

FIFTEENTH REPORT

ESTIMATES COMMITTEE (1985-86)

(EIGHTH LOK SABHA)

MINISTRY OF URBAN DEVELOPMENT

DDA—PART I

Action taken by Government on the Recommendations contained in the Eighty-Fifth Report of Estimates Committee (Seventh Lok Sabha) on the Ministry of Works & Housing—Delhi Development Authority—Part I.



Presented to Lok Sabha on 22nd November, 1985

LOK SABHA SECRETARIAT
NEW DELHI

November, 1985/Kartika, 1907 (Saka)

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CORRECTIONS
TO
FIFTEENTH REPORT OF ESTIMATES COMMITTEE
(ACTION TAKEN) - PART I.

<u>Page</u>	<u>Para</u>	<u>Line</u>	
2	1.5	2	After word 'Delhi', Add 'perspective 2001'.
2	1.5	3	For '1980-2000' Read '1981-2000'.
2	1.5	last	For 'Second Master Plan for Delhi' Read 'Master Plan for Delhi perspective 2001'.
2	1.6	3	After word 'Delhi' Add 'on behalf of DDA'.
2	1.6	4	For 'Section 7' Read 'Section 11'.
3	1.8	9	After word 'Parliament,' Add '(from Delhi)'.
3	1.9	8	After word 'informed' Add 'on 1st June, 1984'.
15		6	For 'para 1.14' Read 'Para 1.17'.
18		2	For 'supplemented' Read 'supplemented'.
21		7 from bottom	After word 'Commission' Add 'On the same lines, DDA works are also subject to independent technical examination of CTE under CVC'.

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INTRODUCTION

I, the Chairman of the Estimates Committee having been authorised by the Committee to submit the Report on their behalf present this Fifteenth Report on action taken by Government on the recommendations contained in the eighty-fifth Report of the Estimates Committee (7th Lok Sabha) on the Ministry of Works and Housing—Delhi Development Authority—Part I.

2. The eighty-fifth Report was presented to Lok Sabha on 8th May, 1984. Government furnished their replies indicating action taken on the recommendations contained in that Report on 3rd September, 1985. The replies were examined and draft report adopted by Estimates Committee at their sitting held on 17th October, 1985.

3. The Report has been divided into following Chapters:—

- (i) Report.
- (ii) Recommendations/Observations which have been accepted by Government.
- (iii) Recommendations/Observations which the Committee do not desire to pursue in view of Government's replies.
- (iv) Recommendations/Observations in respect of which replies of Government have not been accepted by the Committee.
- (v) Recommendations/Observations in respect of which final replies of Government are still awaited.

An analysis of action taken by Government on the Recommendations contained in eighty-fifth Report of Estimates Committee (Seventh Lok Sabha) is given in Appendix. It would be observed that out of 16 recommendations made in the Report 9 recommendations i.e. about 56 per cent have been accepted by Government and the Committee do not desire to pursue 2 recommendations i.e. about 13 per cent in view of Government's replies. Replies have not been accepted in respect of 5 recommendations i.e. about 31 per cent.

NEW DELHI;
November 1, 1985
Kartika 10, 1907 (S)

CHINTAMANI PANIGRAHI,
Chairman,
Estimates Committee.

CHAPTER I

REPORT

1.1 This report of the Estimates Committee deals with action taken by Government on the recommendations contained in their 85th Report (7th Lok Sabha) on the Ministry of Works and Housing—Delhi Development Authority—Part I which was presented to Lok Sabha on 8 May, 1984.

1.2 Action Taken notes have been received in respect of all the 16 recommendations contained in the Report.

1.3 Action Taken notes on the recommendations of the Committee have been categorised as follows:—

(i) **Recommendations/Observations which have been accepted by the Government:—**

Sl. No. 2, 3, 4, 5, 7, 8, 11, 14, 16.

(Chapter II—Total 9)

(ii) **Recommendations/Observations which the Committee do not desire to pursue in view of Government replies:—**

Sl. No. 10 and 15.

(Chapter III—Total 2)

(iii) **Recommendations/Observations in respect of which Government's replies have not been accepted by the Committee:—**

Sl. No. 1, 6, 9, 12, 13.

(Chapter IV—5)

(iv) **Recommendations/Observations in respect of which final replies are still awaited:—**

NIL

(Chapter V—NIL)

1.4 The Committee will now deal with action taken by Government on some of the recommendations.

Formulation of Second Master Plan for Delhi

Recommendation (Sl. No. 1, Para 6)

1.5 The Committee were unhappy to note that though the exercise to prepare the Second Master Plan for Delhi covering the period 1982-2000 AD commenced as far back as 1977, it had yet to take shape. They desired the DDA and all other authorities concerned to take concerted steps to complete the task so that a blue print for the Second Master Plan for Delhi was available by the end of 1984.

1.6 The Ministry of Urban Development in their reply have stated that the Master Plan for Delhi was prepared by the Town and Country Planning Organisation, New Delhi. The Master Plan was promulgated on 1-9-1962 under Section 7 of DD Act 1957 and covered a perspective upto 1981. The Ministry decided in October, 1977 that the work related to the revision of the Master Plan for Delhi for the Perspective; 1981—2001 should be taken up by the DDA as envisaged in the Delhi Development Act, 1957. The DDA, therefore, reorganised their planning cell and created a separate Perspective Planning Wing to take up this task. The work on the preparation of the Plan was started in the DDA in July, 1979.

1.7 The work involved aerial survey to serve as the base for land use survey and the land use plan which became available in 1980. A number of primary surveys were also conducted to provide data for the preparation of the Master Plan on subject like land use, social and economic structure, transportation etc. Based on this, information studies were conducted by different units of the Perspective Planning Wing. For some sectors as indicated below for which expertise was not available in DDA, the work was entrusted to:

- (i) Transportation study to Prof. J. K. Mittu, Transportation consultant.
- (ii) Drainage and channelisation of river Yamuna to Shri Gurucharan Singh, Consultant Drainage.
- (iii) Solid Waste Management to National Environmental Engineering Research Institute, Nagpur.
- (iv) Financial aspects to Indian Institute of Public Administration, New Delhi.

