operative Society and DDA, that who should start first? It has been about 30 years as of now."

2.62 In response to the above submission, the Registrar Cooperative Society, during the course of oral evidence submitted as under:-

"Here, in 2006, we have investigated a large number of cases relating to the CGHS. In the course of investigation, we very specifically noted 22 societies which were not found to be involved in any criminality. That order of the court was in the year 2006. In pursuance of the observations of the High Court regarding these 22 societies and subsequent directions of the PGC, since some of them went to the PGC with a grievance that RCS was sitting over the cases of withdrawal of notices issued under section 96 to these societies, there was a direction from PGC to the RCS to hear the cases. Accordingly, I heard the cases. Out of 22 societies, of course, three societies had owned up in the meantime and 19 societies appeared before me. These 19 societies were heard and I took a decision to drop notices issued under section 96. Pursuant to that, we have to carry out a verification of genuineness of the members and the office bearers of those societies. A format was circulated to the societies for providing required documents for verification. Since a lot of allegations were there earlier and a large number of societies were charge-sheeted by the CBI, we wanted to be on the safer side and wanted the societies to file an indemnity bond, specifically relating to 'not-owning' residential property in the NCR of Delhi. But these societies have got certain reservations about this. As a result, the verification process is now being held up. As and when they file the required documents before us, we will complete the verification process and take a view on allowing them."

He further added:-

"Actually verification can be carried out provided the societies give us the required documents which have been clearly listed out in our communication. When they furnish the documents in time we will definitely try to complete the verification process about the genuineness of the members and the office bearers. As I have stated, they have got a specific reservation about the affidavit of indemnity bond."

2.63 In their written submission of the Registrar Cooperative Societies, Govt. of Delhi, also informed as under:-

"As regards verification of membership of 19 cooperative housing societies, it is to be stated that the verification process has been held up because of persistent refusal of the societies to submit registered Indemnity Bond. So far only Padmini CGHS Ltd. has submitted the required Indemnity Bond in respect of 49 members of the society. The verification process of membership to ascertain eligibility shall be started and when all relevant documents including registered Indemnity Bond submitted by societies.

Compiled list of 19 societies showing exact status of submission records in respect of members for verification including details of correspondence made by

the office of RCS to the individual societies supported by copies of the same are enclosed."

2.64 In the written information submitted by Office of the Registrar Cooperative Societies, they had furnished the following list of documents that was called for from the Cooperative Group Housing for verification of eligibility of members on 15.03.2013:-

- a. Application for membership.
- b. Proceeding Register.
- c. M.C. Resolution for enrolment and resignation.
- d. Share certificate.
- e. Share money and admission fee deposited by the member.
- f. Residence proof of 3 years prior to date of enrolment.
- g. Bank Statement as a proof of payment of the member.
- h. Affidavit of President/ Secretary of the society regarding genuineness of the member in case the society is supervised by the Administrator, the affidavit is to be filed by the administrator on behalf of the members.
- i. Affidavit of member with recent passport sized photograph duly notarized.
- j. Verification from Gazetted Officer who will attest photograph & signature of a member of a cooperative society.
- k. Audit Reports.
- l. Date of Last AGM held.
- m. Annual Return Filed.
- n. Membership Register.

Along with this list it was also mentioned that the President/ Secretary of the society is directed to adhere to the submission of documents and verification of the original documents of the society strictly. 'NON COMPLIANCE BY THE PRESIDENT/ SECRETARY OF THE SOCIETY MAY LEAD TO REJECTION/ CANCELLATION OF THE REGISTRATION OF THE SOCIETY'.

2.65 In the similar written submission of the Office of RCS, copy of another communication No. F. 47/1443/GH/AR (North)/910 dated 06/08/2013 was found attached. In that the RCS office has requested to furnish the following documents:-

- a. Details of individual members in the revised format in soft copy (in PDF as well as Excel) and hard copy duly signed by the President/ Secretary of the society.

- b. Application for membership alongwith affidavit filed as the time of enrollment.
- c. Managing Committee Resolution/ extract for enrolment and resignation.
- d. Share certificate.
- e. Share money and admission fee deposited by the member.
- f. Copy of Pan card of the member.
- g. Affidavit of President/ Secretary of the society regarding genuineness of the members. In case the society is supervised by the Administrator, the affidavit is to be filed by Administrator on behalf of Managing Committee of the society.
- h. Photo I.D. bearing current address of the member.
- i. Registered indemnity Bond of individual member (format enclosed).
- j. Three years residence proof of individual member at the time of applying for membership.
- k. Last Audit Report.
- l. Detail of AGM held.
- m. Last Annual Return Filed.
- n. Membership Register.
- o. Detail of present and past members of Managing Committee of the society from inception of the society to till date.
- p. Proof of election of the present Managing Committee.
- q. Proof of compliance of Rule 24 of DCS Rules, 1973 and Rule 19 of DCS Rules, 2007 while enrolling new member in the society."

2.66 In this regard, the Vice Chairman DDA, during the course of oral evidence submitted as under:-

"Whatever information we have got with regard to allotment of land to the CGHS which are registered in the office of the RCS, which are stopped practically for the last many years, especially since 1993 because of the CBI inquiry, the CBI inquiry was conducted into the process of verification conducted by the RCS, it is understood that they have completed their inquiry. We would like to be sure and we would like to know what the findings are. In case, any society is fully cleared by the RCS with reference to the number of members and to the land requirement, if they come forward to the DDA, we have already made a commitment by way of replies to questions in Parliament – I would like to read out one such reply that was made in 2010, which says that 368 cooperative societies were registered in 1983 and 454 societies were registered in 1984; out of these societies, recommended by the RCS are 255 and 106 which are held up because of the inquiry. We have also said at the same time that land and plots earmarked for the group housing purpose in the lay out plan of the DDA such as Dwarka, Narela, Rohini, etc. are available.

The constitution of the societies has to be verified by the RCS. The requirement will depend on the area of flat which the members would like to have – whether they want to have 1000 ft. or 2000 ft.; etc."

2.67 During the examination of Demands for Grants (2013-14) of the Ministry of Urban Development, the Committee inquired the Ministry about the measures being taken by the Ministry of Urban Development or DDA for developing and allotting any land for the CGHS. The Ministry in their written reply submitted as under:-

"As regards developing and further allotting of land to Cooperative Group Housing Societies, this requires large scale acquisition and the same can be taken up by DDA only on land being made available by the State Government. DDA is always prepared to develop and allot land to CGHS."

2.68 A representation was received from the Secretary, Aviation Cooperative Group Housing Society Ltd. (Regd.), 10/140, Geeta Colony, Gandhi Nagar, Delhi. In the representation the appellant had informed the Committee that the Registrar Cooperative Societies have wrongfully issued notice; against their society; under section 96(1) of the RCS Act. The notice was issued against the society in the year 2006, without even conducting a proper inquiry. He had requested to remove this section altogether from the Act.

2.69 In this regard, the Registrar Co-operative Societies, during the course of oral evidence, submitted as under:-

"Yes, a number of notices have been issued under section 96. The cases are still pending and his case is one of them. We can have a re-look at the notices issued to the societies."

2.70 On being inquired by the Committee about the time frame by which the issue would be sorted out. The Registrar Cooperative Societies deposed as under:-

" We can have a re-look at the notices issued to the societies in three months' time."

2.71 In his letter no. F/47/Policy/68/RCS/2013/1289 dated 18.12.2013 to the Secretary Ministry of Urban Development, the Registrar Co-operative Society informed as under:-

"The Standing Committee was assured that the question of withdrawal of notice to Aviation CGHS Ltd. will be re-examined in three months' time for an appropriate decision. The matter has been considered and the said notice has already been withdrawn."

2.72 A representation was received from the Secretary Loknayak Co-operative Group Housing Society Ltd. (Regd.), Rohini, New Delhi. In the representation, the Secretary of the CGHS has informed that DDA is not according the credit of ground rent for the amounts deposited by the society from 12/01/1990 to 17/07/2000.

2.73 During the course of oral evidence, the Secretary Loknayak Co-operative Group Housing Society Ltd. submitted as under:-

"Sir, our issue is pertaining to DDA's ground rent that we have been depositing regularly from 1990 to 2000. We have the entries of pass book. Balance sheets duly attested by chartered accountants. But we are not having copies of challans as in the year 2003 the basement of our society was flooded resulting in destruction of a lot of record, including the copies of those challans. When we approached the banks for the certified copies of the draft issued from the bank account of society, it was informed that in banks records beyond 10 years are not kept. Hence, even the bank could not issue us the certificates. This amount is about rupees 10 lakh. When members of our society approach DDA for the getting their flats freehold, they are being charged rs. 6,000 to rs. 7,000 per flat to recover that amount of ground rent. Out of this total amount rs. 4 lakh is principal and the remaining rs. 6 lakh is interest. We request DDA to check their records and credit the amount of ground rent to our society."

2.74 On the above issue, the Vice Chairman DDA deposed as under:-

"Sir, their problem is very simple and can be solved. They are right in stating that they have deposited the money during the years 1990 to 2000. All the copies of challans available with them, they have provided us. Unfortunately, banks do not keep a record beyond 10 years. But in DDA we do keep records. Those challans are being verified. Two-three challans have even been verified. Challans that are remaining will also be verified in a span of one month and we will solve their problem. It should not have any problem. We have secondary records. There are cash book entries, with the help of those entries we will verify the challans and solve the problem."

2.75 When the Committee inquired the status of verification of 14 challans that have been claimed to be deposited by the Lok Nayak Cooperative Group Housing Society Ltd. (Regd.), in the month of February, 2014, DDA in their written reply submitted as under:

"DDA has been able to locate the credit of all the payment details which were submitted by the Lok Nayak Cooperative Group Housing Society Ltd. vide their letter dated 3rd November 2013 addressed to Chairman, PAC.

Accordingly, DDA has incorporated all these 14 payments in the records of CS accounts and has certified/ confirmed that nothing is due against the concerned society up to 14.07.2014 on account of ground rent and interest thereof."

Role of DDA, MCD and NDMC in arresting the growth of slum in Delhi

2.76 In MPD – 1962 about, 30,000 families of slum dwellers were identified for re-settlement. When asked how much achievement was made in this regard, the DDA in its written reply stated as under :-

"As per housing sectoral review of MPD-1962 as given in the MPD-2001, prior to Master Plan for Delhi 1962 there was no institutional arrangement for public housing-built or plotted. Major Govt. housing activity was by the Central Public Works Department for Central Govt. employees or by local bodies for their own employees. Ministry of Rehabilitation was responsible for providing housing to displaced persons who came to Delhi after partition. In 1961, there was housing shortage to the tune of 1,40,000 DUs. The Master Plan for Delhi envisaged construction of about 7.47 lakh dwelling units during the two decades period of 1961-81 with the break up as under:

1.	Govt. housing (for employees)	150,000
2.	squatter and low cost housing	110,000
3.	Private housing	487,500

2.77 In respect of 7.47 lakh target, 5.43 lakh housing became available during the two decades 1961-81 indicating an achievement of 72.8%. The details are given as under:-

1. Govt. housing (for employees)

	Target	1,50,000 DUs
	Achievement	30,600 DUs (approx.) 20.4%
2.	Squatter and low cost housing	
	Target	1,10,000
	Achievement	1,98,000 180%
	(plots in resettlement colonies)	
3.	Private Housing	
	Target	4,87,000

2.78 The Master Plan did not conceive built housing by public agency which in fact became the major housing programme of the Delhi Development Authority. Thus inclusive of this and housing in regularised colonies the performance is 315,000 DUs (approx.) which is 64.7% of the target. The breakup of 315,000 DUs is approximately as under:-

1.	Housing on private plots	121,000 DUs
2.	Multi-family housing by DDA	78,000 DUs
3.	Regularised colonies	116,000 DUs

DDA has developed 42 Resettlement colonies which houses large number of population in these J.J.R. colonies. They have been developed and handed over to MCD for further maintenance.”

2.79 The number of people in urban cities and towns has gone up substantially primarily as a by-product of demographic explosion, poverty and migration from rural to urban areas. This situation has resulted in tremendous pressure on urban infrastructure and consequent increase in the number of urban homeless people. When asked about the contemplated by DDA in constructing houses for urban homeless during the 11th plan as well as during 12th plan, the DDA in its written reply has stated as under:-

“DDA provides land to MCD & Slum Deptt. for constructing night shelters for homeless people.

Also as per record there are 291 JJ clusters in Delhi where jhuggies are existing on DDA land. Action for rehabilitation of these jhuggies dwellers is being taken by DDA by way of In-situ development. The first such project for Kathputali Colony near Shadipur Depot has already been awarded to the developer and the work for construction of 3000 EWS houses for jhuggies dwellers at A-14 Kalkaji

Extn. is also already awarded. For balance works, action is being taken on priority.”

Constitution of Project Team to Study and Prepare Target Report For in-situ development of JJ Clusters

2.80 On being asked whether any project team has been constituted to study and prepare target report for in-situ development of JJ cluster based on Mumbai pattern, the DDA in its written reply has stated as under:-

“According to Delhi Urban Shelter Improvement Board it has come in existence under Delhi Urban Shelter Improvement Board Act, 2010 which has been passed by the Legislative Assembly of the National Capital Territory of Delhi on the 1st April, 2010 and has come in force by the orders of Hon’ble Lt. Governor of Delhi on 1st July, 2010. The mandate of DUSIB is as under :-

Creation of Housing stock for the poor sections of the society and for the implementation of provisions of Slum Areas (Improvement and Clearance) Act, 1956.”

Envision for improvement of the living conditions of the slum dwellers, including the JJ Clusters (jhuggie jhopri basties), in order to make Delhi a ‘Slum Free City’.

No such Project Team has been constituted under DUSIB. However, one or two pilot projects are being proposed to be taken up on Mumbai pattern(PPP) for in-situ development of JJ clusters on DUSIB lands.

Pr. Commissioner (LM) has been designated nodal officer for monitoring of in-situ development schemes. A project report for in-situ development of JJ clusters is being prepared by Engineering Wing in consultant with Land Management, Finance, Legal Departments.”

Co-ordination of DDA With Slum and JJ Department of MCD and NDMC

2.81 On the issue of coordination of DDA with slums and JJ department of MCD and NDMC for rehabilitation of slum dwellers, DDA has submitted that :-

“Delhi Government has made Delhi Urban Shelter Improvement Board (DUSIB) as nodal agency for Slum Free Plan of Action for whole of Delhi under Rajiv Awas Yojna of Ministry of Housing and Urban Poverty Alleviation, Government of India. There are 685 JJ Clusters in Delhi which are owned by various land owning agencies. About 51% clusters are on DDA lands, 8% each on Railway and MCD, 6% each on Delhi Government and CPWD/L&DO, 15% on DUSIB lands, 2% Delhi Cantt., 1% each on NDMC and others.

DUSIB has organized various meetings with Land owning agencies such as DDA, NDMC, MCD, Delhi Cantt., Railway, CPWD and L&DO, DJB, I&F deptt., etc. It has been requested to all the agencies to appoint nodal officers for coordination purpose and also to provide their plan of action for utilization of lands on which clusters are situated. DDA has stated that they will be taking care of JJ clusters falling under jurisdiction and will be making their own plan of action for either rehabilitating them in-situ or relocation. No. of meetings have been held with these agencies to know their plan of action but information is still awaited. Only on the feedback from these agencies, DUSIB will be able to integrate the same in the overall plan of action for Slum Free Delhi.

Under Rajiv Awas Yojna, DUSIB has undertaken a comprehensive socio-economic survey of all the JJ clusters in Delhi. For this purpose, four agencies have been contracted for taking up survey work in all the JJ Clusters irrespective of land owning agency. At present 80% survey has been completed covering around 2,50,000 households. The data so collected will form baseline data for preparing Action Plan for all slums.

As one of the registrars of UIDAI for AADHAAR enrolment, DUSIB has completed the AADHAAR enrolment of 10,65,000 individuals in the various JJ clusters in the city. DUSIB has now prepared a pilot project for preparing an application software for authentication of eligible beneficiaries of the housing scheme through the biometric authentication facility of UIDAI. This would prevent duplication of beneficiaries and also proper authentication of beneficiaries.

The JJ clusters have been marked in the ‘Delhi State Spatial Data Infrastructure Project’. This was done by DUSIB. However, this GIS data is controlled by GSDL under the control of IT Department of Delhi Government. A request has already been made to them to allow the access to DUSIB through leased-line and the matter is being pursued. Once the access is enabled, the DUSIB would also like to make changes in the GIS to update the status of JJ clusters which is not static. Further, DUSIB would also be super-imposing MIS layer on the marked JJ clusters on the basis of socio-economic survey, as required under the RAY guidelines.

DUSIB will be setting up Technical Cell under Rajiv Awas Yojna. This cell will be manned by various specialists in the field of MIS, GIS, Social Development, Urban/Town Planning, Project Development and Capacity Building/Training.

DUSIB had earlier requested Department of Economic Affairs for assistance in carrying out studies for making Slum Free City Plan. DEA had further asked Asian Development Bank to provide Technical Assistance to DUSIB. ADB, under TA-7696, selected CRISIL to assist DUSIB in creating Slum Free City Plan. CRISIL commenced working in early February, 2012. CRISIL has submitted a draft report on strategic framework for Slum Free Delhi. Based on the Socio-Economic Survey and framework being developed through CRISIL, DUSIB intends to Prepare Action Plan for all the JJ Clusters. However, cooperation from all Land Owning Agencies will be necessary to prepare such an Action Plan.

DDA is following policy guidelines of Govt. of National Capital Territory of Delhi (GNCTD) for implementation of the scheme for relocation/rehabilitation of the slums. DDA has also nominated SE/CC-18 & a Sr. Arch. as Nodal officer for coordination with DUSIB. DUSIB is responsible for relocation/removal of existing slum clusters after conducting survey of the concerned JJ Cluster with the help of officers of the concerned land owning agency.”

2.82 It has been observed that slums begin to thrive and initially none of the Governmental agencies bothers for the reasons best known to them. After a lapse of time these take the form of cluster. When asked about the steps being taken for slum development or their rehabilitation, the DDA in its written replies has stated as under :-

“As far as DUSIB is concerned, we will be following three pronged strategy in lines with RAY guidelines :-

1. Up-gradation of existing slums by providing all the basic civic amenities such as streets, individual water supply, sewerage system, drainage, street light plies, etc.
2. The slums which are untenable will be relocated by way of providing EWS housing.
3. The slum which are tenable can be taken up for in-situ housing subject to NOC by concerned land owning agencies.
4. Delhi Government has prioritized 76 JJ Clusters for relocation. Survey has already been conducted in 39 JJ Clusters (20000 JJ Household surveyed) and eligibility determination has been undertaken for relocation in 14 clusters and found 1340 families eligible. Allotment letters have been issued to 500 eligible families of 8 JJ Clusters. 180 families of 6 JJ Clusters have been shifted to EWS housing in Bawana.
5. Under JNNURM, 15000 EWS flats in Bawana, Dwarka, etc are ready for allotment to eligible slum dwellers as per Delhi Government Policy of 2010.

Around 17000 flats are under construction in DUSIB and 18000 flats are under construction in DSIIDC. In all about 62000 houses will be constructed under JNNURM by end of 2014.

6. DUSIB is responsible for relocation/removal of existing slum clusters after conducting a survey of the concerned J.J. Cluster with the help of officers of the concerned land owning agency.
7. DDA has taken an initiative to develop a slum area with their rehabilitation on a Public Private Partnership Mode and has awarded one such project named as Katputli Colony near Shadipur Deptt. to a Pvt. developer. Thereafter DDA had poor response to in-situ development on PPP Mode and has taken its own initiative to develop in-situ project on Design and Built basis and has successfully awarded a project at A-14, Kalkaji Extn. The similar steps are being taken in other zones to take up the in-situ development project on Design and Built basis. Initially DDA has a plan to develop 21 nos., of such projects which are feasible and viable.”

2.83 When asked whether DDA, MCD or NDMC have any mechanism for containing the growth of slums and whether any task force has been constituted to control the mushrooming of slums in Delhi, the DDA in its written replies stated as under :-

“The main reason for creation of slums in Delhi is lack of Housing infrastructure for low income group people such as daily wagers, rag pickers, hawkers, etc.

The another reason is non-utilization of land earmarked for the purpose such as school, hospital, green areas, etc. by the Agencies concerned.

As far as DUSIB is concerned, as part of preventive strategy, we have created enforcement system under Director(Enforcement) supported by 3 Enforcement division for immediate action on receipt of any complaint. We have tried that no new slums come up on our land so that the same can be utilized for designated purpose.”

2.84 There are multiple agencies in the rehabilitation of jhuggi dwellers as a result they are not being rehabilitated, the number of court cases pending in regard to rehabilitation of jhuggi dwellers. When asked to enlighten the Committee about this and the Solicitor General appointed on behalf of DDA for settling down the cases, the DDA in its written replies has stated as under :-

“In addition to earlier report of in-situ development two more in-situ projects for rehabilitation of J.J. Clusters, one at Jailerwala Bagh (North Delhi)and another at Sanjay Lake (East Delhi) have been approved by the Screening Committee and tenders are being prepared on design and build concept.

In one group and a individual groups for which the Total Station Survey (TSS) is being done. DDA is broadly following the policy formulated by DUSIB for relocation of jhuggi dwellers from DDA land.

22 cases have been reported in this regard. DDA has its own panel of lawyers to represent it in various courts of Law. No Solicitor General is appointed on behalf of DDA for the purpose.

Besides, DDA is the implementing agency of 1 Basic Services for Urban Poor (BSUP) project on Relocation of slums under Basic Services to the Urban Poor (BSUP) scheme at Narela phase – III near Siraspur Village, Delhi with a project cost of Rs. 196.06 crores and Central Share of Rs. 77.31 crores for construction of 4740 DUs. As on date, 1st instalment of ACA of Rs. 19.33 crores has been released and the construction work for 3060 DUs is in progress.

.It is stated that EWS faces difficulties to get loan from banks without having a regular employment and fixed monthly income. Regarding financial help to the needy who does not have regular employment and fixed monthly income, it is stated that matter has been taken up with Ministry of Housing and Urban Poverty Alleviation. Regarding the out put, the DDA in its written replies stated as under :-

“Ministry of Housing and Urban Poverty Alleviation is the nodal ministry for providing housing for the needy. For this purpose they have started the preliminary consultations with DDA to frame an appropriate scheme.”

Redevelopment and upgradation of existing Areas

2.85 When asked to clarify and give details of the attempts made by DDA with regard to redevelopment and upgradation of existing areas as they have been accounted for meeting 40% of future Housing needs, the DDA in its written replies stated as under :-

“DDA in respect of Development Areas is considering specific guidelines/regulations for redevelopment and upgradation. However, no specific areas have so far been taken up for this purpose.”

MPD-2021 recommends re-development of existing urban areas with enhanced FAR as there is a limitation in the development of new areas due to shortage of land. It has been assessed that around 40% of housing needs can be potentially satisfied through re-development/up gradation of existing areas of Delhi.

MCD/Local bodies shall prepare re-development plans within their respective areas. DDA has so far notified following regulations in this regard as a follow up action:-

1. *The building regulations for special area unauthorised colonies and village abadis 2010 notified vide SO 97(E) dt. 17.1.2011.*
2. *Regulations and guidelines for re-development of existing planned industrial area notified vide SO 683(E) dt. 1.4.2011.*
3. *Regulations for re-development of cluster of industrial concentration in non-conforming areas/un-planned industrial area notified vide SO 954 (E) dt. 1.5.2012.*

MPD-2021 further recommends influence zone upto 500 mtrs on both sides along MRTs and major transport corridor which is envisaged as intensive development zone. As such re-development schemes in the influence zone upto 500 mtr. on both sides of the MRTs/major transport corridor are to be prepared. DDA has prepared draft regulations/guidelines for development as influence zone and sent to MOUD on 5.5.2010 for their approval. DDA is also working on the modalities of influence zone as Transit Oriented Development (TOD) which is envisaged as higher intensive mix use /mixed income development along transport corridors. DDA has published a public notice on 21.12.12 identifying following four TOD corridors and a pilot project at Karkardooma for inviting suggestions from public.

Corridor 1: Chattarpur Metro Station to Arjangarh Metro Station.
Corridor 2: Peeragarhi Metro Station to TikriKalan Metro Station.
Corridor 3: Dwarka Mor Metro Station to Dwarka Sector 21 Metro Station.
Corridor 4: Nehru Place Metro Station to Badarpur Metro Station.

- *Karkardooma TOD Pilot Project*

Further, development shall be taken up as per the approved policy of TOD by the concerned agencies.

DDA has also taken an initiative for retrofitting and redevelopment of unsafe buildings in Delhi. One such project in East Delhi has already been taken up as a case study.

Setting up of the Escrow Fund for Maintenance of EWS Housing

2.86 When asked to give the details of the proposed establishment of a Housing Trust Fund (HTF), the DDA in its written replies stated as under :-

“There is no proposal of creating any Housing Trust Fund.”

2.87 When asked to give details of the parties involved in the proposed Escrow fund and the regulatory authorities involved, the DDA in its written replies stated as under :-

“DDA is in the process of framing procedures/guidelines for setting up the ESCROW fund for long term maintenance of EWS housing in respect of in situ rehabilitation of JJ Clusters which are currently under construction/planning.

However, an escrow fund was established in pursuance of condition no. VI of Annexure of Gazette notification of Government of India dated 09.06.1999. The receipt in this account was to be from the contribution @25,000/- per dwelling unit of size 1000 sq. ft or more plinth area. Fund available in the account was to be utilized for construction of houses for the EWS. The fund was to be operated by DDA under specific direction of the Ministry of Urban Development.”

Chapter-III

Regularisation of Unauthorised Colonies and Role of DDA

The process of regularization of unauthorized colonies commenced with the notification of “Regulations for Regularization of Unauthorized Colonies in Delhi” notified vide Gazette Notification No. S.O.683(E) dt. 24.03.2008 and amendment therein notified vide Gazette Notification No. S.O. 1452(E) dt. 16.06.2008 and further amendment was notified vide Gazette Notification No. S.O. 1297 (E) dt. 06.06.12.

3.2 Subsequently, Govt. of Delhi provided files of 1639 unauthorized colonies to DDA for examination as per the above mentioned regulations. Out of 1639 unauthorized colonies about 300 unauthorized colonies found to be falling in the Development Area of DDA. Based on the aerial photograph of the year 2002, an in-house exercise was carried out to assess the built up percentage of individual unauthorized colonies falling under Development Area of DDA. Accordingly, a report on built up percentage of unauthorized colonies falling in the Development Area of DDA was submitted to Govt. of Delhi.

3.3 To facilitate Development work and processing of layout plan by single agency, the Authority vide its Resolution No. 9/2008 dated 11.03.2008 resolved to de-notify unauthorized colonies falling within the Development Area of DDA.

3.4 As stipulated in the regulations, DDA carried out the exercise of identification of unauthorized colonies which are causing hindrances to Master Plan / Zonal Plan Roads along with unauthorized colonies falling within Ridge or Regional Park. A list of 572 colonies causing hindrance including around 50 colonies falling within Regional Park have been duly indicated on the respective layout plans have been submitted to Govt. of Delhi.

3.5 As per para 5.6 & 5.7 of the notification dt. 24.03.2008 simultaneously the local body / MCD to refer the case to GNCTD for regularization and to DDA for land use change. As per clause 5.3 & 5.4 of the notification dt. 06.06.2012 GNCTD will finalize the boundaries of each identified colonies having more than 50% built up area by superimposing the satellite /aerial survey images as obtained in 2007 on the layout plan submitted by the resident society. After fixing the boundaries, GNCTD forward the layout plans to local body. Simultaneously, GNCTD will issue orders regularizing the colonies. Thereafter, DDA will affect change in land use and local body concern shall approve the layout plan.

3.6 Recently, DDA has received layout plans of 895 unauthorized colonies which are cleared by Govt. of NCT of Delhi for regularization for providing the status / land use of these colonies. Till date the examination of the same is under process by respective planning units from land use point of view. Recently DDA has started receiving layout plans of unauthorised colonies prepared by GSDL from GNCTD for validation. These plans are being examined. The status of these individual layout plans are being sent to GNCTD.

3.7 The DDA in their written note to the Committee informed as under:-

" The process of regularization of unauthorized colonies commenced with the notification of "Regulations for Regularization of Unauthorized Colonies in Delhi" notified vide Gazette Notification No. S.O.683(E) dt. 24.03.2008 and amendment therein notified vide Gazette Notification No. S.O. 1452(E) dt. 16.06.2008 and further amendment was notified vide Gazette Notification No. S.O. 1297 (E) dt. 06.06.12.

Subsequently, Govt. of Delhi provided files of 1639 unauthorized colonies to DDA for examination as per the above mentioned regulations. Out of 1639 unauthorized colonies about 300 unauthorized colonies found to be falling in the Development Area of DDA. Based on the aerial photograph of the year 2002, an in-house exercise was carried out to assess the built up percentage of individual unauthorized colonies falling under Development Area of DDA. Accordingly, a report on built up percentage of unauthorized colonies falling in the Development Area of DDA was submitted to Govt. of Delhi."

3.8 The salient features of the regulations for Regularization of unauthorized colonies in Delhi which has been notified vide Gazette Notification No. SO 683(E) dated 24.03.2008 are as follows:-

Introduction: States that on the directions of Hon'ble Court the revised guidelines for unauthorized colonies framed.

2. **Definitions:** Definition of different terms used in the Regulations, Contiguity, Habitations, Lack of approval.

3. **Criteria for Regularization of Unauthorized Colonies:** The cut off date for regularization is 31.03.2002. Habitations eligible for regularization. However following types of colonies are not to be considered for regularization:

a) Unauthorized colonies falling in notified or reserved forest area.
b) Unauthorized colonies which pose hindrances to infrastructural facilities.

c) Unauthorized colonies where more than 50% plot are unbuilt.

d) Unauthorized colonies which violate the provisions of Ancient Monuments and Archaeological Sites and Remains Act, 1958.

Further the criteria states that Residential buildings used for non-residential purposes except those covered under the mixed land use regulations contained in Master Plan for Delhi- 2021. Action against unauthorized construction which do not fulfill the conditions of regularization. These Regulations does not relate to affluent colonies.

4. **Procedure for Regularization:** The residents of Unauthorized colonies shall establish a registered Society that will submit Layout Plan alongwith all relevant documents and information to Local bodies concerned and a copy to Delhi Government. The Delhi Govt. shall issue provisional regularization certificate to them. And then Local bodies would complete formalities for formal regularization.

5. **Steps/ procedure to be followed by local body, DDA/ GNCTD:** For regularization a separate cell shall be created which will scrutinize Layout Plans. Simultaneously Delhi govt. shall finalize the boundary and thereafter it will formally forward the layout plan to local body for approval.

6. **Parameters/ basis for regularization:** This includes title of land, planning norms, mixed use, recovery of cost/ development charges.

7. **Miscellaneous:** The local bodies after scrutiny of plans may sanction the same and if found violating guidelines it may refuse the same. Further Regulations to be read together with Guidelines. Lastly the entire process is to be coordinated by Delhi Govt.

The salient features of the regulation for regularization of unauthorized colonies in Delhi notified on 24.03.2008 is as under:

- habitation that have come up as extension to village abadi and are outside the Lal Dora of village, would be eligible for regularization on the basis as those of unauthorized colonies the cut off date for regularization was 31.03.2002. However, vide notification S.O.No. 1297 dated 6th June 2012 an amendment has been made which is as given below:

"GNCTD will finalize the boundaries of each identified colony having more than 50% built up area, by superimposing the satellite/ aerial survey images as obtained in 2007 on the layout plan submitted by the resident society."

- Following types of colonies or parts thereof would not be considered for regularization, colonies falling in notified or reserved forest, unauthorized colonies which pose hindrances in the provision of infrastructure facilities or fall in the Right of way of existing / proposed railway lines. Master Plan road and major/ trunk water supply and sewerage lines.
- Unauthorized colonies/ parts of unauthorized colonies/ habitations which violates the provisions of Ancient Monuments Archeological sites and Remains Act, 1958 shall not be regularized.
- No regularization will be done in respect of residential building used for non-residential purposes except covered under Mixed Land Use.

3.9 When the Committee inquired DDA about the Amendments carried so far, DDA replied as under:-

"The regulations have been amended twice:

- a) 16.06.2008: Provided for issue of PRCs
- b) 06.06.2012: Amended the procedure, without altering the eligibility criteria. It enabled GNCTD to (i) fix boundary and issue order of regularization without prior approval of lay out plans, and to (ii) take into account any natural boundary if available on any one or more sides of UC.

The process of regularization of unauthorized colonies commenced with the notification of "Regularization of Unauthorized colonies in Delhi" notified vide Gazette Notification No. S.O. 683(E) dated 24.03.2008 and amendment therein notified vide Gazette Notification No. S.O. 1452(E) dated 16.06.2008 and further amendment was notified vide Gazette Notification No. S.O. 1297(E) dated 06.06.2010"

3.10 DDA in their written note had informed as under:-

"To facilitate Development work and processing of layout plan by single agency, the Authority vide its Resolution No. 9/2008 dated 11.03.2008 resolved to de-notify unauthorized colonies falling within the Development Area of DDA."

3.11 In view of the above information by DDA, the Committee inquired DDA about the officer responsible for keeping record of notified and denotified land under DDA. DDA informed as under:-

"Land Management Department under DDA keeps the record of notified / de-notified land. Total land measuring 90326.61 acres has so far been notified/ acquired.

The organogram of the Department is as under:

Principal Commissioner (Land Management) ▶	Commissioner (Land Management) ▶	Director(L and Management)/ HQ ▶	Dy. Dir (New Leases)- II ▶	Tehsil dar (Land Record) ▶
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3.12 On the basis of the reply of the DDA, it can be inferred that no land has been denotified till date by DDA. When the Committee inquired about the same, DDA furnished the following reply:-

"Yes, DDA does not denotify any land. De-notification is carried out by GNCTD."

3.13 Since, DDA notifies the land, therefore, the Committee inquired about the ordinance issued by DDA with respect to the notified land, alongwith the procedure followed for the same. DDA in their written reply, submitted as under:-

"DDA has been undertaking Large Scale Acquisition, Development and Disposal of Land vigorously up to 2007, through GNCTD. However, due to a number of court cases with respect to compensation and delay in resolving the litigation issues there has been little acquisition of land since then.

The MPD-2021 progress for (i) Review of the scheme of large scale development and acquisition and its relevance in the present context; (ii) Alternative options for development of areas identified for urbanization in MPD—2021; (iii) Evolving a system under which planning for and provision of basic infrastructure could take place simultaneously with reference to (i) and (ii) above; and (vi) Involving the private sector in the assembly and development of land and provision of infrastructure service.

As part of MPD-1962, the acquisition of land and development for various land uses was envisaged in two stages i.e., Stage-I: 28,070 acres & Stage-II: 34,130 acres, with a total of 62,200 acres.

In the MPD-2001, about 18,000-24000 ha. area was envisaged to be developed through land pooling policy.

No ordinance in respect of notified land is issued by DDA. Proposals for declaration of Development Area is sent by DDA to the Land & Building Department of GNCTD.

3.14 As per provisions of Master Plan, 3% to 4% of land acquired under the Scheme of Large Scale Acquisition, Development & Disposal of land in Delhi is utilized for commercial use. When the Committee inquired DDA about the concept of "Scheme of Large Scale Acquisition, Development & Disposal of Land in Delhi", DDA submitted as under:-

"In MPD-1962, it is mentioned that planned growth in the past has been hampered by lack of developed land and speculation in land. The stock of land built up by government when New Delhi was planned proved to be a great standby, particularly in settling the large number of displaced people. Very little of that is left now. As a result the prices of developed land have soared in recent years and the low and middle income groups have resorted to unauthorised house construction in the absence of developed land within their means.

Further, it is mentioned that recognizing the above fact and also as a major policy, Government of India has notified for acquisition about 35,000 acres of land all around the present built up areas which will be sufficient for the growth of Delhi according to plan for the next 10 years or so. Steps are also being taken to develop land for industry, commerce, residential uses and community facilities.

These were planning policies which on which the plan is based. These decisions have been arrived at by the planning authority as a result of the physical and socio-economic studies in preparing the plan. To translate these broad policies into physical form, certain desirable planning principles have been adopted, which would be workable in the Delhi situation. Applying certain standards for allocation to the various land uses, a land use pattern was evolved, which is synthesis of the planning principles, to arrive at a comprehensive plan best suited for present needs and the future growth of the capital.

All this land will remain under public ownership and developed plots or undeveloped land will be leased out to individuals and cooperative societies on an equitable basis, so that the benefit of planned growth accrues to the common man and the government can also have a share of the future rise in the price of land.

The ownership of land by government makes planning and the implementation of plans easier and is imperative if slum clearance, redevelopment and subsidized housing and provision of community facilities according to accepted standards have to be undertaken, as indeed, they must be in Delhi, in a determined way.

Section 12 to 15 of Delhi Development Act, 1957 provides for declaration of development areas and the development of land in these and other areas as well as acquisition and disposal of land.

Section 7 of DD Act, 1957 directs that the Authority shall not only prepare the Master Plan, but also indicate the stages by which any such development shall be carried out. Accordingly, in MPD-1962 staging of development of the Delhi Master Plan is provided wherein acquisition of land and development is also indicated for different use zones and Public Utilities.

Hence, from the above it can be established that concept of "Scheme of Large Scale Acquisition, Development & Disposal of Land in Delhi" is basically acquiring of land as projected in the plan based on the projection of growth pattern, population, studies and standards/norms for the planned development of the city in a harmonious and balanced way.

DDA has been undertaking this large scale acquisition, development and disposal of land vigorously up to 2007 by acquiring lands through GNCTD. However, due to a number of court cases with respect to compensation and delay in resolving litigation issues there has been reduction in the acquisition of land.

MPD-2021 also proposes for (i) Review of the scheme of large scale development and acquisition and its relevance in the present context; (ii) Alternative options for development of areas identified for urbanization in MPD-2021; (iii) Evolving a system under which planning for and provision of basic infrastructure could take place simultaneously with reference to (i) and (ii) above; and (iv) Involving the private sector in the assembly and development of land and provision of infrastructure services. In this regard, the draft Policy on Public-Private Partnership in Land Assembly and Development in Delhi is in the process of formulation.

Accordingly, to involve private developers in development of housing, Central Government notified Land Pooling Policy (i.e., to involve the private sector in the assembly and development of land and provision of infrastructure services) vide notification S.O.2687 (E) dated 05.09.2013.

In the Land Pooling Policy it is envisaged that development of land measuring about 22,000-24,000 ha. will be taken up by private developers. As per the said policy, maximum 53% of land is for gross residential use which will provide 50,000 DUs approximately for Economically Weaker Sections (EWS) housing for every 1000 ha. of land pooled. Further, FAR of 400 is allowed to meet the residential requirement and 15% of FAR over and above of permissible FAR is reserved for EWS housing."

3.15 Land of DDA that is under encroachment in various parts of Delhi, at present in 1402.16 Acres as per following details:-

Sr. No.	Zone	Land encroached (in Acres)
(i)	South West Zone	103.67
(ii)	South East Zone	168.51
(iii)	West Zone	128.00
(iv)	North Zone	242.90
(v)	East Zone	679.08
(vi)	Rohini Zone	80.00
Total		1402.16

3.16 On the issue of role of DDA in respect of regularization of unauthorized colonies, DDA has furnished the following information:-

"In exercise of power conferred under section 57 of Delhi Development Act 1957 (61 of 1957) the Delhi Development Authority with the approval of Central Government notified "Regulation for Regularization of unauthorized colonies in Delhi" vide Gazette Notification No. S.O -683(E) dated 23.3.2008 and subsequently few amendments therein notified vide Gazette Notification No. S.O. 1452(E) dated 16.06.2008 and further amendment was notified vide Gazette notification No. S.O. 1297(E) dated 06.06.2012 .The role of DDA includes following:

- a) A separate cell to be created in DDA.
- b) Scrutiny of layout plan as per land use specifically with respect to colonies posing hindrances in the provision of infrastructure facilities or fall in the area of right of way (ROW) of existing / proposed railway lines; Master Plan roads and major/ trunk water supply and sewerage lines. (This exercise is completed and the report submitted to GNCTD)
- c) Assessment of built-up percentage of the colony as per aerial photographs with respect to colonies falling within the Development Area of DDA (This exercise is completed and the report submitted to GNCTD.) Now the Authority has denotified all the unauthorized colonies falling within the Development Area of DDA, hence the entire work is to be done by local body.
- d) Cost of the land shall be collected by Local Body/ DDA on behalf of land owning agency in respect of colonies on public land.
- e) Change of land use of those colonies which are falling in the non-compatible land use once it is regularized by GNCTD.
Wherever required DDA also processes requests for change of land use after layout plans are approved by Local bodies.
The Regulations have been notified by DDA on 24.03.2008 amended on 16.06.2008 and 06.06.2012.

Under the Regulations, the role of DDA includes interalia the following:

- a) Creation of separate Unauthorized Colonies (UCs) cell. (Clause 5.1)
- b) Action against UCs which do not fulfill eligibility criteria (Clause 3.5)
- c) Approval of layout plans for UCs falling within Development Areas (Clause 4.2) and collection of cost of land for social infrastructure

- d) Taking over available land for social infrastructure
- e) Change of land use (Clause 5.6)
- f) Participation in committee for conferment of title."

3.17 DDA further informed the Committee that work related to regularization of unauthorized colonies is being undertaken, coordinated, monitored and supervised by GNCTD, including the unauthorized colonies over DDA land. As per the record of lands Deptt. of DDA out of 1639 colonies stated for regularization 248 unauthorized colonies falls in DDA land. Lands Deptt. of DDA has made the request to Govt. of Delhi not to include vacant DDA land as a part of layout plan of unauthorized colony.

As per GNCTD, DDA has to furnish the same. All such colonies, otherwise fulfilling the eligibility criteria are proposed to be regularized.

3.18 The work related to regularization of unauthorized colonies is being undertaken, coordinated, monitored and supervised by GNCTD. The regularization of unauthorized colonies done in September 2012 by GNCTD must be based on the laid down criteria. On being inquired about the criteria that have been laid down the Ministry in their written reply submitted as under:-

"After amendment in the Regulations issued vide notification dated 6.6.2012 by DDA, the Survey of India/Geo Spatial Delhi Ltd. (GSDL) was asked to prepare the boundary maps of the colonies in terms of clause 5.3 of the Regulations and accordingly in case of 895 colonies the boundaries were fixed by Delhi Govt. and regularization order dated 4.9.2012 was issued by GNCTD. The following criteria were followed:

1. The colony should have 10% built up as per 202 aerial photographs.
2. The colony should have more than 50% built up area as per aerial photographs of 2007.
3. Boundary of such colonies were delineated by Survey of India/ GSDL and were finalized vide order dated 4.9.2012 issued by GNCTD.

3.19 GNCTD has further informed the Committee that regularization of 895 unauthorized has been considered vide order dated 4.9.2012 of the department. Action is being taken for further processing of getting boundaries demarcated through Revenue Department for ensuring land status to take further action under Regulations dated 24.3.2008.

3.20 It is mentioned that 1639 colonies stated for regularization, out of them 248 unauthorized colonies falls in DDA Land. It was stated that DDA has to furnish the same. The Committee inquired about the position of the 248 unauthorized colonies. DDA in their written reply submitted as under:-

" Out of 1639 colonies stated for regularization, only 248 colonies fall in DDA land. The unauthorized colonies on DDA land are also under consideration for regularization by the Government of National Capital Territory of Delhi as per the approved guidelines issued in this regard vide Notification No. F 3(11)2004/MP/Part I vide S.O. 683(E) dated 24.03.2008."