1.8 Based on this material, back-ground papers on the five important subjectives, namely, (i) Regional Context, (ii) Employment, (iii) Infrastructure (iv) Shelter and (v) Transportation were prepared. Five seminars were organised during 1981-82 under the Chairmanship of Lt. Governor, Delhi in which experts from different fields, representatives of the concerned Government Organisations, Chamber of Commerce and Industry and other public organisations as well as representatives from the neighbouring States were invited. A special seminar for the Members of Parliament, Members of Metropolitan Council and Municipal Corporation of Delhi could be organised in August, 1983. The views expressed during these seminars have been taken into account in formulating the proposals and strategies of the Perspective Plan for 1981—2001.

1.9 The DDA have worked out the alternative strategies for the plan based on the holding capacity of the existing urban area, regional dispersal and transportation system. Planned strategy is based on the balanced development. It provides for accommodation for the anticipated 122 lakhs of urban population by the year 2001 within the Delhi urban agglomeration while dispersing 22 lakhs in the National Capital Region and the counter magnets around Delhi. The DDA have also informed that the draft for the revised Master Plan is at the final stage which will be submitted soon to Government for processing.

1.10 The Ministry of Urban Development hopes that in view of the progress reported by the DDA, the revised Master Plan with the Perspective 1981—2001 will be available by the end of 1984, as also desired by the Estimates Committee.

1.11 The Committee are pained to observe that the work relating to the preparation of the Master Plan with the Perspective 1981-2001 has been dealt with by the DDA in a lackadaisical manner. Though the work on the preparation of the Plan commenced as far back as July, 1979 it has yet to be submitted to the Ministry for processing. The delay on the part of the DDA also reflects an attitude of blissful unconcern on the part of the Ministry of Urban Development in the matter, leaving it entirely to DDA, as if the Ministry had no responsibility in this regard. The Committee would like the DDA as well as the Ministry of Urban Development to review the progress made in the preparation of the new Perspective Master Plan and take such steps as may be necessary to ensure that the Master Plan is ready atleast by the end of the current year (1985).

*Development of land for residential purposes***Recommendation (Sl. No. 2 Para—12)**

1.12 The Committee were informed that the DDA's achievement in regard to the development of land assigned to it has been 75 per cent in the case of land for residential purposes. The Committee emphasised the need for accelerated development of land for residential purposes to, at least to some extent, mitigate the problem of shortage of housing in the Capital which has caused phenomenal rise in rents for residential accommodation.

1.13 In reply the Ministry of Urban Development have stated that "the need for accelerated development of land in Delhi for residential purposes has been accepted."

1.14 The Committee would like to be apprised of the concrete steps taken in the matter.

*Housing Shortage***Recommendation (Sl. No. 3, Para—13)**

1.15 The Committee desired that the Ministry of Works and Housing, the Delhi Administration and the D.D.A. should make concerted approach to tackle the housing shortage in Delhi which has assumed gigantic proportions and acquire and develop more land for residential purposes.

1.16 The Ministry of Urban Development in their reply have stated that "the recommendation has been noted."

1.17 The Committee would like to be apprised of the concrete steps taken in the matter.

*Size of alternative plot***Recommendation (Sl. No. 6, Para—16)**

1.18 The Committee were informed that the size of alternative plot being offered to land owners whose land was acquired by the DDA was 60 per cent of the land acquired, subject to the maximum of 250 sq. yds. and the minimum of 125 sq. yds. The Committee were strongly of the view that the alternative plot offered should be adequate in size to meet the minimum needs of the land owners whose land was acquired. They accordingly desired the Ministry to consider a

suitable upward revision of the maximum and minimum size of the alternative plot allotted to land holders.

1.19 In their reply the Ministry of Urban Development have stated that DDA has recently decided to revise the minimum and maximum limits of alternative residential plot for those whose land is acquired, to 40 sq. yds. and 400 sq. yds. respectively.

1.20 Having noted that the size of alternative plot being offered to land owners whose land was acquired by the D.D.A., was 60 per cent of the land acquired, subject to the maximum of 250 sq. yds. and the minimum of 125 sq. yards, the Committee had recommended that the alternative plot offered should be adequate in size to meet the minimum needs of the land owners whose land was acquired, and had desired the Government for suitable upward revision of the maximum and minimum size of the alternative plot allotted to land holders. The Committee are surprised to note that without giving due regard to the letter and spirit of the recommendation, the DDA has reduced the minimum plot area from 125 sq. yds. to 40 sq. yds. and increased the maximum plot area from 250 sq. yds. to 400 sq. yds. The Committee fail to understand the rationale behind this type of revision which will only benefit the upper echelons among the erstwhile landholders and will be detrimental to the interest of very large number of people having small land holdings. The Committee, therefore, strongly recommend that a review of the lower limit of the compensatory alternative plot size should be made to make it more reasonable.

Setting up of Housing Board and Slum Improvement Clearance Board.

Recommendation (Sl. No. 9, Para No. 33)

1.21 The Committee were of the firm view that Delhi Development Authority has been burdened with a variety of functions so much so that it had lost its direction and sense of priorities. It has also become unwieldy in size posing problems of management and administration. The Committee, therefore, felt that a fresh look was necessary on the role and functions that were being discharged by the DDA. The Committee were of the view that some of the functions such as housing and slum improvement|clearance could conveniently and beneficially be taken away from the D.D.A. and entrusted to separate bodies. In this context, the Committee suggested the setting up of Housing Board and a slum improvement|clearance Board for Delhi on the pattern of those existing in Bombay to take over from the D.D.A. the respective functions. The Committee desired the Ministry of Works & Housing to seriously consider this matter and inform the Committee of the decision taken.