3.21 As per the record of lands Department of DDA out of 1639 colonies stated for regularization 248 unauthorized colonies falls in DDA land. Lands Department of DDA has made the request to Government of Delhi not to include vacant DDA land as a part of lay out plan of unauthorized colony. The Committee inquired about the response of Government of Delhi alongwith the status of regularization of the 248 unauthorized colonies. DDA in their written reply submitted as under:-

"DDA had informed regarding status around 40 colonies in which unauthorized colony has come up on DDA land and it was requested by DDA to delete certain khasra numbers from the layout plans of the unauthorized colonies. In response Delhi Govt. has asked DDA to identify the built up land and vacant land as per the cut-off date prescribed under the NCT of Delhi (Special Laws) Second Act, 2011 and as per the Regulations for unauthorized Colonies in Delhi, notified by DDA vide Notification dated 24.3.2008 and to incorporate the same in maps being prepared by Survey of India/ GSDL. DDA was also advised to take necessary action for removal / demolition of the encroachment/ unauthorized constructions on the DDA land as per the law. Even if any DDA's vacant land falls in the boundaries of unauthorized colonies, the ownership of the vacant land remains with DDA and it the duty of DDA to protect such land because in the overall frame work and scheme of regularization, DDA land cannot be treated differently from other Govt. / public land.

3.22 On being asked about the action being taken by GNCTD in connection with the unauthorized colonies over DDA land also, DDA furnished the following reply in their written submission:-

" The regulations allow regularization of Unauthorized Colonies on government/ public land as well as on private land. The regulations do not make any distinction between DDA land and other government/ public land.

There are unauthorized colonies which have come up on DDA land, the Lands Department of DDA has made request to GNCTD to leave the vacant DDA land falling within the layout plans of unauthorized colonies."

3.23 The Committee inquired about the separate cell that was to be created in DDA for regularizing unauthorized colonies. DDA in their written reply informed the Committee as under:-

"There already exists a unit in DDA, which is actively participating with Govt. of Delhi and MCD as per the notified guidelines/ policy in respect of regularizing unauthorized colonies."

3.24 It is stated that scrutiny of lay out plan as per land use specifically with respect to colonies posing hindrances in the provision of infrastructure facility fall in the area of right of way of existing/proposed railway lines, master plan roads and major public trunk water supply and sewerage lines.(This exercise is completed and the report submitted to GNCTD). The Committee inquired about the action taken by GNCTD. The Ministry in their written reply submitted as under:-

" The area posing hindrance in the provisions of infrastructural facility were marked by the DDA in the maps prepared by Survey of India/ Geo Spatial Delhi Ltd. (GSDL) and the said part of the land earmarked by DDA are not eligible for regularization as per clause 3.3 (b) of notification dated 24.03.2008 of Regulations for regularization of unauthorized colonies in Delhi, issued by DDA. Such areas would be deleted from the regularization process by GNCTD.

3.25 Assessment of built-up percentage of the colony as per aerial photographs with respect to colonies falling within the Development Area of DDA(This exercise is completed and the report submitted to GNCTD.) Now the Authority has denotified all the unauthorized colonies falling within the Development Area of DDA, hence the entire work is to be done by the local body. The Committee inquired about the action that has been taken by MCD till date. The Ministry in their written reply furnished the following reply:-

" The UD department, GNCTD vide order dated 04-09-2012 has identified 895 colonies for regularization out of which 312 colonies falling on private land have been notified regularized from the date of order i.e. 04-09-2012 and the remaining 583 colonies falling on Govt. land shall be notified regularized from time to time after payment of the cost of land. The boundary of 895 colonies

have been fixed / finalized by GNCTD. Out of the 312 colonies 50 colonies are falling under the jurisdiction of East Delhi Municipal Corporation (EDMC), 42 in North Delhi Municipal Corporation (NDMC) and 220 in South Delhi Municipal Corporation (SDMC). Resident Welfare Association (RWA)/ Resident Society are required to get the lay out plan revised and submit the same for approval. As per order of GNCTD, the lay out plans to be submitted by RWA/ Resident Society are to have proper planning inputs.

So far, no layout plan by any Resident Welfare Association (RWA)/ Resident Society has been submitted with any local body. Local Bodies took initiative by way of requesting three institutes viz School of Planning & Architecture (SPA), I.P. University and Jamia University to take up preparation of lay out plan for RWA's with proper Town Planning inputs. The payments to these institutes is to be made by RWA's. RWA's also are free to engage any consultant for the work on their own. The institutes took up work for 15 colonies, 5 in each Corporation however, the same is not making progress for want of extension of financial assistance to the institutes. RWA's are not coming forward to take initiative.

The issue has been discussed in the Task Force meeting on 4.1.2013 and U.D. Deptt. asked Corporation to make them available the list of 15 colonies who could be directed by the U.D. Deptt. to immediately deposit the amount in the form of bank draft to be paid to these institutions with U.D. Deptt.

The further course of action on non-submission of the requisite fees with U.D. Deptt. or layout plans with Local Body for approval, shall be decided by GNCTD."

3.26 DDA had mentioned that so far, no lay out plan by any Resident Welfare Association (RWA) Society has been submitted with any local body for regularization of colonies. The Committee inquired about the action that has been taken by the MCD in this regard. DDA in their written reply submitted as under:-

"The GNCTD, has identified 895 colonies for regularization vide order dated 4.9.2012. Out of these 312 colonies falling on Pvt. Land were regularized from the date of order. The GNCTD, vide letter No. F. No. 617/UD/UC/2012?POLICY/14657 dated 09.11.2012 has further conveyed that the payment for preparation of layout plan shall be paid by the RWA's themselves. Accordingly, letters were sent to the RWA's to get the layout plan prepared within the boundaries fixed by the GNCTD with proper town planning inputs and as per notified regulations and to submit the same to the respective Corporation for approval of competent authority. Further, the SDMC took the initiative for preparation of lay out plans and four layout plans were prepared through the School of Planning and Architecture and approved by the Standing Committee. The payment for the preparation of these layout plans is being made by Corporation, which shall be recovered from the RWA's before release of layout/regularization plan. The North DMC and East DMC have approved 3 and 2 regularization plans respectively. However, the following is submitted:

As per policy of regularization of unauthorized colonies notified by Govt. of India, the role of DDA is limited to the following:-

To mark the proposed / existing Zonal plan/ Master Plan roads on the layout plan of unauthorized colonies (unauthorized colonies creating hindrances to Zonal Plan/ Master Plan Roads).

Once the unauthorized colonies are regularized by the Govt. of Delhi, the change of land use, if any, is to be carried by DDA under Section 11A of D.D.Act, 1957.

3.27 In Rajya Sabha, question was asked about the hurdles being faced in some unauthorized colonies have been overcome or not; the Ministry replied:-

" Urban Development, Government of NCT of Delhi has informed that suitable actions are being taken by the local body and the government of NCT of Delhi to implement all steps required in the process of regularization"

3.28 When the Committee inquired about the steps being taken by the Government of NCT of Delhi in this regard, DDA in their written reply submitted as under:-

"Yes Sir,

- a) Orders for fixation of boundaries has been issued in respect of 895 colonies as per order dated 04.09.2012
- b) Local bodies are in the process of approval of lay out plans in respect of these 895 colonies.
- c) Rest of colonies are being examined for regularisation."

3.29 The Committee were informed that Government of Delhi provided files of 1639 unauthorized colonies to DDA for examination as per the regularizations of 2008. Out of 1639 unauthorized colonies found to be falling in the Development Area of DDA, a report on built up percentage of unauthorized colonies falling in the Development Area of DDA was submitted to Government of Delhi. 895 colonies were recommended for regularization.

3.30 The Committee asked DDA as to whether scrutiny was carried out why these colonies were found fit for regularization. DDA informed in their written reply as under:

"After issue of notification dated 06/06/2012 for amendment of the Regulations, GNCTD with the assistance of Survey of India (SOI) could, in the first instance,

fix the boundaries in around 900 colonies and as per the amended clause 5.3 issued orders for fixation of boundaries and regularization in respect of 895 colonies. Remaining unauthorized colonies are under consideration.

DDA received files of 1639 unauthorized colonies from Govt. of Delhi. As per the Gazette Notification dated 24.03.2008, certain actions were to be carried out by DDA, namely identification of built-up percentage of unauthorized colonies falling within the Development Area of DDA and identification of unauthorized colonies posing hindrances in the provision of infrastructure facilities or fall in the area of Right of Way (ROW) of existing/ proposed railway lines; Master Plan roads and major/ trunk water supply and sewerage lines. The DDA supplied all the information as per above along with list of colonies falling in the Regional park land use as per master Plan Delhi 2021. Based on this scrutiny, it is the responsibility of Govt. of Delhi to declare regularization of any colony."

3.31 The Committee inquired about the agency that has been given work relating to layout plan and the present status of 300 unauthorized colonies. DDA in their written reply furnished the following reply:-

"The preparation of lay out plan is the responsibility of RWA whereas the local bodies have to consider the same for approval. RWA has the choice of having the lay out plan prepared from any qualified architect/ professional of their choice. In case of difficulty, the RWA can approach three qualified agencies identified by Municipal corporations namely IP University, School of Planning and Architecture and Jamia Milia University who have agreed to do the work on pre-determined agreed rates.

Earlier Govt. of Delhi has entrusted this work for delineation of boundary of unauthorized colonies to Survey of India under Delhi State Spatial Data Infrastructure (DSSDI) project. Now this work has been taken over by Geospatial Delhi Ltd. Details may be obtained from Govt. of Delhi.

300 colonies were not denotified as unauthorized colonies, moreover, to facilitate development work and processing of lay out plan by single agency, the Authority vide its resolution no. 9/2008 dated 11.03.2008 resolved to de-notify unauthorized colonies falling within the Development Area of DDA."

3.32 It has been informed to the Committee that as stipulated in regulations, DDA carried out the exercise of identification of unauthorized colonies which are causing hindrances to Master Plan/ Zonal Plan roads along with unauthorized colonies falling within Regional Park have been duly indicated on the respective Layout Plans have been submitted to Government of Delhi. The Committee inquired about its present status from DDA. DDA in their written reply submitted as under:-

" GNCTD while coordinating, asked DDA to get the hindrances, mentioned in clause 3.3 (b), marked in all 1639 colonies through SOI, DSSDI project. By necessary implication such hindrances are excluded from regularization. Based on the above exercise/ status the Govt. of Delhi to decide which colonies are fit for regularization. Details may be obtained from Govt. of Delhi."

3.33 The Committee were informed by DDA that Biometric Survey was to be conducted in the Bhagya Vihar Colony, situated on the land of three villages Ranikhera, Madanpur and Mubarakpur, on the basis of which residents are to be shifted to EWS houses in Dwarka. On being inquired about the present status of this Biometric Survey, Ministry of Urban Development in their written reply submitted as under:-

"Physical survey of these villages has not been carried out yet due to resistance from the local villages. As the possession of land in these villages has not been handed over to DDA by LAC/ L&B Deptt., GNCTD, survey for rehabilitation is to be done by L&B Deptt. of GNCTD."

3.34 During the course of oral evidence of public representative on the subject, Committee came to know about the concept of built-up area in regularization of unauthorized colonies. In this regard the Committee inquired from DDA about the concept of built-up area and how it is decided by DDA in any colony. DDA in their written reply submitted as under:-

"As per the Regulations of Unauthorized Colonies in Delhi notified vide Gazette Notification S.O. 683(E) dated 24th March, 2008, under para 3.3 "The following types of colonies or parts thereof would not be considered for Regularization":

Sub para (c) of para 3.3 "Unauthorized colonies/ habitations where more than 50% plots are un-built on the date of formal announcement of regularization scheme. However, plots which have been built up in the above mentioned colonies, even after 31-3-2002 and till the date of formal announcement of regularization scheme will be taken into consideration for eligibility of the colony for regularization."

In view of the above, GNCTD had asked DDA and MCD to provide information of built up area of individual colonies falling within their jurisdiction.

As far as DDA is concerned an exercise of built-up area falling in individual unauthorized colonies were carried out with respect to those unauthorized colonies falling within the jurisdiction of DDA, i.e Unauthorized colonies falling in Development Area of DDA. Hence, the report of built-up percentage of 228 unauthorized colonies (as per Aerial Photo-interpretation) and report of 306 unauthorized colonies falling in Development area of DDA along with 241 unauthorized colonies falling in DDA acquired land (based on physical survey by

land Department of DDA) were sent to Urban Development Department of GNCTD.

It was decided to denotify all the unauthorized colonies falling in the Development Area of DDA so that the concerned local Bodies and GNCTD could immediately take up the work in these areas/ colonies.

Since then the entire work of unauthorized colonies has been transferred to MCD/ GNCTD. As per the policy for regularization of unauthorized colonies notified by Govt. of India, the role of DDA is limited to the following:-

1. To mark the proposed/ existing Zonal Plan/ Master Plan roads on the lay out plan of unauthorized colonies (Unauthorized colonies creating hindrances to Zonal Plan/ Master Plan roads)
2. Once the unauthorized colonies are regularized by Govt. of Delhi, the change of land use, if any, to be carried out by DDA under section 11A of D.D. Act, 1957.

Procedure followed by DDA to identify built up area of unauthorized colonies:-

For identification of built-up area of unauthorized colonies, DDA relied on aerial photographs of the year 2002. First delineation of boundary of unauthorized colonies was made on the aerial photographs and the visual interpretation was made while counting the individual structure. As such due to higher resolution of aerial photographs individual structures could be identified easily.

Simultaneously, DDA also carried out physical surveys of colonies falling in Development Areas of DDA as well as unauthorized colonies falling in DDA acquired land."

Encroachment of DDA Land

3.35 As per Annual Report of 2010-11 of DDA the most important function of Land Management Department of DDA is to protect DDA land from encroachments. The Committee inquired DDA about the steps taken by them in this regard, during last five years. The DDA in their written reply furnished the following answer:-

"The steps taken by the Delhi Development Authority (DDA) to curb further encroachment in public places by removing illegal structures in National Capital Territory (NCT) of Delhi include the following:

- (i) In Development Areas under the control of the DDA, as and when any unauthorized / illegal structure came to the notice, action was initiated under section 30(i) of the Delhi Development Act, 1957 and after following due process of law, order of demolition of unauthorized/ illegal structure was passed. Thereafter, the unauthorized / illegal structures were removed in the demolition programme, fixed with the approval of the competent authority.

Now, most of the Development Areas have been de-notified from the purview of the DDA.

- (ii) As and when the case of encroachment on DDA land comes to the notice of Delhi Development authority (DDA), action to remove/ stop it was taken as per law.

During the last five years valuable Govt. / DDA land measuring 402.428 Acres reclaimed detail given below:

Year	Demolition programme fixed (in nos.)	Demolition programme carried out (in nos.)	Land reclaimed (in Acres)
2007-08	646	455	121.70
2008-09	370	199	38.09
2009-10	414	278	138.84
2010-11	385	249	48.57
2011-12	364	258	50.23
2012-13(Sept, 13)	88	576	4.998
Total	2267	2015	402.428

Action to remove the encroachment on the DDA/ Govt. land within the parameters of 248 unauthorized colonies existing on DDA land could not be taken up due to applicability of the National Capital Territory of Delhi Laws (Special Provisions) Act, 2006 promulgated from time to time.

- (iii) For the protection of DDA land, boundary walls have been constructed around vacant land, warning boards showing ownership of DDA are fixed/ displayed.
- (iv) Security Guards, revenue officials have been deployed for keeping strict vigilance/ watch and ward of the Govt. / DDA land.
- (v) In addition, the policy initiatives, taken by Ministry of Urban Development in this regard include in-situ rehabilitation of Jhuggi Dwellers and regularization on unauthorized colonies in Delhi.
- (vi) In addition to the above, the Hon'ble Lieutenant Governor, Delhi in the meeting held on 04.01.2011, discussed the strategy and plan of action against all illegal and dangerous constructions in Delhi.

Lt. Governor, Delhi has vide letter No. F-27/SDMK/ KJ/ 2010/96 dated 30.3.2011 constituted a Special Task Force under the convenership of Sub Divisional Magistrate of each Sub Division. Zonal Dy. Directors and Executive Engineers of DDA are also members of this task force. As far as DDA is concerned, it has its own Land Management Department which is responsible for removal of encroachment on DDA Land.

3.36 The Committee inquired from DDA about the unauthorized colonies that are coming up in areas which have been acquired by DDA for their development. DDA in their written reply submitted as under:-

"No new unauthorized colonies are allowed to come up on DDA land. 246 unauthorized colonies are existing on DDA land. Some of the unauthorized colonies came up earlier prior to taking over the physical possession of acquired land from Land Acquisition Collector/ Land & Building Deptt, GNCTD. Land Management Department has six zonal Dy. Directors to conduct regular watch and ward on fresh encroachment and get them removed immediately."

3.37 The Committee inquired about how many kabadi markets, illegal shopping complexes, repairing shops and illegal parking are there in the DDA land. DDA in their written reply submitted as under:-

"No encroachment on DDA's land is allowed in the form of kabadi markets, illegal shopping complexes, repairing shops, illegal parking, etc. As and when encroachment comes to notice on DDA land the same is removed. In the last one year land measuring 26.03 acres was reclaimed from the above mentioned type of encroachments."

3.38 The Committee inquired about the new colonies that have come up after Madan Pur Khadar for slum development. DDA informed as under:-

"Matter pertains to UD Department of GNCTD and Delhi Urban Shelter Improvement Board (DUSIB).

After Madanpur Khadar, some parts of Bawana and Narela projects have been used for slum development / rehabilitation of slum evictees."

3.39 On being inquired by the Committee about not taking any action when unauthorized colonies were coming up on DDA land. DDA replied as under:

"DDA takes action on all the fresh encroachment in DDA land. However, the encroachment that came up earlier are protected which cannot be removed due the enactment of GNCTD Delhi Special (Provision) Act 2011 extended up to 31.12.2014. Built up construction at the time of taking over possession of land from LAC/ L&B Dept. GNCTD also adds to the problem."

3.40 DDA had stated that the process of encroachment removal is a continuous process and timely action is taken as when any encroachment is reported. 1402.16 acres of DDA land has been encroached in various parts of Delhi, mostly in the form of JJ Clusters (280.91 acres approx.) and unauthorized colonies could not be taken due

to enactment of Delhi laws (Special provisions) Act, 2006. The Committee inquired about the rationale behind protecting the encroached land under such Act. DDA in their written reply submitted as under:-

"Due to the provisions of GNCTD Delhi Special (Provision) Act 2011, old encroachment / built up construction existing before 2007 are not removed. The increasing populations and lack of shelter must be reason for enactment of such Act."

3.41 DDA had informed the Committee that out of 1402.16 acres on encroached land, DDA has reclaimed 479.884 acres land. The Committee inquired about the status of remaining encroached land. DDA in their written reply submitted as under:-

"DDA has reclaimed 479.884 acres land. Land measuring 1402.16 acres are encroached and is protected by the Delhi Laws (Special provisions) Act, 2011, due to old encroachments prior to 2007, court orders, etc."

3.42 The Committee were informed by DDA that DDA land under encroachment are protected under National Capital Territory of Delhi Law (Special Provisions) Act, 2006 which is extended up to 31.12.14. Further, the DDA also informed that the areas posing hindrance in the provisions of infrastructural facilities were marked by the DDA in the maps prepared by Survey of India and the said part of the land earmarked by DDA are not eligible for regularization. The Committee inquired DDA about the plans for handling encroachment and regularization of unauthorized colonies. DDA informed as under:-

"Vacant land details are being examined for marking of the areas posing hindrance in the provision of infrastructural facilities. After marking the same, it will be forwarded to GNCTD so as to exclude these areas while regularization of unauthorized colonies pertains to MCD and Govt. of NCT of Delhi."

3.43 The Committee are of the view that presence of a strong monitoring mechanism could have easily stopped the mushrooming of unauthorized colonies in Delhi. When asked about their view on this, DDA informed as under:-

" It is a fact that unauthorized colonies have come up in Delhi irrespective of the fact that land is Govt. or private like DDA, Gram Sabha etc. Timely action would have definitely arrested this phenomena of coming up of unauthorized colonies in Delhi. However, DDA is taking timely action not to allow any fresh encroachment leading to unauthorized colonies."

CHAPTER-IV

MISCELLANEOUS ISSUES

CRITERIA FOLLOWED IN ALLOTMENT OF LAND FOR CONSTRUCTION FOR HOTELS, MALLS, SCHOOLS, BUS DEPOTS, POLICE STATIONS AND OTHER PUBLIC UTILITY BUILDINGS

DDA allots land for construction of hotels, malls, schools, bus depots, police stations and other public utility buildings out of land acquired under the 'scheme of Large Scale Acquisitions'.

4.2 About the criteria followed in allotment of land for construction for Hotels, Malls, Schools, Bus Depots, Police Stations and other public utility buildings, about their prioritization and data on construction of schools, hospitals, community centres, bus depots, hotels, malls on DDA land during the last five years, DDA has stated as under:

"As per provisions of Master Plan, 3% of land acquired under the Scheme of Large Scale Acquisition, Development & Disposal of land in Delhi is utilized for commercial use. As per provisions of DDA (Disposal of Developed Nazul) Rules, 12981, the commercial plots developed by DDA (including Hotels, Malls and other commercial activities) are disposed of through auction/Tender.

4.3 Prior to 2006, the disposal of Commercial/Hotel plots was used to be made on lease hold basis. However, as per directions of Government of India (GOI), DDA adopted the scheme of conversion of leasehold rights into free hold in respect of commercial properties since 2003. Further, as per GOI's orders of June, 2006, all commercial properties are being disposed of on 'freehold' basis through the process of Auction/Tender. The procedure, followed for disposal of commercial properties, includes the following steps:

4.4 Details of vacant plots (with control norms and drawings) carved out in different designated commercial areas, are provided by the Architectural/ Planning Wing of DDA. On receipt of such details, the list of plots are placed before the Price Fixation Committee headed by Commissioner (LD) consisting of members from Planning, Architecture, Engineer and Finance/Land Costing Wings for fixation of reserved prices of available plots.

4.5 Once the reserved price is finalized and approved by the competent authority, a tender programme is scheduled for disposal of available plots.

4.6 The successful bidder/tender is required to get the plans of the building sanctioned/approved by the DDA/Local Body and construct the building over the Commercial Plots/Hotel Plots/mall Plots, strictly as per sanctioned plan. The permissible control norms, as approved by the Architecture/Planning Wing shall have to be strictly adhered to.

4.7 During the last few years i.e. from 2006 onwards, DDA has disposed off the following Commercial/Mall Plots and Hotel Plots.