1.22 The Ministry of Urban Development in their reply have stated that the Committee's view that there is a need for clear definition and demarcation of the functions of Delhi Development Authority is very valid and has been well taken. The main function of Delhi Development Authority is to plan and regulate the development of Delhi in accordance with the approved Master Plan. However, the construction activity is also permissible on the part of the Authority. Construction activity is necessary to generate funds. The Authority generates resources by development and sale of commercial plots. However, the sale of plots to economically weaker sections is at a subsidised rate. Plots are being given to the cooperative societies, institutions, etc. at no profit no loss basis. The area disposed of for commercial plots is proportionately less. The construction activities generate funds which the Authority is able to utilise for its activities without depending upon the budgetary support from Government. Moreover, by embarking upon construction of houses it gives an impetus to the housing activity in the capital and serves as a catalyst for increasing creation of housing accommodation. The proposed policy of bringing in more agencies and private construction agencies in the field would generate healthy competition and would also limit the range of housing activity of Delhi Development Authority. There is already an exercise on way to divest Delhi Development Authority of some of its functions. It has been decided that the work relating to the maintenance of Resettlement Colonies should be taken over by the Municipal Corporation of Delhi from D.D.A. In regard to slum areas work, the matter is under examination.

1.23 The suggestion of the Committee regarding the setting up of a Housing Board has been examined. It has not been found practicable as multiplicity of governmental agencies in the housing sector may lead to confusion and complications. Moreover, with Delhi Development Authority entrusted with the function of developing lands the Housing Board would be left with the function of undertaking construction of houses and may have to depend upon governmental support for financing of its projects unlike the D.D.A. which is generating its own resources. There is an overall constraint of funds and the policy adopted during Seventh Plan is to restrict flow of Government finances for Housing to the absolute minimum necessary. Under the prevailing constraints it may be difficult for the newly set up Housing Board to start functioning in the sphere of construction of houses. As the supreme need is to increase the housing stock, this may lead to the impediments in the housing activity and may not be in the Interest of the overall development of housing facilities.

1.24 As regards the setting up of Slum Clearance Board the Ministry of Urban Development have in a separate note stated that the matter has been carefully considered in consultation with D.D.A. & Delhi Administration. In view of the fact that multiplicity of authorities in Delhi is already creating numerous problems of coordination and consequent delays, it is felt that any attempt to take away some functions from the D.D.A. and create further separate organisations may create further problems.

1.25 In fact, there is a need of reducing the number of authorities for achieving uniform approach and speedy development. Moreover, the creation of a new organisation would mean additional overhead expenses which would increase the cost of executing the Slum Improvement/Clearance Scheme.

1.26 The Delhi Administration also feels that there is no need for separate and independent Slum Improvement and Clearance board since a full-fledged Slum Directorate is already in existence in Delhi. As a national policy the Government have decided to discontinue construction of new slum tenements under the Slum Clearance Scheme with effect from the termination of the 6th Five Year Plan. Therefore, in the Administration's view it will not be a viable proposition to set up a separate Board for developmental works under Slum Improvement Scheme by scrapping in Slum Directorate which is working fairly satisfactorily.

1.27 The Slum Improvement and Clearance Scheme involves close and continued coordination amongst Government of India, D.D.A., Delhi Administration, M.C.D. and Delhi Urban Art Commission. The creation of a separate Board will further increase the problem of coordination. It is felt that at present D.D.A. is in a best position to coordinate this scheme with different authorities. The solution, therefore, lies in not fragmenting the D.D.A. but improving the functions of D.D.A. by streamlining management and administration.

1.28 The Committee have carefully considered the reply of the Ministry and are not convinced by the arguments advanced for not accepting the recommendation of the Committee. The Committee are still of the view that the Delhi Development Authority has become unwieldy and it is time that it should shed some of the functions acquired by it lately. In this context the Committee has suggested the taking away from the DDA the function of construction of Houses and slum clearance/improvement for which the Committee suggested separate Boards being constituted. The main argument against taking away these function from the DDA advanced by the Ministry is that "multiplicity of governmental agencies may lead to confusion and complications and

create further problems." The Committee are unable to appreciate this argument. In fact in the Committee's view separate organisations with clearly demarcated functions should lead to greater efficiency and better administrative control and accountability. The Committee further find it amusing that while justifying the housing function remaining with the DDA the Ministry's reply argues that "the construction activities generate funds which the Authority (DDA) is able to utilise for its activities without depending upon the budgetary support from Government." The same reply later on arguing against the constitution of a Housing Board says that "Housing Board would be left with the function of undertaking construction of Houses and may have to depend upon governmental support for financing of its projects unlike the DDA which is generating its own resources." These arguments are contradiction in terms. The Committee therefore reiterate their recommendation and desire the Ministry to review their stand in regard to the recommendation. They would like to be informed of the decision taken within the next six months.

Allotment of land to Cooperative Societies

Recommendation (Sl. No. 10—Para 37)

1.29 The Committee were informed that out of 424 Cooperative Societies, to whom land was allotted by DDA, only 271 Societies had been actually given possession of the land allotted to them. The remaining societies had not been given possession of land on account of encroachment over the land and also because, as pointed out by the Vice-Chairman, DDA "acquisition procedure takes a very long time." The Committee were unhappy at this situation. They desired to be informed as to how land was allotted to the Cooperative Societies when it was not actually in the possession of the DDA. The Committee also desired to know whether the societies which had not been given the possession of land allotted to them had actually paid the cost of land to the DDA and if that were the case, the Committee thought it only reasonable that the DDA should pay to the Societies adequate interest thereon until the possession of land was handed over to them. In any case, they desired the DDA to give possession to the Societies of the land allotted to them without undue delay or allot and make available to them alternative sites.

1.30 The Ministry in their reply stated that as reported by DDA, physical possession of 790 acres of land had been handed over to 322 out of 424 Co-operative Group Housing Societies. 102 Cooperative Group Housing Societies were yet to be given possession of 195 acres of land.

1.31 The DDA further informed that the land allotted to the Co-operative Group Housing Societies was duly acquired land compensation for which was paid to the land holders and it was in DDA's possession. However, a part of it came under temporary encroachment and some land was affected due to complications arising out of litigation challenging the acquisition proceedings.

1.32 The DDA also confirmed that the total cost of land had been paid by the societies to which possession of sites could not be given for reasons indicated above. There was no provision in the terms and conditions of allotment of land, for payment of any interest on the deposits towards the land cost made by the societies. But their demand for payment of interest was being examined by the Finance and Accounts Division of the DDA.

1.33 It was also decided by DDA to offer alternative land to such societies to which possession could not be given due to unauthorised encroachment or complicated litigations. They decided to utilise land between Mayur Vihar and Hindon Cut on the NOIDA road for this purpose. In addition to this DDA may also utilise land earmarked for DDA's own group housing where construction has not yet been started for accommodating such societies.

1.34 Two major points made in the recommendation of the Committee were that (1) if the Co-operative Group Housing Societies had actually paid cost of the land to the DDA, DDA should pay to the Societies adequate interest thereon until the possession of land was handed over to them, and (2) DDA should give possession to the Societies of the land allotted to them without undue delay or allot and make available to them alternative sites. Replying to the recommendation after considering the same for more than one year the Ministry have only to report to the Committee in regard to point (1) that "their demand for payment of interest was being examined by the Finance and Accounts Division of the DDA" and on point (2) that in regard to 102 Co-operative Group Housing Societies which were yet to be given possession of land "it was also decided by the DDA to offer alternate land to such Societies to which possession could not be given due to unauthorised encroachments or complicated litigations." The Committee would have appreciated if the Ministry had furnished a conclusive reply indicating concrete action taken by the DDA in pursuance of the recommendation of the Committee. Instead DDA has chosen to give a perfunctory and general reply which the Ministry of Urban Development have, it seems, merely transmitted to the Committee. The Committee deplore this attitude on the part of the DDA as well as the

Ministry of Urban Development towards their recommendation. They would like final action taken in pursuance of their recommendation to be intimated to them within the next two months.

Running of Delhi Lotteries by DDA

Recommendation Sl. No. 12 (Para 59)

1.35 The Committee was of the considered view that the running of Delhi Lotteries did not in any way aid the achievement of objectives envisaged for the Delhi Development Authority and as such this burden should not have been thrust upon the D.D.A. The Committee learnt during evidence that it had already been decided to transfer the running of the Delhi Lotteries from D.D.A. The Committee desired that the Delhi Lotteries should be transferred to Delhi Tourism Development Corporation of Delhi Administration as early as possible.

1.36 The Ministry of Urban Development in their reply have stated that the matter has been considered very carefully and at great length by the Delhi Administration. Various alternatives for entrusting the work of running the Delhi Lotteries were considered. The Delhi Administration felt that the Delhi Tourism Development Corporation was already handling more than what it would cope with and therefore, it was not feasible at that stage to transfer the work from D.D.A. to Delhi Tourism Development Corporation. Even the hands of the Delhi Small Industrial Development Corporation and the Delhi State Civil Supplies Corporation were stated to be full. The Delhi Administration considered that the scheme of running of the lotteries would suffer a setback if it was transferred to the Delhi Tourism Development Corporation or any other Corporation and therefore, in the Administration's view, the Delhi Lotteries might continue to be dealt with by the D.D.A. as the arrangement evolved for running the lotteries by the D.D.A. was working satisfactorily.

1.37 The Committee are not convinced with the reply of the Government. They are unable to appreciate as to why they were informed by the representative of the Ministry during evidence that "it has already been decided to transfer the running of the Delhi Lotteries from D.D.A." and subsequently the decision was reversed. They strongly reiterate that as D.D.A. already has multifarious functions which it is hardly able to manage efficiently, the running of Lotteries which is outside its normal functions and in no way connected with its objectives should be taken away from the purview of the D.D.A. forthwith and entrusted to some other authority.

*Abolition of lease system in Delhi***Recommendation Sl. No. 13 (Para 64)**

1.38 The Committee noted that the question of abolition of lease system for residential land in Delhi had been under the consideration of Government for a long time. In December, 1979, the matter was stated to have been placed before the Union Cabinet which deferred consideration of the matter. The Committee desired that Government should take final decision in the matter without any further delay...

1.39 In their reply the Ministry of Urban Development have stated that the question of abolition or modification of the lease hold system relating to residential properties in Delhi is being examined in Lands Division of that Ministry, keeping in view various aspects and likely repercussions on the land tenure system and also the social and financial implications and that it is not possible for the Ministry at this stage to indicate when a final decision is likely to be taken. According to the Ministry every effort is being made by them to expedite decision..

1.40 The Committee are not satisfied with the reply of the Government that "every effort is being made to expedite decision". It has already taken about 6 years when the matter was placed before the Cabinet. They reiterate that Government should take final decision about the abolition of lease system for residential land in Delhi without any further delay.

*Provision of Civic Amenities***Recommendation (Sl. No. 14 Paras 71 & 72)**

1.41 The Committee stressed the need for close co-ordination between the DDA and other authorities responsible for providing civic amenities in the colonies being developed by DDA such as provision of water supply, electricity, sewerage, telephone and postal facilities and provision of transport services and building of bus stops and shelters etc., in the absence of which the holders of plots and flats were suffering considerable difficulties. Some of the residential plots allotted by the DDA in outlying areas were not being built up precisely for lack of these facilities.

1.42 The Committee were of the view that DDA should not fritter away its energies in maintaining civic services in the residential colonies, housing clusters and commercial and industrial complexes build up by them and recommended that these services should be transferred to the civic authorities concerned, soon after the area development is completed and possession handed over to the allottees. The Committee

desired that the DDA should apply itself to this question and in consultation with the civic authorities devise ways and means of divesting itself of this activity.

1.43 The Ministry of Urban Development in their reply have stated that the Government agrees with the recommendations of the Estimates Committee that there should be close coordination between DDA and various agencies working in the Capital for providing civic amenities in the colonies being developed by the DDA. It has, therefore, been decided to constitute a Coordination Committee under this Ministry consisting of Secretary (L&B), Delhi Administration, Vice-Chairman, DDA, Commissioner, MCD. The Committee will meet regularly once in a month to bring about proper coordination in their functions and approach to various public issues and problems and remove bottlenecks to ensure optimum development by various agencies with promptitude and efficiency, particularly DDA.