S.No.	Type of Plot	No.of Plots
(i)	Commercial/Mall Plots	158
(ii)	Hotel Plots	24

4.8 Institutional Land Branch allots land for schools, hospitals, community halls, bus depots, police stations etc.

4.9 The allotment of land for bus depots, police stations and other public utility building are allotted on Govt. Transfer Rate. As and when any request for allotment of land is received from Govt. of NCT of Delhi / Local Bodies / Ministries of Central Govt. same is processed on priority basis subject to availability of land as per request of the organization. During last ten years 23 sites have been allotted for Bus Depot to GNCTD and 25 sites have been allotted for Police Stations to Delhi Police.

4.10 The Institutional land Branch only allots the land to the various organizations and the construction of building thereon are looked after by the respective allottee. As a matter of record the allottee are required to construct the building within two years from the date of handing over the physical possession of land and Extension of Time can be given up to 10 years depending upon the merits of the case.

4.11 About the criteria for conducting auction of lands for schools and hospitals and how many such auctions have been conducted by DDA during last 10 years across Delhi, the DDA has stated as under:-

"Any individual who is not a minor or a group of persons including trust, a firm , a registered society, or a company registered under the companies Act as a corporate entity may apply in the prescribed auction form for allotment of land for Schools, Hospitals, Nursing Homes, Higher Education and Technical Institutions. The bidder may bid for as many sites as they can. DDA while disposing the plots by auction gives wide publicity through leading newspaper issued from Delhi/New Delhi."

4.12 When asked to furnish a year-wise details, including the applications received, eligible applicants and the winners of the auction, the DDA has furnished as under:-

"No schools site has been disposed by way of auction during last 10 years."

4.13 On being asked how many areas DDA has provided land for government hospitals and schools across Delhi during the last 10 years about the procedure for providing land for this purpose, DDA in its written replies has stated that:-

"Allotment of Land for Govt. Hospitals and Govt. Schools are done by way of allotment. For Govt. Hospitals allotment is done at Govt. Transfer Rate prevalent for the said year and for schools allotment is done at a nominal amount of Rs.1/- as premium and Rs.1/- as annual ground rent. From 2003-2013, 7 Hospital sites have been allotted to GNCTD. In the same period 16 sites for Sr.Sec. Schools have been allotted to MCD and 02 sites for secondary schools have been allotted to Kendriya Vidyalaya."

4.14 When asked whether it is a fact that in DDA clearance for building a Mall gets precedence over the proposal for building a school/hospital, DDA has stated that:

"The facilities such as school, hospital, markets and commercial areas are assigned as per the population requirement. There is no preference given in master plan for developing a land parcel/pocket for commercial area in comparison to the public & semi-public use like school & hospital.

4.15 In DDA, for approval of Building Plans for Commercial Properties like Malls, Institutional properties like Schools/Hospitals, Architects of the concerned agency requires to submit all the drawings with requisite documents, undertaking, fees, etc., under the mandatory provisions of MPD-2021/BBL'83. In most of the cases, mandatory approvals from other agencies like Delhi Urban Art Commission, Chief Fire Officer, Environmental Clearances, Civil Aviation Clearances are also required. Once these

clearances are obtained by the applicant, approval of Building Plan is processed under MPD-2021 and BBL'83, if other required documents are found in order. Otherwise, DDA issues letter to the applicant for submission of such documents and corrections in drawing required under MPD-2021/BBL'83. The approval from other agencies as stated above consumes substantial time in the process of granting sanction. These approvals are received from concerned Authorities on a case to case basis irrespective of its use, i.e., Commercial Buildings or Institutional Buildings. It is experienced in many cases that Architects submission are not proper like drawings are not submitted within MPD-2021/BBL'83 Provisions and lacks clarity. Submitted documents like No Objection Certificate, Undertakings, and Affidavits, etc., are not in order and thus delay in granting sanction takes place. In cases, irrespective of Commercial or Institutional Buildings, where Architects submitted the drawings, various documents, approval/clearances from other agencies are in order and area jurisdictions are clear, Building Plans sanction are much faster and quicker.

4.16 Thus there is no discrimination while granting sanction to Commercial Buildings and Institutional Buildings in DDA. Efforts are always made for faster delivery of sanction, if submissions made by the applicant are proper and within parameters of Law i.e. MPD-2021/BBL'83 Provisions."

COMPUTERISATION OF LAND RECORDS BY DDA

4.17 On a question whether DDA is in possession of all the lands under its purview, how they are maintaining the land record and whether computerization of land record has been made by DDA it has been stated that:-

"DDA is in possession of all the land under its purview / disposal and the records of the same are being maintained. The total land under DDA from different sources like, Nazul- I land, L&DO land, MOR Land and acquired land is 1,01,859 acres. The details of awarded land are as under:-

Total Acquired land	:	90326 acres
Land Handed over to DDA	:	76887 acres

Awarded land yet to be handed over to DDA : 13439 acres

Matter for taking over the land is being pursued with Land & Building Dept., GNCTD and 258 acres land has been taken over during the last one year. Computerization of acquired land records have been made by DDA. Out of the acquired land in 240 villages, 185 villages have so far been digitized. The remaining land records are being digitized."

CONVERSION OF LEASEHOLD TO FREEHOLD OF PROPERTIES

4.18 On a question whether all the properties of DDA and Co-operative Group Housing Societies are free-hold properties, DDA has submitted that:-

"Allotment of DDA built up flats made upto 1992 was on leasehold basis. After that allotment of flats is being made on freehold basis. The other properties of DDA and Co-Operative Group Housing Societies are not free hold properties. Initially the properties were allotted on lease hold basis but the plots (residential, commercial etc.) are now allotted on free hold basis w.e.f. 01.01.2007. The lease hold properties are being converted into free hold as per policy and guidelines issued by MOUD in 1991"

4.19 Pertaining to the time-frame prescribed for completing the procedure for converting the property from leasehold to freehold, DDA has submitted that:-

"45 days is the prescribed period for converting DDA built up flats and Co-operative Group Housing Societies flats from leasehold to freehold and 90 days for other properties."

4.20 When asked to state the number of applications received for getting the properties freehold, number of applications cleared and the pending applications with them since last five years, DDA has stated that:-

"Data on freehold applications for last five years in respect of DDA's built up flats and Co-operative Group Housing Societies and other residential plots under Housing Department/residential plots for the period 01.12.07 to 30.11.2012 is as under:

S. No.	Department	Application received	Application disposed off	Application pending
1.	Housing Department	24,589	27,157	944
2.	Co-operative Group Housing Societies flats and other residential plots	6,612	1,254	5,458
	Total	31,201	28,411	6,402

The main reasons why conversion cases are pending is because deficiencies are not completed by the applicants, such as non-submission of required documents and non deposit of demanded amount such as ground rent, misuse and damage charges."

4.21 DDA has further stated that :-

"Many cases of conversion of leasehold to freehold have been pending for years due to heavy misuse charges which at times exceed the cost of the plots or flat"

In its board meeting on 24.2.2013, DDA has decided to launch a one time relief scheme for those who stayed away from the leasehold to freehold conversion camp conducted recently. This decision was taken to provide a special one time relief where in a maximum period for levy of misuse charges (levied on misuse of property) will be restricted to five years from the date of detection of misuse."

STATUS OF ALTERNATIVE ALLOTMENT OF PLOTS/FLATS

4.22 As of now DDA has acquired lands in 240 villages for undertaking various types of development in Delhi. In this connection, when asked to state whether there are any guidelines of DDA to allot plot/flats to the residents whose lands have been acquired for development purposes, DDA has submitted that:-

"DDA allots alternative plots on the basis of recommendations received from Land & Building Department, Govt. of N.C.T. of Delhi (GNCTD). The necessary guidelines in this regard have been issued by GNCTD. No separate guidelines have been issued by DDA. The allotment of alternative plot is made by DDA as per seniority fixed on the basis of the date of taking over of physical possession of acquired land by Land & Building Department, GNCTD, for respective size category and zone before holding draw of lots.

However, 10675 alternative allotments had been made to the farmers whose land had been acquired. As on date, 68 recommendation letters issued by the Land & Building Department, Govt. of N.C.T. of Delhi are lying pending due to non-availability of plots of respective size. "

4.23 During oral evidence of the representatives of RWA of CGHS and people's representatives, Shri Mahabal Mishra, M.P. of West Delhi stated that:-

" Since 2004, DDA is acquiring land for urban extension road. The poor people spend their earning and saving to purchase a plot or flat and DDA acquire the area. But while giving compensation DDA takes time. DDA provides compensation in older rates as a result the affected person cannot afford to purchase a flat in that rate. Suppose DDA provides an alternate EWS flat then that is not sufficient to accommodate his 8-10 family members. Therefore, the poor affected person suffers a lot. Therefore, there is an urgent need to change the alignment of road."

4.24 In response to that DDA Vice Chairman during oral evidence clarified as under:-

"It is undisputed that we have to be with them, with the persons who are going to be displaced, who are going to be uprooted. It is a fully committed approach of the Government of Delhi as well as DDA. The Slum Wing was earlier with DDA, now it is transferred to the Government of Delhi. There is a policy for Project Affected Persons which is evolved by the Government of NCT or Delhi. We are fully committed to that policy. Now the question is whether it is land for land or value for value or whether it providing accommodation, this is a policy matter and will definitely flat it in the correct quarters and we will take a conscious decision that the best interest of the affected persons should be protected. I will request the Government of Delhi also to take not of the sentiment of this honourable Committee. We will see that the people who are affected by the Metro, by the roads which are important infrastructure for Delhi, are properly, appropriately and timely rehabilitated. I fully agree with you, sir."

DEVELOPMENT WORK UNDERTAKEN BY DDA IN THE VILLAGES WHOSE LAND HAS BEEN ACQUIRED

4.25 DDA has undertaken following development works in villages whose lands were taken over by DDA.

- i) Construction of Phirni roads/internal roads.
- ii) Construction of community halls
- iii) Provision of signages
- iv) Construction/repairs of boundary walls
- v) Development of Parks
- vi) Construction of dhalaos

vii) Commissioning of new tubewells

viii) Repairs of cremation grounds"

4.26 When asked as to the number of community centres built up by DDA in lal-dora colonies and in the areas where the land was acquired by DDA for development, DDA has stated that:-

"No community centre has been built by DDA in lal dora colonies. However, 44 Community Centres have been built on the land acquired by DDA for development. The list of community centres is as under.

Sl. nos.	Category	Year	Dwarka	North	Rohini	East	South East	South West	Total
2	Community Centre	1996-97		Wazirpur industrial area Wazirpur residential area Lawrence Road Industrial Area (Rampura) Transport Centre GTK Road Azadpur Subzi Mandi	CC-4 Nos.	Preet Vihar	East of Kailash, Saket Sheikh Sarai, Ph-I Yusuf Sarai New Friends Colony Azmroodpur	Safdarjung Enclave, Basant Lok, Vasant Vihar Rewari Line, Mayapur Ph-I, Janakpuri, Blk B-I Vikaspuri, Blk C, Naraina Vihar, Blk C, SDA, Opp. IIT, Delhi Rajouri Garden, Blk	28
		1996-97 1998-99 1999-2000 2000-01 2001-02 2002-02 2003-04	Facility Centre, Sector 20	Road No. 44, Pitampura Service Centre 19, pitampura	Sec. 3		FC at Sheikh Sarai F.C. at Geetanjali Enclave	Blk Q, Paschim Vihar Blk. H, Vikaspuri	
		2004-05		Motia Khan Tyre Shop at Rohtak Road Shalimar Bagh, Blk B Lawrence Road, Blk B		Yamuna Vihar, Blk C-10 Karkarduma			

4.27 When asked to state about the number of villages fall under the jurisdiction of DDA? In how many villages DDA has constructed community halls, in a written note DDA has stated under:-

"DDA has acquired land in 240 villages of Delhi. 18 community halls have been constructed by DDA in urban villages as under."

1. Amberhai
2. Bagdola
3. Bharthal
4. Bindapur((Pocket-3, D Block)
5. Bindapur(Block E)
6. Kakrola
7. Mahavir Enclave
8. Naseerpur
9. Badli
10. Mange Ram Park
11. Naharpur
12. Basant Village
13. Masoodpur Village
14. Sant Nagar
15. Badarpur
16. Kanti Nagar(Near Gali No-2)
17. Kanti Nagar(Near Police Station)
18. Kondli Gharoli

List of 20 community halls which are under planning and construction is enclosed as **under:**

Zone	Planning stage	Progress	Total
South	7	1	8
Dwarka	2	2	4
North	1	-	1
East	6	-	6
Rohini	1	-	1
Total			20

Community Halls in Village in Planning Stage/Progress for the Period January, 2012 to August 2013

SOUTH ZONE (IN PLANNING STAGE)

S.No.	Location
1.	Community Hall at Mahipal Pur
2.	Community Hall at Munirka
3.	Community Hall at Tehkhand
4.	Community Hall at Kishan Garh
5.	Community Hall at Harkesh Nagar
6.	Community Hall at Arjun Nagar
7.	Community Hall at Srinivas Puri
Progress	
1.	Community Hall at Zamrudpur
Dwarka Zone (in Planning Stage)	
1.	Community Hall at Village Pochanput
2.	Community Hall in Village Kakrola
Progress	
1.	Community Hall Nasirpur Gram Sabha Land
2.	Community Hall at Dhul Sirs Village
North Zone (In Progress)	
1.	Community Hall at Pitampura Village
East Zone (In Planning Stage)	
1.	Community Hall at Chilla Village
2.	Community Hall at Kotla
3.	Community Hall at Hasan Pur
4.	Community Hall at Gazi Pur Village
5.	Community Hall at Madan Pur Khadan Gaon
6.	Community Hall at Arjun Nagar
Rohini Zone (In Planning Stage)	
1.	Community Hall at Rithala Village

From the above tables it can be inferred that DDA has constructed total 44 community centres. It has completed construction of 28 community centres in the year 1996-97. Afterwards, the number has drastically reduced to 11 during the entire 6 years from 1997-98 to 2003-04. This has further been reduced to 4 during the 3 years from 2004-05 to 2006-07. Out of the completed 44 community centres only 18 community centres are functional for the period January 2012 to August 2013 20 community centres in all the zones i.e, South, Dwarka, North, East and Rohini are in planning stage. In the South zone, out of 8 community centres, 7 are still in the planning stage and construction of only one community centre is in progress. In Dwarka zone out of 4 community centres 2 are in planning stage and 2 are in progress. In North zone, one community Hall is in progress. In East zone all the 6 are in planning stage.

4.28 The Times of India in a press report on 17 February, 2014 has unearthed a racket involving DDA officials and mafias on the issue of allotment of marriage venues on the DDA land. It has stated that booking a wedding venue for a night in North-West Delhi can cost Rs. 30 lakhs against the official price of DDA of Rs. 77000/-. Like almost all the public grounds in Delhi are being controlled by tent mafias. The mafias have encroached upon public land and give it away to the highest bidder. These businessmen have built permanent structures on the DDA land and control it round the year without the fear of action from the civic agencies or police. As per this press report DDA claims that it is aware of the problems and accepts only online bookings to stop corruption. Tent houses get around this hurdle by booking the grounds in their clients name. The Vice-Chairman of DDA is aware of the issue and reviewed and issued necessary directions to the concerned officials. Giving a factual position on this press news DDA in its written replies has stated that:-

"In this context, it is to inform that keeping in view the scenario in the past, DDA started on-line booking w.e.f. 4th November, 2012 and has also taken steps to block the lacunas in the on-line delivery system which is giving leeway to the tent house owners. The instances of proxy booking are on the decline. Wherever some shortcomings are found out, the system is being improved as per experience gathered. A detailed meeting on the subject was held and further improvement suggested are being incorporated in the software, as well as managing at ground level."

4.29 When asked whether DDA is conducting on the spot verifications of the venues in order to ensure that only genuine persons are using the venues to whom DDA has temporarily allotted, and punishment imposed in case of any discrepancies, DDA has stated that:-

"The field staff has been directed to keep a close watch. In case of any specific complaint about misuse, they are authorized to check the credentials of the applicant. "

INTERFACE OF DDA OFFICIALS WITH PUBLIC

4.30 DDA for the last 55 years has been innovating in terms of technology, management techniques and improving its public interface in order to reach its customers in a better and friendly way. For example for the construction of houses with speed and safety, new technology like pre-cast technology has been adopted. Quality checks are ensured through Third party assurance.

4.31 For ensuring timely delivery of services Citizen Charter detailing schedule of various transactions has been published. Many processes which have maximum public interface have been made online. For example conversion of lease hold rights into freehold and booking of temporary allotment of space for marriages and social functions has been made online during the last one year. All transactions of DDA are slowly being computerized so that there is maximum convenience, speed and accuracy in the delivery of services. The DDA's transactions are multifaceted as it involves property and development of spaces and facilities for the convenience of people. The demand for more and more facilities and more convenience increases with modernization and urbanization. These services are also required to be augmented due to increase in population which keeps on increasing every year by almost 5 lakhs people. The scope for improving and meeting the challenges is thus a dynamic process and the same is met through various innovations and improved delivery.

It is often alleged that DDA officials are inaccessible to the public. The DDA responded through a written reply as under:

"It is not true that DDA officials are inaccessible to the public. It may be mentioned that DDA officers can be approached on all working days with prior appointment whereas on every Monday and Thursday between 2.30 to 5.30PM any person having grievance or trying to enquire about the disposal status of his case can approach senior officers without any appointment or without any entry pass. Apart from this VC, EM, FM and CVO, DDA also meet the public on one designated day in a week. Approximately 6,000 -7,000 members of the public visit DDA office at Vikas Sadan on public hearing days and approximately 600 – 700 people visit on other working days.

The above given facilities are in addition to the system of registering complaint and grievance at the Reception of DDA which are sent to the HODs for

proper monitoring. Members of the public also seek information from DDA through provisions of the RTI Act."

Pertaining to the steps being undertaken or proposed to be taken to ensure public participation in the functioning of DDA/MCD, DDA has submitted that:

"Various suggestions received from time to time from individuals, RWAs and other bodies in the form of representations are taken into consideration in formulation of policies/guidelines of DDA."

TRANSPARENCY IN THE FUNCTIONING OF DDA

4.32 On a question with regard to initiating of steps to bring in transparency in the functioning of DDA/MCD to root out corruption and provide better, quick and people's friendly services, DDA has submitted that:-

"DDA has taken the following steps:

1. Directions have been issued to place on the website all procedures, rules and regulations, so as to increase transparency.
2. To reduce the movement of touts in various branches, the exit/entry points in Vikas Sadan have been reduced from seven to three.
3. Record Management is being improved.
4. The information regarding various draws of plots, flats and housing schemes are being uploaded on the DDA website for greater transparency.
5. File tracking system has been implemented in the vigilance branch and the same is under implementation in other branches.
6. The sensitive branches are being randomly inspected by vigilance branch to see delays in handling of files, presence of outsiders etc.
7. E-SLA (Service Level Agreement) has been implemented for various services. For instance conversion to freehold of DDA flats and Group Housing Society flats and the period has been reduced from 60 days to 45 days.
8. E-tendering system has been implemented in DDA to increase transparency and check pooling of tenders. Efforts are being made for getting an e-payment gateway for submission of cost of tender and earnest money deposit.
9. Online conversion of leasehold to freehold of Group Housing Flats and DDA flats has been started from 1.9.2012. Information on free hold conversion process has been uploaded on the DDA web site.
10. Vigilance helpline has been launched on the occasion of Vigilance Awareness Week, 2012 and its number is 09650713388.
11. To curb the nuisance of tent mafia, the booking of parks, community halls and vacant sites for tents have been computerized and online booking has been implemented w.e.f. 7.11.12.
12. Citizen Charter having specific period for various services has been implemented.

13. Online System of Conversion of DDA built up flats from Leasehold to Freehold has been launched recently.
14. Conversion of DDA built up flats from Leasehold to Freehold has been brought in the purview of the Delhi (Rights of Citizen to Time Bound Delivery of Services) Act, 2011."

4.33 Despite The above mentioned steps for ensuring transparency in their functioning, as per media reports still, there is lot of corruption in DDA. In this regard the Committee inquired the DDA about the corruption cases against DDA officials during last 10 years. From the information furnished by DDA the Committee can easily gather the fact that amongst the 82 corruption cases against the DDA officials for last more than 10 years w.e.f 2003, 41 are under trial, 12 are under investigation, 4 have been acquitted, 1 is RDA case, 1 has been discharged, 1 case is under CBI investigation and 3 cases have been closed by CBI and 19 convictions are there.

4.34 When asked as to what specific steps are being planned by DDA to change their image, DDA has stated that:-

"In order to bring transparency in the functioning of DDA, various measures have been adopted and some of them are as follows:-

1. Online conversion of leasehold to freehold of Group Housing Flats and DDA flats has been started from 01.09.2012. Information on freehold conversion process has been uploaded on the DDA website.
2. Two activities have been brought under ESLA. i.e., Electronic Service Level Agreement and therefore, these activities are monitored regularly and activities have to be completed within 45 days i.e. conversion from lease hold to free hold for group housing flats and DDA flats is made in 45 days.
3. Citizens' Charter of various activities has already been prepared and task is to be completed as per Citizens' Charter.
4. Installation of CCTVs is under process in the Vikas Sadan Office of DDA where major public dealing activities are being conducted.
5. Directions have been issued to place on the website all procedures, rules and regulations, so as to increase transparency.
6. To reduce the movement of touts in various branches, the exit/entry points in Vikas Sadan have been reduced from seven to three.
7. Record Management is being improved.
8. The information regarding various draws of plots, flats and housing schemes are being uploaded on the DDA website for greater transparency.
9. File tracking system has been implemented in the Vigilance branch and the same is under implementation in other branches.

10. The sensitive branches are being randomly inspected by Vigilance branch to see delays in handling of files, presence of outsiders etc.
11. E-tendering system has been implemented in DDA to increase transparency and check pooling of tenders. Efforts are being made for getting in a e-payment gateway for submission of cost of tender and earnest money deposit.
12. Vigilance helpline has been launched on the occasion of Vigilance Awareness Week, 2012 and its number is 09650713388.
13. To curb the nuisance of tent mafia, the booking of parks, community halls and vacant sites for tents have been computerized and online booking has been implemented w.e.f. 7.11.12
14. Conversion of DDA built up flats from Leasehold to Freehold has been brought in the purview of the Delhi (Right of Citizen to Time Bound Delivery of Services), Act, 2011."

At present there 52 community halls, 27 parks and 187 open spaces available for online booking for marriages and other social functions. Times of India in its news report dated 17.2.2013, had reported that despite the online booking system, tent house are still handling bookings of venues of DDA for marriages and other social functions. They charge 6 to 45 times the official ground rent and booking are being made several months in advance although DDA has set a 90 days limit. The mafia has encroached upon public land gives it away to the highest bidder. These mafias then build permanent structures on the DDA land and control it round the year without fear of action from the civic agency or police.

4.35 When asked to submit a factual note on the above press report, DDA in its written reply has stated that:-

"Keeping in view the scenario in the past, DDA started online booking w.e.f. 4 November, 2012 and has also taken steps to block the touts. In the online delivery system which is giving leeway to the tent house owners. The instances of proxy booking are on the decline wherever some shortcomings are found out; the system is being improved as per experience gathered. A detailed meeting on the subject was held and further improvement suggested is being incorporated in the software, as well as managing at ground level."

4.36 When asked, whether DDA has demarcated these venues with some boundaries, DDA in its written replies has stated that:-

" All venues are on vacant lands having specific use as per plan. These vacant spaces have been earmarked for booking on temporary basis as a relief to the residents of Delhi"

SINGLE WINDOW SYSTEM

4.37 When asked whether a single window system can be introduced in DDA and to furnish the modalities for the same, DDA has stated that:-

"Single Window System in DDA has already been introduced for major transactions of allottees with DDA such as conversion of leasehold property to freehold which has been totally computerized and one can apply for conversion from any part of the world. The process of temporary allotment of land for marriage and social functions has also been computerized and the applicant do not have to visit Vikas Sadan for such bookings which can be done sitting at home. The Single Window System is being slowly extended to all other transactions of DDA."

4.38 When asked how long it will take to introduce single window system other fields, and about the efforts have been taken by the DDA in this regard, DDA has stated that:-

"Single window system is being adopted for various transactions which have maximum public interface on priority basis and gradually all transactions will be converted with complete computerization. The conversion from lease hold to free hold is being done through single window system from August ,2012 and process has been made online wherein one can apply for conversion from home from anywhere in India. Similarly booking of places for marriages and social functions has also been made online from December, 2012 and people do not have to resort to multiple visits to DDA for such bookings. For disposal of grievances another single window system is being adopted through 'Samasya Nidhan Sewa' which has been started by DDA on 21.1.2013 initially on trial basis. All other transactions which have a public interface are planned to be taken up through the single window system gradually."

COMPUTERISATION

4.39 It is stated that all transaction of DDA are slowly being computerized so that there is maximum convenience, speed and accuracy in the delivery of services. In this connection, when asked as to the process of computerization was started and the plan of action in this regard and whether DDA has developed the process of computerization phase-wise, DDA has stated that:-

"Computerization was started in 1986 when all types of processing were being done in batch processing mode. Thereafter in 1999 with the help of

CMC Ltd, three departments, namely, Housing, Land Disposal and Legal were computerized and data processing started in the interactive mode. Afterwards various in-house applications have been developed for various departments of DDA for meeting their requirements time to time which are working in stand alone mode.

DDA has now laid emphasis for giving services to the public through IT applications so that public may avail the facilities and services of DDA at their door step. By providing the services through IT applications there will be maximum convenience, speed and accuracy in the delivery of services. In this regard, it is to be apprised that recently in this direction the following IT initiatives have been taken by DDA:

1. Online leasehold to freehold conversion application: Online leasehold to freehold application for converting leasehold DDA flats and Group Housing society flats into freehold with web enabled application has been developed in house through which general public can apply for converting their flats from leasehold to freehold online. The application was launched on 31st Aug. 2012 by Hon'ble Minister for Urban Development. Through this application people are applying online even from abroad. The application is uploaded on DDA's website – www.dda.org.in.
2. Online booking of DDA's parks, community halls & open spaces: (uploaded on DDA's website www.dda.org.in).

A state of the art application for online booking of DDA's parks, community halls and open spaces has been developed in house and this application was launched for the public on 7.11.12. As of now, 2791 bookings have been registered for various DDA sites. This is another initiative for providing the services of DDA to the public at their door step. Through this application, one can see the availability of any site online and in case it is available, one can book the same online and deposit the payment in DDA's account through RTGS & NEFT and shortly the provision of payment gateway through nationalized/scheduled banks will also be made for the public.

3. Samasya Nidhan Sewa: Online web enabled application for the public has also been developed in house for attending to the grievances of general public and this application has been named as Samasya Nidhan Sewa. It has been started on trial basis from 21.01.2013. Through this application the general public can register their complaints/grievances online as well as at the Reception of DDA's Head Office at Vikas Sadan and within a fixed time frame the officers of the concerned department of DDA will take action on the request/grievance of the general public registered through this sewa and intimate the status of action taken through e-mail. This application is under

testing and by March, 2013 it will be made active on the DDA's website as well as at the Reception of DDA's Head Office at Vikas Sadan.

4. Master Plan Review Suggestion Management System:

A web enabled and online interactive application for managing the suggestions received from the public regarding review of Master Plan 2021 has been developed from NIIT Ltd. and installed on DDA's website. Through this, the general public can see the status of the action taken on their suggestions and an over view of the review of Master Plan as well.

The status of review of MPD 2021 is as under:

- Emphasizes on greater public participation as well as periodic review of the plan at five year interval (3 phases up to 2011, 2011-16, 2016-21) and for a mid-term review in 2012.
- All suggestions received up to 31.05.2012 have been scanned and placed on DDA's website for information of the public.
- Based on the SRS and RFP prepared by TCIL, DDA has awarded the work of coding and classification of suggestions to NIIT, Delhi
- NIIT, Delhi has been awarded the work for design, development and implementation of website portal and supply of hardware, software and technical manpower.
- The first stage of development of software is over and data is being uploaded by NIIT Delhi.
- Further, uploading of the status of each suggestion (i.e. processed in MAG/AG) and UID is being done by NIIT.

5. Online court cases monitoring system:

A web enabled application for monitoring the court cases of DDA has also been developed and implemented in which the status of about 16,000 court cases is available and various officers in DDA are using the application online and are able to see the status and upload the proceedings of the status online. The application is uploaded on DDA's website – www.dda.org.in.

6. LMIS/Digitization of Land Records:

DDA as of now has acquired lands in 240 villages for various types of development in Delhi. The data entry about the acquisition details, i.e., notifications, details of award declared and notification under Section 22(i) have been entered in the data base of computer application known as Land Management Information System for all the 240 villages. This data can be viewed by the general public through the web site of DDA 'www.dda.org.in'. The brief description of the state of computerization of Land Management records is as under:

- i) Data of all 240 acquired villages with regard to various notifications and awards has been entered in the data base by Land Management Wing. Periodic updations are carried out in this data. This data can also be seen through DDAs web site by the general public.
 - ii) The massavies (old maps) of 165 villages have been put in DDA's server which can also be viewed by the general public through DDA's web site.
 - iii) The massavies of 21 more villages which are legible will also be placed on DDA's server after getting them digitized in next six months or so.
 - iv) The massavies (old maps) of 54 villages are not available with DDA and DDA has requested Development Commissioner of Delhi for supplying the old maps/ massavies of 54 villages and as soon as these are made available, these would also be put on DDA's website.
7. Computerized photo visitors gate pass: To curb the number of visitors in the DDA office at Vikas Sadan, a facility of computerized photo pass has been started at DDA's reception office and visitors are issued photo gate pass and the photo and details of the visitors are recorded in a computer. With the help of this facility, unauthorized visitors have been curbed to some extent.
8. ESLA For monitoring the status of application of freehold for DDA flats and Group Housing society flats received manually at the reception of DDA Vikas Sadan.

A facility of ESLA (Electronic Service Level Agreement) has been made available by establishing a connectivity with NIC server through which the status of these cases are uploaded on the NIC server. Through this application Secy. (IT) of GNCTD monitors status of cases regarding conversion of DDA and Group Housing Society flats.

It has been stated that the demand for more and more facilities and more convenience increases with modernization and urbanization on being asked about the plan of DDA for augmentation of modernization, DDA has stated that:

"DDA is now going to take a major step in the direction of computerization of all the departments of DDA and for establishing a structured networking throughout DDA. The road map for complete computerization of DDA is being prepared and the work will be gradually done.

For augmenting modernization and meeting the challenges of urbanization, challenges of population growth, in migration into Delhi, provision for adequate housing particularly for the weaker sections of the society, addressing the problems of small enterprises, particularly in the unorganized informal sector, dealing with the issue of slums, up-gradation of old and dilapidated areas of

the city, provision of adequate infrastructure services, conservation of the environment, preservation of the Delhi's heritage and blending it with new and complex modern patterns of development and executing this within a framework of sustainable development, public private and community participation has been envisioned in the Master Plan for the year 2021 which was notified in February 2007 and has perspective up to the year 2021. The development as per the Master Plan will ensure provision of facilities and conveniences so as to meet the challenges of urbanization and modernization.

Keeping in view the emerging challenges for planned development of the capital city, the following critical areas have been identified in MPD-2021: Land policy, public participation and plan implementation, redevelopment, shelter, housing for poor, environment, unauthorized colonies, mixed use, trade & commerce, informal sector, industry, conservation of heritage, transportation, health infrastructure, education facilities, disaster management, provision of sports facilities and focus on infrastructure development.

Further for planned development of Delhi, and to meet the housing requirements, DDA has taken following steps:

- i. Planning and development of sub-city (self contained) projects like Rohini, Dwarka and Narela with housing catering to all types of population.
- ii. Housing programmes as per the housing strategies for development of new housing areas.
- iii. Redevelopment of slum areas/ in-situ up-gradation, housing for economically weaker section (EWS).
- iv. The Zonal Development Plans for urban extension areas have been notified which will also provide land for housing and related infrastructure. As proposed in MPD-2021 development of these areas is envisaged through public private partnership (land pooling).
- v. As proposed in MPD-2021 the development along major transport corridors is envisaged through Transit Oriented Development (TOD). This will provide for intensive development in terms of housing, work centres and supporting facilities.
- vi. In order to make development environmentally sustainable large recreational areas have been developed such as biodiversity parks, regional parks/ district parks, sports complexes, etc.
- vii. Development of residential areas, construction and disposal of housing for various categories."

4.40 It is stated that the scope for improving and meeting the challenges is a dynamic process and the same is met through various innovations and improved delivery system. Elaborating on this issue, DDA has submitted that:-

"In order to meet the increasing need of facilities and conveniences, DDA has been adopting innovations like pre-fab technology which is speedy, sustainable and environment friendly for the construction of low cost houses, third party assurance for civil works to ensure quality, computerization for delivery of services like conversion of lease hold to free hold, booking of spaces for marriages and social functions, computerization of legal cases, etc."

PART – II

OBSERVATIONS/RECOMMENDATIONS

1. NEED FOR AMENDMENT IN THE DELHI DEVELOPMENT ACT, 1957

As per Section 3(3) of the Delhi Development Act, 1957, the Administrator of the Union Territory of Delhi is the ex-officio chairman of DDA while the Vice-Chairman is appointed by the Central Government. However, with the enactment of Constitution (Sixty-Ninth Amendment) Act, 1991 conferring the statehood to Delhi the nomenclature of administrator was changed to Lt. Governor.

In this regard, the Committee observe that the vice-chairman of DDA is under the dual control of Lieutenant Governor of Delhi as well as the Union Ministry of Urban Development. This at times could create complex situations for him while taking vital decisions. Not only the Vice-Chairman but the organization on the whole gets affected in its working, as all the decisions in DDA are taken in the name of the Lieutenant Governor of Delhi, while the implementation part of the same is under the control of Union Ministry of Urban Development. This often creates problem in the independent working of DDA and badly affects its efficiency. This unique character of the Act surprises rather baffles the Committee. The Committee with the help of their own research find that there is hardly any other law which provides such a dual control. Therefore, the Committee desire that the present situation should be deliberated upon in detail with all the stakeholders and a suitable solution should be brought into.

Further, the Committee observe that DDA is an organization having the major responsibility of dealing with land and its planned development in Delhi has to often deal with legal and judicial matters, but the legal and judicial member in the Authority's composition is conspicuous by its absence. In view of this the Committee feel that this is a big drawback in the organization and its working. Thus, the Committee strongly recommend that one judicial & legal expert should

also be inducted into the 'Authority' as its member. To bring these suggested changes to effect, the Delhi Development Act, 1957 may be suitably amended at the earliest.

2. POPULATION GROWTH, HOUSING REQUIREMENTS, TARGETS AND ACHIEVEMENTS

The Committee observe that Delhi has been witnessing migration of population gradually since 1947 till date leading to a critical shortage of urban infrastructure. Although there has been a decline in the percentage share of net migrants in the decadal growth of population in NCR Delhi from 45 per cent in 1961-1971 to 39.8 per cent in 1991-2001, in absolute terms the number of migrants have increased tremendously. As per census 2011, the total population of Delhi is 167.5 lakhs with a decadal growth of 2 per cent and density of population of 11,297 per square kilo meter. In absolute terms the population has increased by 29 lakh during 2001-2011 as against 44.3 lakh in the previous decade.

According to MPD 2021, natural growth has increased from 55.8 per cent in 1981 to 59.2 per cent in 1991 and to 60.18 per cent in 2001. While there was decrease in the net migrants from 44.20 per cent in 1981 to 40.78 per cent in 1991 and to 39.82 per cent in 2001. However, a reduction in the rate of natural growth and increase in migration between 2001 and 2021 is envisaged in the MPD 2021.

The housing activity has been taken up by DDA since 1967-68 in all the zones of Delhi and from time to time. Besides, DDA provides land to MCD and Slum Department of the Government of Delhi for construction of night shelters for homeless people. The MPD 2021 based on the projected population of 230 lakh by 2021 has estimated an additional housing stock requirement of about 24 lakh dwelling units. This includes an estimated housing requirements of 20 lakh dwelling units for additional population and backlog of about 4 lakh units net shortage and the rest by dilapidated and kuccha structures requiring replacement. It has been emphasised that about 40 per cent of housing needs can be potentially satisfied through redevelopment/upgradation of existing areas of Delhi. The remaining 60 per cent of the requirement is to be met through 14.4 lakh dwelling units in new areas/urban extension as per zonal development plan 2021. However, the Committee are distressed to note that till date the DDA has been able to raise only 11.69 lakh dwelling units.

In addition, it is estimated that around 50-55 per cent of the housing requirement would be for the urban poor and the economically weaker sections in the form of houses of two rooms or less keeping in view the socio-economic characteristic of the population. The magnitude of housing shortage was estimated by a technical group in the context of formulation of the 11th Five Year Plan. This group estimated that the housing shortage at the end of 10th Plan to be around 24.7 million for 67.4 million household. The group further estimated that 99 per cent of the shortage pertains to EWS and LIG sector.

With regard to the targets for construction of low cost housing and LIG housing during the last 20 years and the year-wise achievements made thereunder, DDA has submitted a half-baked reply that includes only the details of houses constructed under LIG, EWS/Janta category during the last 20 years. The Committee find that out of the total dwelling units constructed by the DDA since its inception till date i.e. 3.94 lakhs, the houses constructed for LIG, EWS/Janta amount to only 60,721 DUs. In percentage terms it is only 15 per cent which is far away from the 99 per cent shortage in EWS and LIG sectors pointed out by the Technical Group during the 11th Five year Plan.

So far as the gap between the housing requirements projected in MPD 2021 and houses constructed so far is concerned, the Committee were informed by DDA that the above cited housing demand is to be developed by the year 2021. The Committee do not understand the logic of DDA how within a span of remaining 7 years of MPD it will achieve the target. In addition to this DDA has further tried to justify its inability to construct the required dwelling units by stating that sizable population of Delhi is accommodated in villages, unauthorized regularized colonies, traditional areas and Government housing. The Committee deplore this attitude of the DDA which has failed to perform its duty to construct the houses and develop the city as per plan.

The Committee were further informed that as per the MPD 2021 housing is to be developed by various agencies such as public, private, Central/State Governments, Co-operative societies, residents and associations. As such DDA has been able to fulfil the role of facilitator by providing necessary permissions

for the same. The Committee, however, do not agree with this claim of DDA. From the replies furnished to the Committee it has been observed that against the target of 14.4 lakhs dwelling units till date DDA has constructed only 3.94 lakhs. From the year 2003 onwards, DDA has not allotted any land to the Co-operative Group Housing Societies for which DDA and the Registrar, Co-operative Societies of Delhi Government are passing the buck on each other and also out of 291 JJ Clusters in Delhi where Jhuggies have been laid by homeless people on DDA land, action for rehabilitation of only 1 jhuggi colony i.e. Kathputali Colony near Shadipur Depot has been taken up on a pilot basis.

The DDA has claimed that as per MPD 2021 for new urban extensions development of land measuring about 22,000-24,000 hectare will be taken up by private developers who are proposed to be involved in development of housing as per the Land Pooling Policy as notified by the Central Government on 5 September 2013. The Committee are perturbed to note that this land pooling policy is yet to be finalized and it will take a pretty long period to put into action.

In view of the above, the Committee are distressed to note that DDA has failed miserably to play the role of facilitator/provider for meeting the housing needs after 56 years of its existence. Therefore, the Committee strongly desire that DDA should set year-wise target for construction of affordable houses and adopt multi-pronged strategy to achieve the same. The Committee further wish that DDA should finalise the Land Pooling Policy at the earliest to involve the private sectors and the Co-operative Group Housing Societies to extend a helping hand to DDA. The Committee also recommend that both the DDA and the Registrar, Cooperative Group Housing Societies of Delhi Government adopt a healthy and coordinated approach to clear the applications for Co-operative Group Housing Societies for allotment of land in a time-bound manner.

3. PROBLEMS IN CONSTRUCTION OF AFFORDABLE HOUSES AND NEED FOR EXPEDITIOUS IMPLEMENTATION OF FAST TRACK LAND POOLING POLICY

The Committee observe that the DDA is facing some problems in construction of affordable houses. Their problems include shortage of land in Delhi, high cost of land, development charges and infrastructure cost, difficulties in availability of finance to the needy who does not have regular employment and fixed monthly income and low-density of housing as per Master Plans norms etc. To overcome these problems the Committee has learnt that recently the Central Government has introduced land pooling policy besides providing land by the DDA to MCD and slum department of the Government of Delhi for constructing night shelters for homeless people. During oral evidence the Committee were further informed that as there is scarcity of land in Delhi, DDA is now discouraging allotment of land to individual applicant; it will instead allot land for construction of multi-storied buildings.

The Committee note that the National Urban Housing and Habitat Policy 2007 had advocated for an effective partnership between the public, private and co-operative sector for accelerated growth in the housing sector and sustainable development of the habitat. It had stated that 10-15 per cent of land in every new public/private housing project or 20-25 per cent of FAR which is greater will be reserved for EWS/LIG housing through appropriate legal stipulations and special incentives. Regarding to the role of Co-operative Group Housing Society for construction of affordable housing, the Committee were informed that in Group Housing, the developer shall ensure that minimum 15 per cent of the proposed FAR to be constructed for Community Service Personnel/EWS and lower-income category. Such flats should have a carpet area between 25-40 sqm. Prior to the enforcement of MPD 2021 it was made applicable to the Co-operative Group Housing Societies to contribute Rs. 25,000 per Dwelling Units (DUs), where each DU is constructed in less than 92.90 sqm. This was applicable under Notification dated 09.06.1999, for all Co-operative Group Housing Societies applying for sanction of building plans to make contribution to housing for the economically-

weaker section. The Committee are perturbed to note that DDA has not followed all the above provisions to bind the Co-operative Group Housing Societies to construct houses for the lower-income group. This is evident from the replies furnished by DDA that it was not mandatory on the part of the Co-operative Group Housing Societies to construct houses for the lower-income group because the societies generally construct dwelling units for its bonafide members and the Members of a CGHS are enrolled by the Society as per the eligibility criteria provided in the Delhi Cooperative Societies Act and rules framed thereunder under which the income of an individual is not linked to the eligibility criteria. The CGHS constructs dwelling units for its bonafide members who were enrolled keeping in view the eligibility criteria provided by the statute. The Committee find the contradictions in the above provisions. In view of the above the Committee strongly recommend to bring uniformity in all the policies and rules so that it will be mandatory on the part of the Co-operative Group Housing Societies to construct houses for the economically-weaker sections.

The Committee further note that in the recently announced Land Pooling Policy it has been envisaged that development of land measuring about 22,000-24,000 hectare will be taken up by the private developers. As per the said policy, maximum 53% of the land is for gross residential use which will provide 50,000 DUs approximately for economically weaker sections, for every 1000 hectare of land pooled. Further, FAR of 400 is allowed to meet the residential requirement and 15 per cent of FAR over and above of the permissible FAR is reserved for EWS housing. The Committee note that this policy is still undergoing the process of finalization.

Keeping in view the magnitude of shortage of houses for EWS, mushrooming of encroachments of precious Government land and problems in regularization of unauthorized colonies in Delhi, the Committee desire that DDA should take concerted effort to finalize the Land Pooling Policy and take appropriate action in this regard at the earliest. They further desire that DDA should undertake fast track process and complete the construction of entire EWS houses within a stipulated timeframe.

4. PROVIDING BASIC SERVICES TO THE AFFORDABLE HOUSES CONSTRUCTED BY DDA

The Committee note that the DDA has constructed LIG and EWS houses since 1996-67 in all the zones of Delhi. The basic services like potable water, well-laid drainage system, sewerage network, sanitation facilities, electricity, recreational space, etc. have also been provided for these houses. However, during the local study visit of the Committee to Sector 14 of Dwarka, Delhi during the month of December 2012, the Committee observed that the DDA houses were in dilapidated condition. The basic services for the inhabitants were very poor. The designated areas for park were used for dumping purposes leading to many health hazards. When enquired about the same DDA passed the responsibility to MCD for poor maintenance by stating that it does not have any role to play once these services are transferred to the civic agencies. When the Committee felt that DDA should coordinate with the civic agencies for proper maintenance, DDA has stated that it has started interacting with the MCD and Delhi Jal Board to address the issues related to adequate supply of water. The Committee are distressed to note that the DDA initiated action to redress the grievances of the inhabitants of sector 14, Dwarka, Delhi only after their interference. Therefore, the Committee strongly recommend that DDA should play pro-active role and send its officials for undertaking physical verifications in all the zones of Delhi and take up the matter with MCD for proper maintenance of EWS houses.