1.44 The recommendation about the transfer of the areas where development is complete, to the civic authorities, is accepted and the land handed over to the allottees. DDA intends suggesting a committee being constituted with Secretary (LSG) as its Chairman and with Chief Engineers of MCD-Cum-Water Supply and Sewerage Disposal Undertaking and DDA as its Members and with the provision that this committee should meet at least once in a month for sorting out the problems regarding handing over the colonies to MCD.

1.45 The Committee has been asked to submit a report shortly.

1.46 In regard to the recommendation of the Committee regarding transfer of civic services in the residential colonies etc., built by DDA to the civic authorities concerned, the reply of the Ministry states that "DDA intends suggesting a Committee being constituted for sorting out the problems regarding handing over the colonies to MCD." In the following sentence it is stated that "The Committee has been asked to submit a report shortly". The apparent anomalous reply indicates the lack of attention and care being given by the Ministry of Urban Development to drawing up of replies to the recommendation of the Committee. The Committee would like the Ministry to inform them whether the suggestion intended to be made by the DDA had actually been made or not; if the suggestion had been made whether such a Committee has since been constituted or not; in case such a Committee is already functioning, whether the report of the Committee has since been received by the DDA/Ministry and if so what action has

been taken in pursuance thereof. The Committee would expect prompt reply to these queries.

1.47 The Committee are unhappy with the casual manner in which their recommendations have been dealt with by the Ministry of Urban Development. They find from the dates given on many of the replies to the recommendations that these replies were received by the Ministry from the DDA in instalments since October, 1984, spread over a period of about one year. This shows lack of adequate monitoring on the part of the Ministry. It appears that the Ministry were not conscious of their responsibility for furnishing replies to the Committee in due time and had left it by and large to the DDA to reply to the recommendations at their leisure. The Committee cannot but deplore this laxity on the part of the Ministry of Urban Development.

Implementation of Recommendations

1.48 The Committee would like to emphasise that they attach the greatest importance to the implementation of the recommendations accepted by Government. They would, therefore, urge that Government should make expeditious implementation of the recommendations accepted by Government. In case where it is not possible to implement the recommendations in letter and spirit for any reason, the matter should be reported to the Committee in time with reasons for non-implementation.

CHAPTER II

RECOMMENDATIONS/OBSERVATIONS THAT HAVE BEEN ACCEPTED BY GOVERNMENT

Recommendation (Sl. No. 2, para 12)

The Committee note that out of a total area of 61,700 acres of land to be developed in Delhi, the area earmarked for development by DDA was 40,860 acre, comprising 22,330 acres for residential purposes, 2,700 acres for industrial purpose and 8,600 acres and 7,230 acres for commercial and horticulture purposes respectively. The Committee were informed that the DDA's achievement in regard to the development of land assigned to it has been 75 per cent in the case of land for residential purposes and 50 per cent of that earmarked for industrial purposes. The achievement in regard to the development of land for horticulture and commercial purposes have not been indicated to the Committee. The Committee underline the need for accelerated development of land for residential purposes to, at least to some extent, mitigate the problem of shortage of housing in the Capital which has caused phenomenal rise in rents for residential accommodation.

Reply of Government

The need for accelerated development of land in Delhi for residential purposes has been accepted.

[Ministry of Works and Housing O.M. No. H-11013|10|83-DDVA
(Vol. V) dated 3 September, 1985]

Comments of the Committee

Please see para 1.14 of Chapter I.

Recommendation (Sl. No. 3, para 13)

The Committee would also like the Ministry of Works and Housing, the Delhi Administration and the DDA to make concerted approach to tackle the housing shortage in Delhi which has assumed gigantic proportions, and acquire and develop more land for residential purposes.

Reply of Government

The recommendation has been noted.

[Ministry of Works and Housing O.M. No. H-11013|10|83-DDVA
(Vol. V) dated 3 September, 1985]

Comments of the Committee

Please see para 1.14 of Chapter I . . .

Recommendation (Sl. No. 4, para 14)

The Committee find that out of a total of 25,000 acres of land to be developed for horticulture purposes by different agencies in Delhi including the DDA, only 7,109 acres have been developed so far. The Committee would like the Ministry to see that the programme for development of land for horticulture purposes, on which depends the health and environment of the inhabitants of the Capital, is accelerated and completed early.

Reply of Government

The recommendation has been noted for compliance.

[Ministry of Works and Housing O.M. No. H-11013|10|83-DDVA
(Vol. V) dated 3 September, 1985]

Recommendation (Sl. No. 5, para 15)

The Committee also find that as much as 6,194 acres of land is under "stay orders" issued by Courts and therefore no development is possible in respect of this land. The Committee would like the Ministry of Works and Housing to pay special attention to getting the stay vacated wherever possible.

Reply of Government

The recommendation of the Committee has been accepted by the Government. Development of large areas of land acquired by Delhi Administration, is seriously affected by litigation and stay orders of various courts. DDA and Delhi Administration are making earnest efforts to get the stay orders vacated.

[Ministry of Works and Housing O.M. No. H-11013|10|83-DDVA
(Vol. V) dated 3 September, 1985]

Recommendation (Sl. No. 7, para 17)

The Committee would also like the Ministry to issue instructions for speedier disposal of applications for allotment of alternative plots and payment of compensation to the land owners whose land is acquired.

Reply of Government

Necessary instructions to the L&B Department of Delhi Administration and Delhi Development Authority have been issued by the Government. A copy of the instructions is enclosed.

[Ministry of Works and Housing O.M. No. H-11013|10|83-DDVA
(Vol. V) dated 3rd September, 1985]

No. K-11011|15-A|84-DDIB

GOVERNMENT OF INDIA

MINISTRY OF WORKS AND HOUSING
(NIRMAN AUR AWAS MANTRALAYA)

Nirman Bhavan, New Delhi-110011.

Dated the 5th June, 1985.

To

1. The Secretary,
Land and Building Department,
Delhi Administration,
Vikas Bhawan, New Delhi.
2. The Vice-Chairman,
Delhi Development Authority,
Vikas Minar, New Delhi.

SUBJECT: *Recommendations of the Estimates Committee in para 17 of their 85th Report (Part-I)—speedier disposal of applications for allotment of alternative plots and payment of compensation to land owners whose land is acquired for disposal by DDA.*

Sir,

.. Persons whose land is acquired by Government for public purposes including that for planned development of the city are hard hit & deserve sympathetic consideration with regard to their rehabilitation and payment of compensation.

2. While considering this matter the Estimates Committee have desired in their 85th report submitted to Lok Sabha in 1983 that the Government should issue instructions for speedier disposal of applications for allotment of alternative plots and payment of compensation to the land owners whose land is acquired by Delhi Administration for the "Planned Development of Delhi".

3. This Ministry would like to emphasise that the land acquiring authority like Delhi Administration/DDA should accord the highest priority to the allotment of alternative plots in the cases of persons whose land is acquired and in the payment of compensation admissible under the Land Acquisition Act 1894 as amended in 1984 and any other matters related thereto within a fixed time frame.

Yours faithfully,

Sd/-

(R. L. PARDEEP)

Joint Secretary to the Government of India.

Recommendation (Sl. No. 8. para Nos. 31 & 32)

The cost of construction of dwelling units for the backlog and incremental population of Delhi aggregating 80 lakhs by 2001 AD has been estimated to be around Rs. 12,000 crores. For 6th Plan the pro-rata requirements is estimated as Rs. 2,500 crores. As against this the 6th plan had provided a sum of Rs. 150 crores only for Housing. The total outlay proposed for urban development sector of the 6th Five Year Plan for Delhi is Rs. 124 crores only. DDA has, therefore, been called upon to gear itself to meet the demand only to the extent of 40,000 dwelling units annually. The Committee consider that the target of making available 40,000 dwelling units annually is too small to make a dent in the housing problem in the Capital.

The Committee are informed that a working group in the Ministry of Works & Housing has recently considered the question of utilising the technical and financial resources of private colonisers in the programme for housing in Delhi. The guidelines issued as a result thereof are being processed. The Committee consider that keeping in view the resource constraints limiting the performance by public agencies the financial, technical and organisational resources in the private sector for building houses may be utilised and suitable schemes of housing framed out to reputed colonisers.

Reply of Government

The total additional requirement of the houses by 2001 AD is estimated to be around 16 lakh dwelling units taking the total population as 126 lakhs as envisaged in the draft perspective Development Plan 2001. With a programme of construction of 40,000 dwelling

units per annum, it will be possible to build about 7 lakh Dwelling Units upto 2001 AD. This will be further supplemented with additional Dwelling Units under the following sectors:

1. Plotted development by DDA.
2. Co-operative Group Housing in lands allotted by DDA for this purpose.
3. Resettlement programme taken up by DDA.
4. Construction of additional dwelling units in unauthorised colonies, already regularised/to be regularised by DDA/MCD.
5. Construction of additional dwelling units in urban villages and their extension.
6. Redensification of existing areas by way of construction of additional dwelling units on 2nd/3rd floor, barsati floor etc.
7. Housing stock generated by other government and non-government agencies like CPWD, Delhi Administration, MCD, NDMC, various public sector undertakings, LIC and other public, semi-public and private agencies.
8. Involvement of private builders in the programme of housing.

It is expected that with the concerted efforts to be made on all these fronts, it would be possible to make a perceptible impact on the housing shortage. It is also necessary to implement the scheme of National Capital Region so as to divert population from Delhi to the ring towns in the National Capital Region. It is, no doubt, necessary to increase the plan outlay in the 7th Five Year Plan and subsequent plans for urban development as well as housing, particularly housing for the economically weaker sections.

For solving the gigantic housing problem, there appears to be a need to bring back the private sector into this area for future development. Guidelines have been issued by the Government of India for involvement of private agencies in development of land as well as construction of Houses.

Ministry of Works and Housing O.M. No. H-11013/10/83-DDVA
(Vol. V) dated 3rd September, 1985

Recommendation (Sl. No. 11, Para No. 46)

The Committee desire that the programme for construction of houses should be so planned as to reduce the gap between the application for allotment and the handing over of possession to the minimum. This should be specially so in the case of self-financing schemes and schemes for retired|retiring government servants.

Reply of Government

This has been noted. The Delhi Development Authority has been instructed to make a perspective plan linking up registration with the creation of housing accommodation and PERT charting for each project of housing construction so that a proper coordination between the various aspects of functioning of DDA in the housing activities could be ensured.

[Ministry of Works and Housing O.M. No. H-11013/10/83-DDVA (Vol. V) dated 3rd September, 1985]

Recommendation (Sl. No. 14, Paras 71 & 72)

The Committee stress the need for close co-ordination between the DDA and other authorities responsible for providing civic amenities in the colonies being developed by DDA such as provision of water supply, electricity, sewerage, telephone and postal facilities and provision of transport services and building of bus stops and shelters etc., in the absence of which the holders of plots and flats are suffering considerable difficulties. Some of the residential plots allotted by the DDA in outlying areas are not being build up precisely for lack of these facilities.

The Committee feel that DDA should not fritter away its energies in maintaining civic services in the residential colonies, housing clusters and commercial and industrial complexes built up by them and recommend that these services should be transferred to the civic authorities concerned, soon after the area development is completed and possession handed over to the allottees. The Committee would like the DDA to apply itself to this question and in consultation with the civic authorities devise ways and means of divesting itself of this activity.

Reply of Government

The Government agrees with the recommendations of the Estimates Committee that there should be close coordination between DDA and various agencies working in the Capital for providing civic amenities in the colonies being developed by the DDA. It has, therefore, been

decided to constitute a Coordination Committee under this Ministry consisting of Secretary (L&B), Delhi Administration, Vice-Chairman, DDA, Commissioner, MCD, vide this Ministry's O.M. No. O-16021/2/84-DOVB dated 18th August, 1984 (copy enclosed). The Committee will meet regularly once in a month to bring about proper coordination in their functions and approach to various public issues and problems and remove bottlenecks to ensure optimum development by various agencies with promptitude and efficiency, particularly DDA.