5. NEED FOR ADOPTING MODERN DESIGNING IN THE HOUSES CONSTRUCTED BY DDA

The Committee observe that the quality of designing and materials used in the DDA houses are not as per the expectations of the people and there is a need to adopt modern concepts and technologies. DDA Vice-Chairman during oral evidence, has assured the Committee that pre-fabricated technologies are now being adopted by which the quality of designing will definitely be improved. He has further assured that while constructing the MIG and LIG houses in future the modern designing in line with Private Group Housing Societies will definitely be taken care of. He also admitted that there is an urgent need to change the designing of houses and adoption of modern technologies in this regard. Therefore, the Committee recommend that DDA should take concrete action in this regard and keep its assurances given to the Committee in a time-bound manner.

6. AWARENESS DRIVE ABOUT AFFORDABLE HOUSING

The Committee observe that the awareness regarding any housing scheme amongst the target population is done at the time of launching the scheme. Wide publicity is given through the print media and also through press conferences, press releases, etc. which are covered by both audio-visual and other media. Since DDA has recently launched the land pooling policy, the Committee desire that wide publicity should be given in print and electronic media for creating awareness amongst the general public about the benefits, terms and conditions and procedural aspects so that public at large may derive benefit of the scheme to the maximum.

7. NEED FOR INTEGRATED APPROACH FOR SLUM DEVELOPMENT

The Committee observe from the replies of DDA that the main reason for creation of slums in Delhi is lack of housing infrastructure for low-income group people such as daily wagers, rag-pickers, hawkers, etc. Another reason is non-utilization of land earmarked for the schools, hospitals, green areas, etc. by the concerned agencies.

The Committee note that the Delhi Urban Shelter Improvement Board(DUSIB) had come into existence on 1st July, 2010 whose mandate are as under :-

"Creation of Housing stock for the poor sections of the society and for the implementation of provisions of Slum Areas (Improvement and Clearance) Act, 1956."

Envision for improvement of the living conditions of the slum dwellers, including the JJ Clusters (jhuggie jhopri basties), in order to make Delhi a 'Slum Free City'.

The Committee note that no such Project Team has been constituted under DUSIB. However, one or two pilot projects are being proposed to be taken up on PPP basis on Mumbai pattern for in-situ development of JJ clusters on DUSIB lands. The Sr. Commissioner (LM) has been designated nodal officer for monitoring of in-situ development schemes. A project report for in-situ development of JJ clusters is being prepared by Engineering Wing in consultation with the Land Management, Finance, Legal Departments.

The Committee further observe that Delhi Government has made Delhi Urban Shelter Improvement Board (DUSIB) as nodal agency for Slum Free Plan of Action for whole of Delhi under Rajiv Awaas Yojana of Ministry of Housing and Urban Poverty Alleviation, Government of India. There are 685 JJ Clusters in Delhi which are owned by various land owning agencies. About 51% clusters are on DDA land, 8% each on Railway and MCD, 6% each on Delhi Government and

CPWD/L&DO, 15% on DUSIB lands, 2% Delhi Cantt., 1% each on NDMC and others.

On the question of the role of DDA in improvement of slums in Delhi, the Committee also observe that DDA provides land to MCD & Slum Deptt. for constructing night shelters for homeless people. As of now there are 291 JJ clusters in Delhi where jhuggies are existing on DDA land. Action for rehabilitation of these jhuggie dwellers is being taken by DDA by way of In-situ development. The Committee are constrained to note that only one project for Kathputali Colony near Shadipur Depot was awarded to the developer and in the month of February, 2014 the inhabitants have been shifted to Anand Parvat, Delhi. The work for construction of 3000 EWS houses for jhuggie dwellers at A-14 Kalkaji Extension has been awarded. And for balance works, action is being taken on priority.

From the above, the Committee feel that the dream to make Delhi a slum-free State cannot be realized. Neither the State Government of Delhi nor DDA has taken any concrete action in this regard. Therefore, the Committee strongly recommend that the DDA should in coordination with DSUIB, take positive action at the earliest.

At the same time the Committee want to express their anguish on the fact that these JJ clusters have not taken shape overnight. There must be a pretty long time. The Committee fail to understand as to what DDA and other agencies were doing when these JJ Clusters were coming up. They hold all these agencies responsible for this mess that has been created in Delhi and now they are passing buck to one and another. This is not acceptable to the Committee. They take note of the DDA reply that since 2007 no JJ Clusters has come up. The Committee want that at least from now all the agencies involved should gear up themselves and check the rise of JJ Clusters. The Committee want that individual responsibility should be fixed for any lapse in this regard. They want to be apprised of the position in this regard periodically stating the position of JJ clusters in Delhi before and after presentation of this report.

8. SETTING UP OF THE ESCROW FUND FOR MAINTENANCE OF EWS HOUSING

The Committee observe that an escrow fund was established in pursuance of condition no. VI of Annexure to the Gazette Notification of Government of India dated 09.06.1999. The receipt in this account was to be from the contribution @25,000/- per dwelling unit of size 1,000 sq. ft or more plinth area. Fund available in the account was to be operated by DDA under specific direction of the Ministry of Urban Development. Now, DDA is in the process of framing procedures/guidelines for setting up the ESCROW fund for long term maintenance of EWS housing in respect of in situ rehabilitation of JJ Clusters which are currently under construction.

The Committee recommend that DDA should expeditiously set up this fund and make available the fund for maintenance of EWS at the earliest.

9. REDEVELOPMENT AND UPGRADATION OF EXISTING AREAS

The Committee observe that MPD-2021 recommends re-development of existing urban areas with enhanced FAR as there is a limitation in the development of new areas due to shortage of land. It has been assessed that around 40% of housing needs can be potentially met through re-development/upgradation of existing areas of Delhi. The Committee are constrained to note that DDA is now considering specific guidelines/regulations for the same purposes and no specific areas have so far been taken up for this purpose. Very recently DDA has taken up for retro-fitting and redevelopment of unsafe buildings in Delhi. However, it has taken up only one such project in East Delhi as a case study.

The Committee deplore the lackdaisical attitude of DDA in regard to redevelopment and upgradation of existing area. The Committee strongly feel that the MPD 2021 has so far remained on paper only. Therefore, the Committee recommend that DDA should expedite concrete action in this regard.

The Committee observe that MPD-2021 further recommends influence zone upto 500 mtrs on both sides along MRTs and major transport corridor which is envisaged as intensive development zone. As such re-development schemes in the influence zone upto 500 mtr. on both sides of the MRTs/major transport corridor are to be prepared. DDA has prepared draft regulations/guidelines for development as influence zone and sent to Ministry of Urban Development on 5 May 2010 for their approval. DDA is also working on the modalities of influence zone as Transit Oriented Development (TOD) which is envisaged as higher intensive mix use /mixed income development along transport corridors. DDA has published a public notice on 21 December 2012 identifying four TOD corridors and a pilot project at Karkardooma for inviting suggestions from public. The Committee recommend that DDA should complete the procedural formalities in this regard at the earliest and take concrete action thereof under intimation to them.

10. UNAUTHORIZED COLONIES WHERE MORE THAN 50% OF AREA IS UNBUILT

The Committee have been informed that the work related to regularization of 1,639 unauthorized colonies is being undertaken, coordinated, monitored and supervised by Government of National Capital Territory of Delhi (GNCTD), including 246 colonies falling on DDA land. The following criteria were to be followed:

- a) The colony should have 10% built up area as per 2002 aerial photographs.
- b) The colony should have more than 50% built up area as per aerial photographs of 2007.
- c) Boundary of such colonies were delineated by Survey of India/ GSDL and were finalized vide order dated 4.9.2012 issued by GNCTD.

The Committee are aware that a large number of unauthorized colonies which have applied for regularization, are not covered under guidelines issued for in this regard.

The main reason for non-inclusion in the ambit of regularization as well as development is that those colonies were having less than 50 per cent built up area as on 8 February 2007.

The Committee are of the view that keeping the issue of regularization of all such colonies in abeyance will keep a good number of urban poor at bay from their right of leading a dignified life with all civic amenities. Furthermore, it will fail to check the alleged thefts of electricity and water, to which the residents of such colonies are compelled to, thus, leading to a loss of revenue to the exchequer.

Therefore, the Committee recommend strongly for relaxation in norms for regularization of all such colonies so that development work is carried out. In addition to this, the Committee fail to understand the logic behind announcing 'the regularization of unauthorized colonies' and without making any substantial efforts in making it a reality. The Committee feel that the public was cheated as the announcement of regularization of 1639 unauthorized colonies tuned out to

be a farce. Hence, the Committee, while deploring the dilly-dallying tactics of parties involved strongly recommend that keeping in view the ground realities of the Capital of India the regularization as well as development in all such colonies should be completed within a time limit of 3 years.

11. REGULAR FOLLOW UP OF THE PROGRESS OF REGULARIZATION OF UNAUTHORIZED COLONIES FALLING UNDER ITS PURVIEW

The Committee were informed that in exercise of powers conferred under section 57 of Delhi Development Act 1957 (61 of 1957) the Delhi Development Authority with the approval of Union Government notified "Regulation for Regularization of unauthorized colonies in Delhi" vide Gazette Notification No. S.O.- 683(E) dated 23.03.2008 and subsequently few amendments therein notified vide Gazette Notification No. S.O. 1452(E) dated 16.06.2008 and further amendment was notified vide Gazette Notification No. S.O. 1297(E) dated 06.06.2012.

The role of DDA inter-alia includes assessment of built –up percentage of the colony as per aerial photographs with respect to colonies falling within the Development Area of DDA.

The DDA has completed this exercise and submitted its report to Government of National Capital Territory of Delhi (GNCTD). Further, the Authority has also denotified all the unauthorized colonies falling within the Development Area of DDA, hence the entire work is to be done by the local body.

The Committee are of the view that no doubt the entire work of development in these colonies is to be done by Local Bodies but since the land belongs to DDA, it is the moral responsibility of DDA to ensure that the work gets completed expeditiously and efficiently in a time bound manner. If it is not done, the issue will keep on lingering and the problem would aggravate with the passage of time.

Therefore, the Committee strongly recommend that the DDA should coordinate with local bodies through its 'unauthorized colonies cell' and set a time frame for development of all the colonies falling within the Development Area of DDA and get the work done within that time frame.

12. PREPARATION OF LAY OUT PLANS BY RESIDENT WELFARE ASSOCIATIONS (RWAS)

The Committee are informed that Resident Welfare Associations (RWAs)/ Resident Societies are required to get the layout plan revised and submit the same for approval, so that regularization process can be expedited. As per order of GNCTD, the layout plans to be submitted by RWAs/ Resident Society need to have proper planning inputs. Local Bodies requested these institutes viz. School of Planning and Architecture (SPA), I.P. University and Jamia University to take up preparation of layout plans for RWAs with proper town planning inputs. The payment to these institutes is to be made by RWAs. The Committee note that RWAs are not coming forward to take initiative despite the fact that letters were sent to RWAs to get the layout plan within the limits set by GNCTD.

The Committee have been further enlightened about the initiative taken by South Delhi Municipal Corporation (SDMC) for preparation of layout plans. During this SDMC got four layout plans prepared through the School of Planning and Architecture and approved by its own Standing Committee. The payment for the preparation of these layout plans has been made by Corporation, which shall be recovered from the RWAs before release of layout/ regularization plan.

The Committee while appreciating the efforts of SDMC, desire that all the local bodies across Delhi should follow their foot- steps and complete the preparation of layout plans for all the remaining colonies also. Furthermore, the Committee desire that in the preparation of these lay out plans, the RWAs of all the concerned colonies should also be involved. In this regard, prior notice to the RWAs should be sent for attending the meeting.

For the recovery of payment of preparation of these layout plans from the RWAs, the Committee would like to recommend imposition of cess on water supply bills of the residents of such colonies only. But this course should be taken only when the RWAs do not deposit the payment for preparation of plan.

The Committee would also like to put a note of caution in this regard that the cess should be imposed only on the residents of these unauthorized

colonies. This should be done for limited time period till the recovery of payment of lay out plan.

13. FATE OF UNAUTHORIZED COLONIES POSING HINDRANCES IN GENERATING INFRASTRUCTURE FACILITIES

The Committee have been informed that the unauthorized colonies falling under the jurisdiction of local bodies or DDA and posing hindrance in providing infrastructure facilities or fall in the area of Right of Way (RoW) of existing/ proposed railway lines, master plan roads, major/ trunk water supply & sewerage lines, regional park, along with the area posing hindrance in the provisions of infrastructural facilities, are not eligible for regularization as per clause 3.3 9b of notification dated 24.03.2008 of Regulations for Regularization of unauthorized colonies in Delhi, issued by DDA would be deleted from the regularization process by GNCTD.

The Committee are fully in consonance with the notification issued by DDA. But the issue that is agitating the mind of the Committee is the unexpected and stoic silence of GNCTD and DDA on the fate of residents of such colonies.

From the foregoing the Committee can infer that these colonies are on the verge of removal. Thus, the Committee strongly recommend that all such colonies should be re-located to suitable places with minimum possible displacement, so that the livelihood earnings of residents are not adversely affected.

If needed, specific and requisite amendments should be made in the notification to address this concern of the Committee and cater to the needs of residents of all such colonies.

14. ENCROACHMENT OF DDA LANDS AND FIXING THE RESPONSIBILITY OF OFFICIALS WHOSE NEGLIGENCE RESULTED IN ENCROACHMENT

The unauthorized colonies are a reality not only in Delhi but in all the major urban cities across the nation. The Committee feel one of the main reasons for this is that the common land in urban villages, Towns/ Cities is being usurped by influential people for self and illegal occupants protected by Vote Bank Politics. This is clearly reflected in the information provided by the Ministry and DDA where they have stated that reclaiming the land that has been encroached prior to the year 2007 is not possible due to GNCTD Special (Provision) Act, 2011 extended up to 31.12.2014. Therefore, the Committee would like to recommend that Land Records should be surveyed and mutations done as per Revenue records. Each Khasra Khatauni with division should be recorded. This should be done at par with amended Waqf Lands Acts, 2013.

Moreover, as per the Annual Report 2010-11 the most important function of Land Management Department of DDA is to protect DDA land from encroachments. Thus, it is quite clear that the duty for checking unauthorized occupation of DDA land and vacating the encroached land is cast on the officers concerned. The officials are supposed to detect and verify the encroachments and get them removed. However, the data provided by DDA speaks otherwise as 1402.16 acre of DDA land is under encroachment in various parts of Delhi, while during last five years only 402.428 acre of land could be reclaimed by DDA. This data is contrary to the claim that as and when the case of any encroachment on DDA land comes to the notice of Delhi Development Authority (DDA), action to remove it was taken as per law. This is clearly indicative of inaction on the part of DDA officials. This has resulted in the burden on the resources of State Government as well as DDA. The Committee are of the view that if the concerned officials perform their duties honestly and diligently, then it will become impossible for the encroachers to lay hands on the Government land. They are of the view that the encroachment should be nipped in the bud. The Committee have come to know that Government of Delhi has created a sub-divisional level Special

Task Force to check encroachment on the public land. Their assistance is being obtained whenever any new encroachment is noticed. But Committee regret that measures to reclaim the encroached land have utterly failed. The Committee, therefore, would like to recommend that the accountability of officials be fixed with deterrent punishment whose negligence/favouritism/involvements in corrupt practices has resulted in the encroachment. The Committee are of the view that concerted efforts be made to identify the concerned officials. The Committee insist that the Ministry and DDA should fix responsibility in those matters after digging the old cases and if the connivance of officials is proved, exemplary punishment should be inflicted on them. A status report in this regard should be submitted to the Committee within three months of the presentation of the report incorporating the position before and after presentation of this report.

15. DELAY IN LAND ALLOTMENT BY DDA AND RCS TO COOPERATIVE GROUP HOUSING SOCIETIES WAITING FOR YEARS

The Delhi Co-operative Societies Act 1972 has helped to achieve new heights in establishing the culture of Co-operative Group Housing Societies (CGHS). The Act aimed to facilitate the voluntary formation and democratic functioning of co-operative societies as people's institutions based on self help and mutual aid to enable them to promote their economic and social betterment and to provide for regulation and management, functional autonomy of such societies. Thus, the moot question remains whether the Act and the concerned organizations (DDA & RCS) responsible for implementing the same have been able to fulfill the expectations of public or not.

The Committee were informed by the public representatives through representations as well as during the course of oral evidence that Delhi Development Authority has neither offered land to the Co-operative Group Housing Societies nor sought recommendations from Registrar Co-operative Societies, NCT of Delhi after the stay Order dated 18th June 2004 CWP(C) No. 10066/2004 for the operation and effect of communication dated 25th March 2004 whereby additional list of 35 societies was sent by Registrar Co-operative Society for land allotment. And, likewise the Registrar Co-operative Society did not send recommendation after the above said order.

Further the Committee were also made aware of response to Lok Sabha unstarred question No.4546 fixed for 20 August 2010 and as well as of the observation of the High Court of Delhi where it has categorically emphasized in its order dated 03rd October 2005 in WP (C) No. 10066/2004 and CM. 10514/2005 that we would not like a single genuine society or a genuine member to be either harassed or denied their right of allotment.

On this issue, DDA put forth the reason that DDA has allotted land to all such eligible societies, whose names were forwarded by RCS to DDA from time to time and no case is pending for allotment of land in DDA. The scope of carving out further land for allotment to CGHS can be considered on receipt of further recommendation from RCS.

As regards developing and further allotting of land to Cooperative Group Housing Societies, DDA further informed the Committee that this requires large scale acquisition and the same can be taken up by DDA only on land being made available by the State Government. DDA is always prepared to develop and allot land to CGHS.

From the submission of DDA, it appeared that RCS was not active in allotting land to CGHS. But when the Committee inquired the RCS office in this regard, their reply which is produced below, compelled the Committee to think otherwise of DDA.

"As per section 9(1) (f) of Delhi Co-operative Societies Act, 2003, the confirmation of availability of land to the Co-operative Group Housing Society from land allotting agency is required by this office at the time of applying for registration. However, no application for registration of Co-operative Group Housing Societies alongwith the confirmation of availability of land from Delhi Development Authority as stated above has been received in last ten years"

From the foregoing the Committee find lack of transparency and sincerity on the part of both RCS as well as DDA, at least in connection with allotment of land to CGHS. It appears that RCS and DDA are in connivance and are responsible for delay in land allotment to the Cooperative Group Housing Societies. This attitude of RCS and DDA of passing the buck to each other leads to nothing but the harassment of members of such societies, who have been dreaming of a roof over their heads for decades and suffering financially as well as mentally.

The Committee noted with pain that the citizenry are compelled to approach judiciary for its intervention and order to RCS Delhi for verification of documents and thus recommend in unequivocal terms that RCS should be totally transparent in its working by clearly mentioning on its official website all the documents and permissions required to be submitted by CGHS while applying for land allotment.

At the same time, the Committee further recommend DDA to take up this issue of allotment of land to all remaining eligible CGHS waiting for the same on

priority basis after completing the required exercise without any further delay, within a span of 3-4 months. The Committee would like to have a quarterly progress report in this regard.

16. INSENSITIVE ATTITUDE OF DDA AND RCS TOWARDS CO-OPERATIVE GROUP HOUSING SOCIETIES

A representation was received from the Secretary, Loknayak Co-operative Group Housing Society Ltd. (Regd.), Rohini, New Delhi. In the representation, the Secretary of the CGHS has informed that DDA is not according the credit of ground rent for the amounts deposited by the society from 12/01/1990 to 17/07/2000.

After the intervention of this Committee, the issue was resolved by DDA and the credit of the ground rent for the amounts deposited by the society was given to them by DDA after verifying all the fourteen challans in question.

The Society was pursuing this issue with DDA since 2010.

Similarly, a representation was received from the Secretary, Aviation Cooperative Group Housing Society Ltd. (Regd.), Delhi. In the representation the appellant had informed the Committee that the Registrar Cooperative Societies has wrongfully issued notice against their society; under section 96(1) of the RCS Act. The notice was issued against the society in the year 2006, without even conducting a proper inquiry. He had requested to remove this section altogether from the Act.

Thus the Committee had to intervene, and ask RCS office to look into the matter. In his letter no. F/47/Policy/68/RCS/2013/1289 dated 18.12.2013 to the Secretary Ministry of Urban Development, the Registrar Co-operative Society informed as under:

"The Standing Committee was assured that the question of withdrawal of notice to Aviation CGHS Ltd., will be re-examined in three months' time for an appropriate decision. The matter has been considered and the said notice has already been withdrawn."

These two cases are indicative of the callous attitude of both DDA and RCS office in their public dealing and are contrary to tall claims of customer satisfaction made by both the offices before the Committee. The Committee can

only infer that this is only the tip of the iceberg and the problem is grave than that.

While deploring the attitude of DDA and RCS, the Committee strongly recommend that DDA and RCS should mend their ways of public dealing and prepare a time frame of resolving all sort of problems that are being commonly faced by the public, in relation to their respective offices. As the Committee cannot call for every case before them for getting a solution for them they call upon the DDA and RCS to formulate a mechanism which keep a watch on the officials who are responsible for cropping up of such avoidable problems. They also recommend that such officials should be suitably punished in the above mentioned cases, the Committee would recommend that the delinquent officials be identified and punished suitably.

17. COMPUTERISATION OF LAND RECORDS BY DDA

The Committee observe that DDA is a 56 year old institution set up to plan and develop the city of Delhi as per plan. It has been acquiring land for undertaking various development purposes.

As of now, the total acquired land with the DDA is 90,326 acre. Out of that 76,887 acre of land have been handed over to DDA and the remaining 13,439 acre of awarded land is yet to be handed over to DDA. The Committee have learnt that the matter of taking over the land is being pursued with land & building Department of GNCTD. The Committee are of the view that Delhi is the capital city of India, but in many parts of Delhi there is no planned development. People are undertaking construction haphazardly in many villages without getting plan approved from the competent authorities and without undertaking various safety measures. People are forced to live in these localities due to inherent compulsions. As a result the inhabitants are at serious risk. Therefore, the Committee strongly recommend that the matter related to handing over of the remaining land should be pursued vigorously with Land and Building Department of GNCTD and digitized the same so that DDA can initiate steps to develop these areas as per the plan.