2. The recommendation about the transfer of the areas where development is complete, to the civic authorities, is accepted and the land handed over to the allottees. DDA intends suggesting a committee being constituted with Secretary (LSG) as its Chairman and with Chief Engineers of MCD-Cum-Water Supply and Sewerage Disposal Undertaking and DDA as its Members and with the provision that this committee should meet at least once in a month for sorting out the problems regarding handing over the colonies to MCD.

3. The Committee has been asked to submit a report shortly.

[Ministry of Works & Housing O.M. No. H-11013/10/83-DDVA
(Vol. V) dated 3rd September, 1985.]

Comments of the Committee

Please see para 1.46 of Chapter I.

No. O-16021/2/84-DDVB

GOVERNMENT OF INDIA

MINISTRY OF WORKS AND HOUSING

NIRMAN BHAWAN

New Delhi. Dated the 18th Aug., 1984.

OFFICE MEMORANDUM

SUB: *Setting up of a Co-ordination Committee for removing bottlenecks in the way of expeditious development work in the DDA colonies.*

It has been observed for some time past that the development work in DDA colonies, especially, the regularised unauthorised colonies and resettlement colonies, could not progress well due to inadequate coordination between DDA and the Municipal Corporation of Delhi and its various organs. It has, therefore, been decided to constitute a Coordination Committee consisting of:—

1. Secretary (L&B), Delhi Administration.
2. Vice-Chairman, DDA.
3. Commissioner, M.C.D.

The Deputy Secretary (DDA) in the Ministry of Works and Housing will be the Convenor.

2. The Committee will meet regularly once in a month to bring about proper coordination in their functions and approach to various public issues and problems and remove bottlenecks to ensure optimum development by various agencies with promptitudes and efficiency, particularly DDA.

Sd/-

(R. L. PARDEEP)

Jt. Secretary to the Govt. of India.

To

(1) Shri S. C. Vajpayee, Secretary (L&B), Delhi Administration, Vikas Bhawan, New Delhi.

(2) Shri Prem Kumar, VC, DDA, Vikas Minar, New Delhi.

(3) Shri P. P. Srivastav, Commissioner, MCD, Town Hall, Delhi-6.

(4) Shri Chandar Sain, DS (DD), M/O Works and Housing.

Copy to:—

(1) The Lt. Governor, Delhi, Raj Niwas, Delhi-110 054.

(2) Shri P. S. Bajaj, Under Secretary, Department of Parliamentary Affairs, New Delhi, with 20 copies for the Members of the Consultative Committee attached to the Ministry of Works and Housing.

(3) PS to H.M.

(4) PS to Secretary.

(5) PS to JS (UD).

Sd/-

(R. L. PARDEEP)

Jt. Secretary to the Govt. of India.

Recommendation (Sl. No. 16, para 91)

The Committee note that out of 7 samples of mortar and plaster lifted on two occasions from a few flats in one of the clusters set up by the DDA at the instance of the Committee, one of the samples

failed on both occasions, one sample passed on first occasion but failed on second occasion and the remaining 5 samples also have been deemed to have passed after allowing a margin of error upto 20 to 25 per cent. This throws up an extremely dismal picture of the quality of construction of the flats by the DDA. The Committee would like the DDA to make a thorough investigation in regard to the quality of construction of these houses and fix responsibility for sub-standard work. The Committee would also recommend that the houses in respect of which samples were found to be sub-standard should be immediately replastered according to prescribed specifications under intimation to the Committee.

Reply of Government

The Committee had noted that out of seven samples sent for testing, five samples were within the tolerance limit and the remaining two had failed. It is a well known fact that the method of determination of cement content by chemical analysis is not fully reliable and the test results may vary to a considerable extent, compared to the actuals, depending on various factors like non-availability of original samples of coarse and fine aggregate used in concrete/mortar, variations in chemical composition of cement manufactured by different companies, inadequate number samples, error in isolating the full quantity of cement in samples, etc.

In this particular case out of seven samples, five samples have passed the test results. In fact, in some of the samples which had passed the test, the mix is found to be richer than the specified mix. In one case the samples had passed on first test but it has marginally failed on second test. It may be stated that the samples which have failed are samples of cement mortar used in the brick masonry. Most of these houses have already been occupied and as such it is not practical at this stage to remove the entire plaster, rake out the joints and fill the same with richer mortar. Chief Engineer has certified that the houses are structurally safe. Chief Engineer has been asked for making suitable deductions in the rates for the work represented by the samples which have failed. The EE, AE and JE are being warned to be more careful in future.

During the inspection of this work the Committee had made observations regarding the quality of plaster which appeared to be weak at some places. In the particular houses inspected by the Committee, wherever the plaster was found to be weak, it has been removed and the surface replastered and the allottee has expressed satisfaction over the same.

The DDA has already completed a thorough investigation in regard to the quality of construction of houses constructed under a large number of contractors. The contractors and staff responsible for execution of sub-standard work have been identified and action has been initiated against them. As regards the particular work which was inspected by the Estimates Committee, it may be mentioned that the work was also subjected to an intensive examination by the C.T.E. under the Central Vigilance Commission. If the C.T.E. consider finally that any of his observations on this work has a vigilance angle, necessary action would be taken.

[Ministry of Works and Housing O.M. No. H. 11013/10/83-DDVA
(Vol. V) dated 3rd September, 1985]

CHAPTER III

RECOMMENDATIONS/OBSERVATIONS WHICH THE COMMITTEE DO NOT DESIRE TO PURSUE IN VIEW OF GOVERNMENT'S REPLY

Recommendation (Serial No. 10, Para 37)

The Committee are informed that out of 424 Cooperative Societies, to whom land was allotted by DDA, only 271 Societies have been actually given possession of the land allotted to them. The remaining societies have not been given possession of land on account of encroachment over the land and also because, as pointed out by the Vice-Chairman, DDA "acquisition procedure takes a very long time." The Committee are unhappy at this situation. They would like to be informed as to how land was allotted to the Cooperative Societies when it was not actually in the possession of the DDA. The Committee would also like to know whether the societies which have not been given the possession of land allotted to them have actually paid the cost of land to the DDA. If that be the case, it is only reasonable that the DDA should pay to the Societies, adequate interest thereon until the possession of land is handed over to them. In any case, they would like the DDA to give possession to the Societies of the land allotted to them without undue delay or allot and make available to them alternative sites

Reply of Government

The DDA have reported that physical possession of 790 acres of land has been handed over to 322 out of 424 Co-operative Group Housing Societies. 102 Co-operative Group Housing Societies are yet to be given possession of 195 acres of land.