The Committee further note that computerization of acquired land records have been made by the DDA. However, out of the acquired land in 240 villages, only 185 villages have so far been digitized. The Committee fail to understand that despite the computerization process having been started in 1986, why the land records of remaining 55 villages have not been digitized so far. Keeping in view the scarcity of land, encroachment of DDA land and problems of regularization of unauthorized colonies, the Committee are of the view that all sincere efforts be made in digitizing the entire land records without further loss of time.

18. CONVERSION OF PROPERTY FROM LEASEHOLD TO FREEHOLD

The Committee observe that allotment of DDA built up flats and flats of CGHS made upto 1992 was on leasehold basis. But, the residential and commercial plots and flats are being allotted on free-hold basis w.e.f. 1.1.2007, the lease-hold properties are being converted into freehold as per policy and guidelines issued by Ministry of Urban Development in the year 1991. 45 days is the prescribed period for converting DDA built up flats and CGHS flats and 90 days for other properties. From the data submitted by DDA, the Committee observe that during the last five years from 1.12.2007 to 30.11.2012, 24,589 number of applications have been received from Housing Department of DDA for conversion of leasehold to freehold and 27,157 applications have been disposed of. Still, 944 applications are pending. From the Cooperative Group Housing Societies DDA has received 6,612 applications and it has disposed of 1254 applications. 5,458 applications are still pending. The Committee have learnt that the main reasons for such large-scale pendency are because deficiencies are not completed by the applicants such as non-submission of required documents and non-deposit of demanded amounts such as ground rent, misuse, damage charges, etc.

DDA has further submitted that it has started online application for conversion from leasehold to freehold in the year 2012. Keeping in view the pendency of large number of flats/plots for conversion of leasehold to freehold non submission of required documents and non-deposit of demanded amount, the Committee are of the view that only by extending the facility for online application is not the solution to the problem. From the above, the Committee are compelled to conclude that the process is not at all transparent. There is an urgent need to make the system transparent and people friendly. In this regard the Committee recommended that the DDA in its website should clearly make a mention about the list of documents and the amount required for conversion of leasehold to freehold. Further while submitting the application, DDA should give receipt of the application along with the list of documents received from the

applicants. This will not only release the burden of DDA but also facilitate it to do the needful within the prescribed time-frame. Further, this will stop harassment of public by the DDA officials.

The Committee further observe that one of the reasons attributed for slow clearance of applications for conversion of leasehold to freehold is non-deposit of demanded amount such as ground rent, misuse and damage charges which many a time exceed the cost of the plots or flats. Recently DDA has decided to provide a special one time relief, where in a maximum period for levy of misuse charges will be restricted to five years from the date of detection of misuse. The Committee welcome such people friendly steps. At the same time the Committee are of view that to stop misusing the flats by carrying out unwanted alterations/extensions, DDA should undertake regular physical verification of all the DDA built flats and CGHS flats every year and maintain proper records thereof and provide stringent punishment so that people will not dare to carry out any unwanted alteration/extension in the flats without prior permission of DDA.

19. ALLOTMENT OF ALTERNATIVE PLOTS/FLATS

The Committee observe that as of now DDA has acquired land in 240 villages for undertaking various types of development in Delhi. DDA allots alternative plots to the villages on the basis of the recommendations received from the Land and Building Department of GNCTD. Necessary guidelines in this regard have been issued by GNCTD. No separate guidelines have been issued by DDA. The allotment of an alternative plot is made by DDA as per seniority fixed on the basis of date of taking of physical possession of acquired land by Land and Building Department of GNCTD, for respective size category and zone before holding draws of lots. Till now 10,675 alternative allotments have been made to the farmers whose land had been acquired. As on date, 68 recommendations letters issued by the Land and Building Department of NCT of Delhi are lying pending due to non-availability of plots of respective size.

Further, the Committee observe that the affected people from whom DDA is acquiring land spent their hard earned money to buy a single flat/plot. By acquiring a particular area for any developmental purpose, people residing in that area are not only deprived of their property, but also their livelihood. Further, during oral evidence, the Committee came to know that all over Delhi people are airing grievances, because DDA acquires the land and pay compensation after many years of taking possession but at the older rates. In many a cases, DDA has taken over one independent house but given them one EWS flat. Therefore, the Committee are pained to conclude that people are not adequately compensated.

The Committee are further distressed to note that DDA acquires the land, for various development purposes but does not have its own policy for paying compensation and it is totally dependent on the policy for project affected persons evolved by the Government of NCT of Delhi. The Vice-Chairman, DDA during oral deposition has admitted that whether it is land for land or value for value or whether it is providing accommodation, is a policy matter and he will

definitely raise it in the right quarters and a conscious decision will be taken so that the interests of the affected persons are protected.

In view of the above state of affairs, the Committee recommend that instead of depending upon the policy of Government of Delhi, DDA should evolve its own policy and extend adequate and timely compensation as per market rate on the date of paying compensation. The Committee also desire that compensation should be paid in a stipulated timeframe.

20. CRITERIA FOLLOWED IN ALLOTMENT OF LAND FOR CONSTRUCTION OF HOTELS, MALLS, SCHOOLS etc.

The Committee observe that as per Master Plan 3% of land acquired under the acquisition, development and disposal of land in Delhi is utilised for commercial use. From 2006 onwards DDA has disposed of 158 commercial plots and 24 plots for hotels. The Committee are, however, distressed to note that during the last ten years only 23 sites have been allotted for bus depots against the demand of 31 by the GNCTD. Five sites are under process. In remaining 3 cases, the site requested at I.P extension is under encroachment whereas in Rohini Sector 11 and Ghazipur no land is available. Against the demand of 35 police stations by the Delhi Police, DDA has allotted 25 sites, 5 sites for allotment are under process. In remaining 5 cases allotment cannot be made as no site is available.

During the period 2002 to 2013, DDA has allotted 7 hospital sites and 16 sites for Senior Secondary schools and 2 sites for secondary schools.

The Committee were further informed that the facilities such as school, hospitals, markets, commercial areas are assigned as per the population requirement. There is no preference given in Master Plan for developing a land parcel/pocket for commercial areas in comparison to the land for public or semi public use like school and hospital.

However, the number of allotment of land for commercial plots for malls have outnumbered the allotment of plots/sites for necessary infrastructural facilities for schools, hospitals, bus depots and police stations. Keeping in mind the growing population of Delhi, their health problems, education and law and order problem, the Committee strongly recommend that DDA should make necessary changes in the Master Plan to give preference to these basic infrastructure. The Committee were further informed that sanction for Building plans are much faster and quicker, if all the documents required for are attached. For this the Committee desire that for faster processing and clearance, DDA in its website should upload the details of documents required along with the planning

parameters for any building and these should be advertised in the print and electronic media for creating awareness among the people. The Committee also desire that effective public participation should be ensured in this direction to yarn good results.

21. CONSTRUCTION OF COMMUNITY HALLS IN THE VILLAGES WHEREFROM DDA HAS TAKEN LAND

DDA is required to undertake various developmental works in the villages wherefrom it has taken land. However, the Committee are distressed to note that from its inception till date DDA has constructed only 44 community halls in various zones. It has completed construction of 28 community centres in the year 1996-97. Afterwards, the number has drastically reduced to 11 during the entire 6 years from 1997-98 to 2003-04. This has further been reduced to 4 during the 3 years from 2004-05 to 2006-07. Out of the completed 44 community centres only 18 were functional during the period January 2012 to August 2013, while 20 community centres in all the zones i.e, South, Dwarka, North, East and Rohini are in planning stage. In the South zone, out of 8 community centres, 7 are still in the planning stage and construction of only one community centre is in progress. In Dwarka zone out of 4 community centres 2 are in planning stage and 2 are in progress. In North zone, one community Hall is in progress. In East zone all the 6 are in planning stage.

From the above, the callous attitude of DDA towards fulfilling its obligations becomes clear. The Committee fail to understand this lackadaisical approach of DDA and deplore it vehemently. They want that DDA should come out of its slumber and act swiftly in this regard.

22. NEED TO REDEEM IMAGE BY DDA

The Committee note that the DDA has claimed that for the last 55 years it has been innovating in terms of technology, management techniques and improving public interface in order to reach its customers in a better and friendly manner for ensuring timely delivery of services. The Citizen Charter detailing schedule of various transactions has been published. Many processes which have maximum public interface have been made online like conversion of leasehold to freehold, booking of temporary allotment of space for marriages and social functions etc., allowing the corrupt practices with prior appointment etc, However, the Committee are distressed to observe that DDA's has ruined its image before general public by remaining inactive and allowing the corrupt practices in deteriorating. Since 2003, DDA has not allotted any land to any cooperative group housing society, DDA and RCS are passing the buck on each other for not discharging their responsibilities with regard to allotment of land. DDA has failed to maintain the capital city including Yamuna River which is getting dirtier day by day. DDA has proved its failure to provide houses and basic amenities to inhabitants of Delhi. DDA officials have grossly failed in checking fraud in allotting venues for marriages and other social functions, in checking the growth of slums and unauthorised occupation of land under its purview. Conversion of leasehold to freehold, in checking unauthorized construction and alteration in DDA built houses and CGHS, etc.

While taking oral evidence of representatives of CGHS, the Committee learnt that people are aggrieved because DDA is harassing them by not giving adequate and timely compensation, it is only after the interface of the Committee the problems of two Residents Welfare Associations were solved.

In view of the above, the Committee feel that DDA has failed to live up to the expectations of the people of Delhi. Against this backdrop, the Committee wish to recommend that there is an urgent need to refurbish the image of this

premier organisation by taking proactive and timely steps under intimation to the Committee.

23. TRANSPARENCY IN THE FUNCTIONING OF DDA/MCD

The Committee observe that DDA has taken following steps in ensuring transparency in its functioning:-

1. Online conversion of leasehold to freehold of Group Housing Flats and DDA flats has been started from 01.09.2012. Information on freehold conversion process has been uploaded on the DDA website.
2. Two activities have been brought under ESLA, i.e. Electronic Service Level Agreement and therefore, these activities are monitored regularly and activities have to be completed within 45 days, i.e. conversion from lease hold to free hold for group housing flats and DDA flats is done in 45 days.
3. Citizens' Charter of various activities has already been prepared and task is to be completed as per Citizens' Charter.
4. Installation of CCTVs is under process in the Vikas Sadan Office of DDA where major public dealing activities are being conducted.
5. Directions have been issued to place on the website all procedures, rules and regulations, so as to increase transparency.
6. To reduce the movement of touts in various branches, the exit/entry points in Vikas Sadan have been reduced from seven to three.
7. Record Management is being improved.
8. The information regarding various draws of plots, flats and housing schemes are being uploaded on the DDA website for greater transparency.
9. File tracking system has been implemented in the Vigilance branch and the same is under implementation in other branches.
10. The sensitive branches are being randomly inspected by Vigilance branch to see delays in handling of files, presence of outsiders, etc.
11. E-tendering system has been implemented in DDA to increase transparency and check pooling of tenders. Efforts are being made for getting on e-payment gateway for submission of cost of tender and earnest money deposit.

12. **Vigilance helpline has been launched on the occasion of Vigilance Awareness Week, 2012 and its number is 09650713388.**
13. **To curb the nuisance of tent mafia, the booking of parks, community halls and vacant sites for tents have been computerized and online booking has been implemented w.e.f. 7.11. 2012.**
14. **Conversion of DDA built up flats from Leasehold to Freehold has been brought in the purview of the Delhi (Right of Citizen to Time Bound Delivery of Services), Act, 2011."**

The Committee note that DDA has tried to cover its each and every activity in the list. However, incidence of fraud have been recurring and being frequently reported in various forms of media from time to time despite putting all procedures, rules and regulation, file tracking system, random inspection sensitive branches by the vigilance to check delays in the handling of files, presence of outsiders and launching of vigilance helpline in place. With regard to fraud in allotment of marriage venues through touts/mafias, DDA has admitted that such cases have reduced. The Committee are compelled to infer that fraud cases are still persisting and the so called transparent system is only on the paper not in practice. As per the rule DDA officials are supposed to undertake field visits to the marriage venues to physically verify the facts, however, they connive with the touts/mafias in facilitating the continuation of corrupt practices. In view of this, the Committee recommend that accountability of senior officials be fixed in case of violation any steps mentioned above and deterrent punishment should be inflicted on them. Only then, the people could expect a truly transparent mechanism.

24. EXPEDITE THE ACTION IN CORRUPTION CASES AGAINST THE DDA OFFICIALS

The Committee observe that to bring transparency in the functioning of DDA/MCD to root out corruption and provide better, quick and people friendly services, DDA has initiated some steps. The Committee are informed that file tracking system has been implemented in the vigilance branch and the same is under implementation in other branches, sensitive branches are being randomly inspected by vigilance branch to see delays in handling of files and presence of outsiders etc. Vigilance helpline has been launched on the occasion of Vigilance Awareness Week 2012 and its number is 09650713388.

From the information furnished by DDA the Committee can easily gather the fact that amongst the 82 corruption cases against the DDA officials for last more than 10 years w.e.f 2003, 41 are under trial, 12 are under investigation, 4 have been acquitted, 1 is RDA case, 1 has been discharged, 1 case is under CBI investigation and 3 cases have been closed by CBI and 19 convictions are there.

This information of DDA is indicating towards the slow pace of trials and poor rate of conviction in the corruption cases against the DDA officials. This appears to be an eye wash. The Committee are of the view that such a slow pace of progress in cases and very low rate of conviction fails badly to act as deterrent for other officials, from indulging in corrupt practices. Rather it tends to give a boost to unscrupulous elements.

Thus, the Committee would like to recommend that the trials and investigations should be expedited and guilty be brought to the book at the earliest. Moreover, this should not only remain restricted to these cases only that have been brought to the notice of the Committee. Rather, the speedy trial should become a regular feature in DDA.

25. INTRODUCTION OF SINGLE WINDOW SYSTEM

The Committee note that DDA is a 56 years old agglomeration dealing with the matters of government, private and semi private agencies. It deals with many sensitive matters. The Committee are disheartened to note that DDA has introduced single window system just in three areas and that too from the year 2012. The facility has been introduced for only selected activities viz. conversion of leasehold to freehold of CGHS flats, DDA flats and Samasya Nidhan. While expressing their satisfaction for this endeavor of DDA, the Committee want that all activities of DDA should come under its umbrella. They also want that a strong monitoring mechanism be put in place in the initial years to check as to whether the system is benefitting the public.

Though much delayed, the Committee welcome the introduction of single window system in DDA for bringing in transparency in its activities. However, they would like the DDA to introduce the single window system in all the areas of functioning.

26. NEED TO ELIMINATE THE PRESENCE OF TOUTS/AGENTS IN DDA

The Committee observe that DDA has initiated some steps to bring in transparency in the functioning of DDA / MCD. To reduce the movement of touts in various branches, the exit/ entry points in Vikas Sadan have been reduced from seven to three. File tracking system has been implemented in the vigilance branch to see delays in handling of files, presence of outsiders. Installation of CCTVs is under process in the Vikas Sadan Office of DDA where major public dealing activities are being conducted. Directions have been issued to place on the website all procedures, rules and regulations so as to increase transparency. The Committee note with concern that despite all these systems in place DDA has not been able to eliminate the existence of touts/ agents in its office.

While taking a serious view on this, the Committee strongly desire that DDA should strictly ensure the compliance of the above steps initiated by it. The Committee further desire that CCTV should be installed in all the rooms of DDA at the earliest and the records of register at reception office of DDA should be periodically monitored in order to see the name of frequently visited persons so that his/ her entry can be put under watch.

New Delhi;
12 March, 2014
21 Phalguna, 1935 (Saka)

SHARAD YADAV
CHAIRMAN
Standing Committee on Urban Development

**MINUTES OF THE FIFTH SITTING OF THE STANDING COMMITTEE ON URBAN
DEVELOPMENT (2012-2013).**

The Committee sat on Monday, the 21st January, 2013 from 1500 hrs. to 1630 hrs. in Room No G-074, Parliament Library Building, New Delhi.

PRESENT

Shri Sharad Yadav - *Chairman*

MEMBERS

LOK SABHA

2. Shri Jayawant Gangaram Awale
3. Shri Biren Singh Engti
4. Shri Kailash Joshi
5. Shri Mohinder Singh Kaypee
6. Shri Ramesh Kumar
7. Dr Sanjeev Ganesh Naik

RAJYA SABHA

8. Shri Shashi Bhushan Behera
9. Shri Anil Desai
10. Shri Md. Nadimul Haque
11. Shri Fagan Singh Kulaste
12. Shri Avinash Pande

SECRETARIAT

- | | | | |
|----|----------------------|---|------------------|
| 1. | Shri R.K. Jain | - | Joint Secretary |
| 2. | Shri D.S. Malha | - | Director |
| 3. | Smt. J.M. Sinha | - | Deputy Secretary |
| 4. | Smt. K. Rangamani N. | - | Under Secretary |

WITNESSES

- | | | | |
|-----|----------------------|---|--------------------------------|
| 1. | Dr. Sudhir Krishna | - | Secretary, MoUD |
| 2. | D.Diptivilasa | - | Additional Secretary(L.W),MoUD |
| 3. | Shri J.P. Agrawal | - | Joint Secretary, MoUD |
| 4. | Shri Susheel Kumar | - | Joint Secretary, Housing |
| 5. | Shri S.K. Srivastava | - | Vice Chairman, DDA |
| 6. | Shri R.K. Srivastava | - | Secretary, GNCTD |
| 7. | Shri S. S. Yadav, | - | Commissioner, East, MCD |
| 8. | Shri Manish Gupta | - | Commissioner, South, MCD |
| 9. | Shri P.K. Gupta | - | Commissioner, North, MCD |
| 10. | Smt. Asma Manjar | - | Commissioner, Housing ,DDA |
| 11. | Shri D.S. Pandit | - | Secretary, NDMC |

2. At the outset, the Hon'ble Chairman welcomed the Members and representatives of the Ministry of Urban Development and Delhi Development Authority (DDA) to the sitting of the Committee and drew their attention to the provisions under Direction 55(1) of the Directions by the Speaker. The Chairman then drew the attention of the Secretary Ministry of Urban Development on the lacunae observed by the Committee during their local visit to the unauthorised colonies and directed him to give clarifications on those issues and also to brief on the role and responsibilities of DDA in affordable housing and regularization of unauthorized colonies in Delhi and to give suggestions to improve its working.

3. Then, Members raised various issues ranging from definition of unauthorized layout, unauthorized construction (non-permanent construction like nets and wire meshes to prevent pigeon from littering in the premises and shed to prevent the rain water from flooding the balconies), Problems in getting building completion certificate, getting clearance for freehold, demolition of structure without prior notice, lack of cooperation between DDA and MCD, difficulties in getting possession of flats as well as sale deed under Housing Allotment 2012 despite giving full payment to the DDA., target houses to be completed during the year 2011-12 and houses completed during the year 2012, efforts taken by DDA for construction of affordable houses for SC, ST, minority, disabled and woman, process of computerization in

DDA, progress of balance work in regard to rehabilitation of jhuggi dwellers taken up by DDA, reasons for the encroached lands which have not been reclaimed, issue of eradicating touts/agents in DDA complex, issue of land earmarked primarily for hospitals and elementary education in DDA land etc.

4. Thereafter, the Secretary, Ministry of Urban Development and the Vice-Chairman, DDA, responded to various queries raised by the Members.

5. As many important points remained unanswered, Hon'ble Chairman Directed the officers to come prepared in the next meeting on 7th February, 2013.

5. A verbatim record of the proceedings has been kept.

The witnesses then withdrew.

The Committee then adjourned.

**MINUTES OF THE SIXTH SITTING OF THE STANDING COMMITTEE ON URBAN
DEVELOPMENT (2012-2013).**

The Committee sat on Thursday, the 7th February, 2013 from 1400 hrs. to 1530 hrs. in Room No G-074, Parliament Library Building, New Delhi.

PRESENT

Shri Sharad Yadav - *Chairman*

MEMBERS

LOK SABHA

2. Shri Jayawant Gangaram Awale
3. Shri Ambica Banerjee
4. Shri Kailash Joshi
5. Shri Mohinder Singh Kaypee
6. Shri Ramesh Kumar
7. Dr. Sanjeev Ganesh Naik
8. Dr. Ramshankar

RAJYA SABHA

9. Shri Shashi Bhushan Behera
10. Shri Anil Desai
11. Shri Md. Nadimul Haque
12. Shri Fagan Singh Kulaste
13. Shri Avinash Pande
14. Dr. M.S. Gill

SECRETARIAT

- | | | | |
|----|----------------------|---|------------------|
| 1. | Shri R.K. Jain | - | Joint Secretary |
| 2. | Shri D.S. Malha | - | Director |
| 3. | Smt. J.M. Sinha | - | Deputy Secretary |
| 4. | Smt. K. Rangamani N. | - | Under Secretary |

WITNESS

Shri Sandeep Dixit - M.P., Lok Sabha

2. At the outset, the Hon'ble Chairman made an obituary reference on the sad demise of Shri Umashankar Singh, M.P., Lok Sabha, who was the Member of the Committee during the year 2011-12.
3. The Hon'ble Chairman, then welcomed new Member Dr. M.S. Gill, M.P., Rajya Sabha to the Committee.
4. Thereafter, the Hon'ble Chairman then welcomed Shri Sandeep Dixit, M.P. Lok Sabha from East Delhi Constituency to the sitting. The Chairman then requested him to give a brief presentation on the "Issue of role of DDA on affordable housing and regularization of unauthorized colonies."
5. Shri Sandeep Dixit in his presentation highlighted the various lacunae in the functioning of DDA that have resulted in the sprawling up of unauthorized colonies in Delhi.
6. Shri Sandeep Dixit then clarified the queries raised by the Member relating to the issue of unauthorized colonies across Delhi and their regulation. It was decided to invite Shri Sandeep Dixit during the next oral evidence of the representatives of Ministry of Urban Development and DDA.
7. A verbatim record of the proceedings has been kept.

The witness then withdrew.

The Committee then adjourned.

STANDING COMMITTEE ON URBAN DEVELOPMENT (2013-2014)

MINUTES OF THE SECOND SITTING OF THE COMMITTEE HELD ON TUESDAY,
08 OCTOBER, 2013

The Committee sat from 1100 hrs. to 1345 hrs. in Committee Room 'C' Parliament House Annexe, New Delhi.

PRESENT

Shri Sharad Yadav - *Chairman*

MEMBERS

LOK SABHA

2. Shri Ramesh Kumar
3. Shri P.C. Mohan
4. Dr. Ramshankar
5. Shri Ratan Singh

RAJYA SABHA

6. Shri Anil Desai
7. Dr. M.S. Gill
8. Md. Nadimul Haque
9. Dr. Chandan Mitra
10. Shri Pyarimohan Mohapatra
11. Shri Avinash Pande
12. Shri Ajay Sancheti
13. Shri Amar Singh
14. Shri Khekiho Zhimomi

SECRETARIAT

1. Shri R.K. Jain - Joint Secretary
2. Shri D.S. Malha - Director
3. Smt. J. M. Sinha - Deputy Secretary
4. Smt. K. Rangamani N.- Under Secretary

PART-I

LIST OF REPRESENTATIVES

<u>S.No</u>	<u>Name of Officers & Designation</u>	<u>Ministry/Department</u>
1.	Shri Sudhir Krishna	Secretary, MoUD
2.	Shri D.Diptivilasa	Additional Secretary, MoUD & Vice Chairman, DDA
3.	Ms. Alka Selot Asthana	Director (JNNURM & RAY)MoHUPA
4.	Shri Abhai Sinha	Engineer Member ,DDA
5.	Shri Manish Kumar	Chief Accounts Officer DDA
6.	Shri Dayanand Kataria	Principal commissioner (LM, Pers & Systems)DDA
7.	Shri T. Srinidhi	Principal Commissioner (LD, Hsg & CWG)DDA
8.	Smt. Asma Manzar	Commissioner (Housing)DDA
9.	Shri Madhup Vyas	Commissioner (LD)DDA
10.	Shri D. Sarkar	Commissioner-cum-Secretary DDA
11.	Shri Brijesh Kumar Mishra	Commissioner (LM)DDA
12.	Shri J.B. Kshirsagar	Commissioner (Plg)DDA
13.	Shri Vinod Dhar	Chief Architect DDA
14.	Shri A.K. Nigah	Chief Engineer (Head Quarters)DDA
15.	Shri V.S. Tomar	Director (Systems)DDA
16.	Smt Neemo Dhar	Advisor (PR)DDA
17.	Shri R.K. Jain	Addl. Commissioner (Plg) UE&P DDA
18.	Dr. S.P. Bansal	Addl. Commissioner (Plg)DDA
19.	Shri S.P. Pathak	Addl. Commissioner (Plg) DDA
20.	Shri P.M. Parate	Addl. Commissioner (Traffic, Bldg & Coordn)DDA
21.	Shri Amit Dass	Director (Bldg)DDA
22.	Shri Chandu Bhutia	Director (Plg) UC & Zone–J DDA

23. Shri Ashok Bhattacharjee	Director (UTTIPEC)DDA
24. Shri E. Rajababu	Director (LM)HQ DDA
25. Shri R.K. Srivastava	Secretary GNCTD
26. Shri K.C. Aggrawal	Special Secretary, UCU GNCTD
27. Shri S. Kumara Swami	Commissioner, East DMC
28. Shri Manish Gupta	Commissioner, South DMC
29. Shri P.K. Gupta	Commissioner, North DMC
30. Shri Samsher Singh	Chief Town Planner, South DMC
31. Shri Vijay Prakash	Engineer-in-Chief, EDMC
32. Shri Pardeep Kumar Khandelwal	Chief Engineer,EDMC
33. Shri Amar Nath,	CEO, DUSIB
34. Smt. Debashree Mukherjee,	CEO, DJB
35. Shri R.K. Gupta,	SE (Bldg.) HQ, North, MCD

2. At the outset, the Hon'ble Chairman welcomed all the Members to the second sitting of the Committee. He then welcomed the new Member Dr. Chandan Mitra to this Committee.

3. The Hon'ble Chairman then welcomed the representatives of the Ministry of Urban Development and Delhi Development Authority (DDA) to the sitting of the Committee and drew their attention to the provisions under Direction 55(1) of the Directions by the Speaker.

4. Through a power point presentation, the representatives of the Ministry briefed the Committee about the achievements/ activities of DDA.

5. Then, the Hon'ble Chairman and Members raised various issues ranging from regularization of unauthorized colonies being only on paper, providing basic amenities in such unauthorized colonies, need for better coordination among the various state agencies of NCR and DDA for holistic development of the NCR to provide houses to

the growing population of Delhi to transform Delhi into a slum free State and corrective measures for rampant corruption prevalent in DDA etc.

6. Thereafter, the Secretary, Ministry of Urban Development and the Vice-Chairman, DDA, responded to various queries raised by the Members.

7. It was decided to continue the discussion in subsequent meeting as the Committee were of the view that it needed more time.

8. A verbatim record of the proceedings has been kept.

The witnesses then withdrew.

9. *****

10. *****

11. *****

***** These portions do not relate to the Report.

STANDING COMMITTEE ON URBAN DEVELOPMENT (2013-2014)

MINUTES OF THE THIRD SITTING OF THE COMMITTEE HELD ON THURSDAY,
31 OCTOBER, 2013

The Committee sat from 1130 hrs. to 1200 hrs. in Committee Room 'B' Parliament House Annexe, New Delhi.

PRESENT

Shri Sharad Yadav - *Chairman*

MEMBERS

LOK SABHA

2. Shri Anant Gangaram Geete
3. Shri Kailash Joshi
4. Shri Ramesh Kumar
5. Shri P.C.Mohan
6. Shri Ratan Singh
7. Shri Prasun Banerjee

RAJYA SABHA

8. Shri Anil Desai
9. Md. Nadimul Haque
10. Shri Parvez Hashmi
11. Shri Pyarimohan Mohapatra
12. Shri Amar Singh

SECRETARIAT

1. Shri R.K. Jain - Joint Secretary
2. Shri D.S. Malha - Director
3. Smt. J. M. Sinha - Deputy Secretary
4. Smt. K. Rangamani N.- Under Secretary

LIST OF REPRESENTATIVES

1. Shri Mahabal Mishra, MP, Lok Sabha
2. Shri Amrish Singh Gautam, MLA, Delhi Legislative Assembly
3. Shri J.P. Sharma, Secretary RWA, Vasundhara Enclave
4. Shri Vijaya Kumar, Geeta Colony, New Delhi
5. Shri S.N. Singh, Representative RWA, Vijay Vir Awas, Dwarka, New Delhi
6. Shri Manjeet Singh, Representative, Chotiyal Palam Colony, New Delhi

1. At the outset, the Hon'ble Chairman welcomed all the Members of the Committee, Sh. Mahabal Mishra, MP of West Delhi, Sh. Amrish Singh Gautam, MLA of Kondali constituency, and representatives of CGHS to the third sitting of the Committee.

2. The Hon'ble Chairman and members of the Committee, were of the view that in the absence of the representatives of the Ministry of Urban Development and Delhi Development Authority (DDA), there was no point in hearing the objections and grievances of the representatives of Cooperative Group Housing Societies and RWAs. The peoples' representatives, who had come for the evidence, agreed to the view points of the members.

3. Thereafter, it was decided to continue the discussion in the subsequent meeting, in the presence of the representatives of DDA. However, Sh. J.P. Sharma, representative of RWA from Vasundhara Enclave putforth his view points on the problems related to affordable houses and regularization of unauthorized colonies in Delhi.

4. A verbatim record of the proceedings has been kept.

The witnesses then withdrew.

The Committee then adjourned.

STANDING COMMITTEE ON URBAN DEVELOPMENT (2013-2014)

MINUTES OF THE FOURTH SITTING OF THE COMMITTEE HELD ON WEDNESDAY,
6 NOVEMBER, 2013

The Committee sat from 1130 hrs. to 1400 hrs. in Room No.- '53' Parliament House, New Delhi.

PRESENT

Shri Sharad Yadav - *Chairman*

MEMBERS

LOK SABHA

2. Shri Kailash Joshi
3. Shri Bapi Raju Kanumuru
4. Shri Mohinder Singh Kaypee
5. Shri Ramesh Kumar
6. Dr. Sanjeev Ganesh Naik
7. Dr. Ramshankar
8. Shri Ratan Singh
9. Shri Prasun Banerjee

RAJYA SABHA

10. Shri Parvez Hashmi

SECRETARIAT

1. Shri R.K. Jain - Joint Secretary
2. Shri D.S. Malha - Director
3. Smt. J. M. Sinha - Deputy Secretary

PART-I

LIST OF OFFICIAL REPRESENTATIVES

S.No	Name of Officers & Designation	Ministry/ Department
1.	Shri D.Diptivilasa, Additional Secretary, MoUD& Vice Chairman, DDA	MoUD
2.	Shri K.K. Acharya, Under Secretary	MoUD
3.	Shri AbhaiSinha, Engineer Member	DDA
4.	Shri Manish Kumar, Chief Accounts Officer	DDA
5.	Shri DayanandKataria, Principal commissioner (LM, Pers& Systems)	DDA
6.	Shri T. Srinidhi, Principal Commissioner (LD, Hsg& CWG)	DDA
7.	Smt. Asma Manzar, Commissioner (Housing)	DDA
8.	Shri Madhup Vyas. Commissioner (LD)	DDA
9.	Shri D. Sarkar, Commissioner-cum-Secretary	DDA
10.	ShriBrijesh Kumar Mishra, Commissioner (LM)	DDA
11.	Shri J.B. Kshirsagar, Commissioner (Plg)	DDA
12.	Shri Vinod Dhar, Chief Architect	DDA
13.	Shri A.K. Nigah, Chief Engineer (Head Quarters)	DDA
14.	Shri V.S. Tomar, Director (Systems)	DDA
15.	Smt Neemo Dhar, Advisor (PR)	DDA
16.	Shri Dinesh Kumar, Progamme Assistant	DDA
17.	Shri R.K. Jain, Addl. Commissioner (Plg) UE&P	DDA
18.	Dr. S.P. Bansal, Addl. Commissioner (Plg)	DDA
19.	Shri P.M. Parate, Addl. Commissioner (Traffic, Bldg&Coordn)	DDA
20.	Shri Amit Dass, Director (Bldg)	DDA
21.	Shri Chandu Bhutia, Director (Plg) UC & Zone-J	DDA
22.	Shri Ashok Bhattacharjee, Director (UTTIPEC)	DDA
23.	Shri Vipin Ahuja, Director (LM-I)	DDA
24.	Shri B.M.Thareja, Dy. Dir (LM) WZ.	DDA
25.	Shri JawaharYadav, EO II to EM	DDA
26.	Shri R.K. Srivastava, Secretary	GNCTD
27.	Shri K.C. Aggrawal, Special Secretary, UCU	GNCTD
28.	Shri S. Kumara Swami, Commissioner	East DMC
29.	Shri Manish Gupta, Commissioner	South DMC
30.	Shri P.K. Gupta, Commissioner	North DMC
31.	Shri Samsher Singh, Chief Town Planner	South DMC
32.	ShriNaurang Singh, Chief Engineer	North, DMC
33.	Shri Vijay Prakash, Engineer-in-Chief	East DMC
34.	Shri Pardeep Kumar Khandelwal, Chief Engineer,	East DMC
35.	Shri A.D. Biswas, Sr. Town Planner	East DMC
36.	Shri Amar Nath, CEO	DUSIB
37.	Smt. Debashree Mukherjee, CEO	DJB
38.	ShriV.S.Thind, CE (Dr.) Project-II, Water Supply	DJB

39. Shri Jalaj Srivastava, Chairperson	NDMC
40. ShriTajomTaloh, Secretary-cum-Registrar	RCS
41. Shri G.S. Aggarwal, Dy. Registrar	RCS
42. Shri R.S. Krishnan, Asstt. Registrar	RCS
43. Shri Vikas Anand, Secretary	NDMC
44. Shri A.M. Athle, Chief architect	NDMC
45. Shri Dharam Pal , Principal Secretary	GNCTD

List of Non- official witnesses

1. Shri Mahabal Mishra, MP, Lok Sabha
2. Shri Vijaya Kumar, Geeta Colony, New Delhi
3. Shri S.N. Singh, Representative R.W.A Vijay Vir Awas, Dwarka, New Delhi
4. Shri Randhir Singh Nehra, Parijat Appartment, Sector-4, Dwarka, New Delhi
5. Shri Manjeet Singh, R/o-WZ-45B, Palam Village, New Delhi-110 045.
6. Shri Krishan Kumar Khatri, 168, Lok Nayak Apartment, Sector-9, Rohini, Delhi- 85
7. Shri Nepal Chandra Das Goswami, President, Bhagya Vihar Resident Welfare Association, B-97, Bhagya Vihar, P.O.-Rani Khera

5. At the outset, the Hon'ble Chairman welcomed all the Members to the fourth sitting of the Committee. The Hon'ble Chairman also welcomed the representatives of DDA and RWA of CGHS to the sitting of the Committee and drew their attention towards maintaining confidentiality in terms of Directions 55 (1) of direction by the Speaker, Lok Sabha.

2. The Committee heard the views of representatives of Resident Welfare Associations on the subject "Functioning of Delhi Development Authority (DDA) particularly with reference to affordable houses in Delhi and its role in regularization of unauthorized colonies in Delhi and matters connected thereto". The RWA's (CGHS) representatives then put forth their grievances and the same was responded by the officials of DDA and Registrar Cooperative Societies, Delhi.

3. Thereafter, Vice Chairman, DDA responded to various queries raised by the Members of the Committee and promised to resolve certain issues.

4. A verbatim record of the proceedings has been kept.

The witnesses then withdrew.

The Committee then adjourned for a tea break.

5. ***** ***** ***** ***** *****

6. ***** ***** ***** ***** ***** *****

***** These portions do not relate to the the Report.

STANDING COMMITTEE ON URBAN DEVELOPMENT (2013-2014)

MINUTES OF THE SEVENTH SITTING OF THE COMMITTEE HELD ON WEDNESDAY,
12 FEBRUARY, 2014

The Committee sat from 1500 hrs. to 1600 hrs. in Committee Room 'C' Parliament House Annexe, New Delhi.

PRESENT

Shri Sharad Yadav - *Chairman*

MEMBERS

LOK SABHA

2. Shri Anant Gangaram Geete
3. Shri Kailash Joshi
4. Shri Bapi Raju Kanumuru
5. Shri Mohinder Singh Kaypee
6. Shri Ramesh Kumar
7. Shri Ratan Singh
8. Shri Prasun Banerjee

RAJYA SABHA

9. Shri Anil Desai
10. Md. Nadimul Haque
11. Dr. Chandan Mitra
12. Shri Pyarimohan Mohapatra
13. Shri Khekiho Zhimomi

SECRETARIAT

1. Shri R.K. Jain - Joint Secretary
2. Shri D.S. Malha - Director
3. Smt. J. M. Sinha - Deputy Secretary
4. Smt. K. Rangamani N.- Under Secretary

LIST OF REPRESENTATIVE

S.No	NAME OF OFFICERS & DESIGNATION	MINISTRY/DEPARTMENT
1.	Shri Sudhir Krishna, Secretary	M/o Urban Development (MoUD)
2.	Shri D. Diptivilasa, Additional Secretary	MoUD
3.	Shri Balvinder Kumar, Vice Chairman	Delhi Development Authority (DDA)
4.	Shri Abhai Sinha, Engineer Member	DDA
5.	Shri Manish Kumar, Chief Accounts Officer	DDA
6.	Shri Dayanand Kataria, Principal commissioner (LM, Pers & Systems)	DDA
7.	Shri T. Srinidhi, Principal Commissioner (LD, Hsg & CWG)	DDA
8.	Smt. Asma Manzar, Commissioner (Housing)	DDA
9.	Shri D. Sarkar, Commissioner-cum-Secretary	DDA
10.	Shri Brijesh Kumar Mishra, Commissioner (LM)	DDA
11.	Shri J.B. Kshirsagar, Commissioner (Plg)	DDA
12.	Shri A.K. Nigah, Chief Engineer (Head Quarters)	DDA
13.	Shri V.S. Tomar, Director (Systems)	DDA
14.	Shri R.K. Jain, Addl. Commissioner (Plg) UE&P	DDA
15.	Shri S.P. Pathak, Addl. Commissioner (Plg)	DDA
16.	Shri Chandu Bhutia, Director (Plg) UC & Zone-J	DDA
17.	Shri Dinesh Kumar, Programme Assistant	DDA
18.	Shri Dharampal, Pr. Secretary Deptt. of Land & Building	Govt. of NCT of Delhi (GNCTD)
19.	Shri S.S. Yadav, Secretary, Deptt. of Urban Development	GNCTD
20.	Shri Vinay Kumar, Addl. Secretary (Land & Building)	GNCTD
21.	Shri S. Kumara Swami, Commissioner	East DMC
22.	Shri Manish Gupta, Commissioner	South DMC
23.	Shri P.K. Gupta, Commissioner	North DMC
24.	Dr. Dilraj Kaur, Addl. Commissioner (Engg.)	North DMC
25.	Shri Samsher Singh, Sr. Town Planner	South DMC
26.	Shri Vijay Prakash, Engineer-in-Chief	East DMC
27.	Shri Sunil Kumar Mehra, Chief Town Planner	East DMC
28.	Shri Amar Nath, CEO	Delhi Urban Shelter Improvement Board (DUSIB)
29.	Shri R.S. Tyagi, Member (Drainage)	Delhi Jal Board (DJB)
30.	Shri R.K. Gupta, SE (Bldg.) HQ	North, MCD
31.	Shri Jalaj Srivastava, Chairperson	New Delhi Municipal Council (NDMC)
32.	Shri Vikas Anand, Secretary	NDMC
33.	Shri A.M. Athale, Chief Architect	NDMC
34.	Shri Tajom Taloh, Secretary-cum-Registrar	Registrar of Cooperative Societies
35.	Shri Virendra Kumar, Spl. Registrar	RCS
36.	Shri G.S. Aggarwal, Dy. Registrar	RCS
37.	Shri K.K. Bhalla, Dy. Registrar	RCS
38.	Shri R.S. Krishnan, Asstt. Registrar	RCS

2. At the outset, the Chairman welcomed the Members to the sitting of the Committee. The Committee then took up for consideration the draft Action Taken Reports on (i) 'Demands for Grants (2013-2014)' of the Ministry of Urban Development; (ii) 'Demands for Grants (2013-2014)' of the Ministry of Housing and Urban Poverty Alleviation; (iii) "Role of Central Public Works Department (C.P.W.D.) in checking unauthorized occupation of government land and colonies and evaluation of their performance in maintaining Government buildings"; and (iv) draft report on "The Real Estate (Regulation and Development) Bill, 2013." After deliberations, the Committee adopted all the reports unanimously without any change. The Members then authorised the Chairman to present the reports in the Parliament.

3. Thereafter, Hon'ble Chairman welcomed the representatives of Ministry of Urban Development, DDA, officials of MCD to render oral evidence on the subject "Functioning of Delhi Development Authority (DDA) particularly with reference to affordable houses in Delhi and its role in regularization of unauthorized colonies in Delhi and matters connected thereto" and drew their attention to the provisions under Direction 55(1) of the Directions by the Speaker regarding maintaining confidentiality of the deliberations of the Committee.

4. The representatives of the Ministry briefed the Committee about the achievements/ activities of DDA and action taken by them on the issues raised by Members of the Committee and representatives of CGHS and other localities in earlier meetings on the subject.

5. Then, the Hon'ble Chairman and Members raised various issues viz. need to amend the laws so that the Chairman of DDA would be answerable to Ministry of Urban Development, delay in construction of affordable houses for the poor, regularization of unauthorized colonies being only on paper, providing basic amenities in such unauthorized colonies, need for better coordination among various state agencies of NCR and DDA for holistic development of the NCR to provide houses to the growing population of Delhi, to transform Delhi into a slum free State, outdated designs of DDA flats and providing proper rehabilitation and resettlement to the displaced persons of various colonies like Katputli colony etc.

6. Thereafter, the Secretary, Ministry of Urban Development and the Vice-Chairman, DDA, responded to various queries raised by the Members.

7. A verbatim record of the proceedings has been kept.

The witnesses then withdrew.

The Committee then adjourned.

STANDING COMMITTEE ON URBAN DEVELOPMENT (2013-2014)

**MINUTES OF THE EIGHTH SITTING OF THE COMMITTEE HELD ON WEDNESDAY,
12th MARCH , 2014**

The Committee sat from 1500 hrs. to 1600 hrs. in Main Committee Room, Parliament House Annexe, New Delhi.

PRESENT

Shri Pyarimohan Mohapatra - In the *Chair*

MEMBERS

LOK SABHA

2. Shri Jayawant Gangaram Awale
3. Shri Bapi Raju Kanumuru
4. Shri Mohinder Singh Kaypee
5. Shri Ramesh Kumar
6. Sonawane Pratap Narayanrao
7. Shri Ratan Singh
8. Shri Prasun Banerjee

RAJYA SABHA

9. Shri Anil Desai
10. Dr. M.S. Gill
11. Md. Nadimul Haque
12. Shri Avinash Pande

SECRETARIAT

1. Shri R.K. Jain - Joint Secretary
2. Shri D.S. Malha - Director
3. Smt. J. M. Sinha - Deputy Secretary
4. Smt. K. Rangamani N.- Under Secretary

In the absence of the Chairman, the Committee nominated Shri Pyarimohan Mohapatra, a member of the Committee to act as Chairman for the sitting in accordance with Rule 258(3) of the Rules of Procedure and Conduct of Business of Lok Sabha.

2. At the outset, the acting Chairman welcomed the Members to the sitting of the Committee. The Committee then took up for consideration the draft report on the subject "Functioning of Delhi Development Authority particularly with reference to Affordable Houses in Delhi and its Role in Regularization of Unauthorized Colonies in Delhi and matter connected thereto". After deliberations, the Committee adopted the report unanimously with slight modifications. The Members then authorised the Chairman to present the report to Hon'ble Speaker on a date convenient to him. Then, The Committee took a group photograph of the Members and officials of Standing Committee on Urban Development.

The Committee then adjourned.