2. The DDA have informed that the land allotted to the Co-operative Group Housing Societies was duly acquired land compensation for which was paid to the land holders and it was in DDA's possession. However, a part of it came under temporary encroachment and some land was affected due to complications arising out of litigation challenging the acquisition proceedings.

3. The DDA have confirmed that the total cost of land has been paid by the societies to which possession of sites could not be given

for reasons indicated above. There is no provision in the terms and conditions of allotment of land, for payment of any interest on the deposits towards the land cost made by the societies. But their demand for payment of interest is being examined by the Finance and Accounts Division of the DDA.

4. DDA have also decided to offer alternative land to such societies to which possession could not be given due to unauthorised encroachment or complicated litigations. They have decided to utilise land between Mayur Vihar and Hindon Cut on the NOIDA road for this purpose. In addition to this DDA may also utilise land earmarked for DDA's own group housing where construction has not yet been started for accommodating such societies.

[Ministry of Works & Housing O.M. No. H-11013/10/83-DDVA (Vol. V) dated 3 September, 1985.]

Comments of the Committee

Please see para 1.34 of Chapter I.

Recommendation (Sl. No. 15, Para No. 90)

It is unfortunate that it was not until 1982 when a series of collapses took place that the DDA awoke to seriously consider the question of quality control in regard to their building activity. A Quality Control Cell under a Chief Engineer was then created and systematic inspections were carried out which have thrown up a disconcerting report in regard to the quality of the buildings constructed by the DDA. According to the report of the committee appointed by the Lt. Governor of Delhi recently, over 5000 houses constructed by the DDA in recent years "are not structurally sound" and the quality of another 5000 is "very poor". Suggesting extreme care in undertaking strengthening measures being taken in almost all the houses, that Committee has pointed out that "it is not possible to obtain the structural strength and durability in these houses which they would have got if the initial construction was sound". The Vice-Chairman of the DDA during his evidence pleaded that the Committee should judge the DDA "by the lesson we have taken from that (house Collapses)" and assured that the Committee that after the events in 1982 as a result of the measures taken since then. "Over the last few months we have received encouraging result and the quality of houses constructed is slightly better". The Committee would like serious attention being paid to the quality of construction of the houses being built by the DDA. There should be a system of regular inspection of the houses during construction as well as after the completion of work and the quality control authorities

should be authorised to stop construction or demolish the completed work in case the work was found to be sub-standard. The Committee further recommend that there should be independent technical examination of DDA works as in the case of those of CPWD or the quality control wing should be independent of DDA.

Reply of Government

The following stringent measures have been taken in DDA for improving the quality of construction:—

- (i) CEs/SEs/EEs have been directed to inspect the work frequently and inspection notes should be issued by them. Surprise visits are being paid by EM&CE(QC). Wherever during the inspection by EM/CE(QC) the works are found to be of poor quality due to negligence of the Supervisory staff, disciplinary action is initiated against them.
- (ii) Material bearing ISI certificate mark are being allowed for use in works.
- (iii) It has been decided that no tender papers should be issued to the contractors registered with State PWDs as the registration of contractors in some of the State PWD is not being done methodically. In case these contractors are interested in doing works for DDA they can get themselves registered with the DDA.

A Committee consisting of all CEs, CE(QC) and Director (Works) has been constituted for processing the case for enlistment taking disciplinary action against the contractors. These cases are being processed in the same manner as are being processed in CPWD. The system of writing of confidential reports of contractors has been introduced on the pattern of CPWD. Several contractors who were found to have executed poor quality of work have been debarred from tendering in DDA.

- (iv) Instructions have been issued for rectification of defects noted by CTE, CE(OC) and by senior officers during their inspections. It has been made clear to the Engineers that houses are to be handed over after complete rectification of defects.
- (v) The distribution of works have been done on geographical basis and Divisions, Circles and Zones are now having compact jurisdiction.

- (vi) The work load of various divisions was reviewed recently and four additional divisions have been created in order to share the work load of heavily loaded divisions. The work load will be reviewed periodically and new units as per requirement will be created.

The suggestions given by the Committee that quality control officers should be authorised to stop construction or demolish the complete works in case the work is found to be sub-standard will involve certain administrative and contractual difficulties. It may also result in avoidable delays and disputes. It is, therefore, considered that the authority to stop construction or demolish the work found to be sub-standard should continue with the field officers incharge of execution of the works, who are responsible/competent for executing the work to the required specifications.

Regarding recommendation of the Committee about independent technical examination of DDA works as in CPWD, it may be stated that CPWD works are subject to independent technical examination of CTE under Central Vigilance Commission. As such this recommendation is already being followed in DDA.

Sd/-

(R. L. PARDEEP)

Joint Secretary to the Govt. of India

No. H-11013/10/84-DDVA (Vol. IV), M.O. Works & Housing,
dt. 22.1.85.

CHAPTER IV

RECOMMENDATIONS/OBSERVATIONS IN RESPECT OF WHICH GOVERNMENT'S REPLIES HAVE NOT BEEN ACCEPTED BY THE COMMITTEE

Recommendation (Serial No. 1, Para 6)

The Committee regret that though the exercise to prepare the Second Master Plan for Delhi covering the period 1982-2000 AD commenced as far back as 1977, it has yet to take shape. They would like concerted steps being taken by the DDA and all other authorities concerned to complete the task so that a blue print for the Second Master Plan for Delhi is available by the end of 1984.

Reply of Government

The Master Plan for Delhi was prepared by the Town and Country Planning Organisation, New Delhi. The Master Plan was promulgated on 1-9-1962 under Section 7 of D.D. Act, 1967 and covered a perspective upto 1981.

2. The Union Ministry of Works and Housing decided in October, 1977 that the Work related to the revision of the Master Plan for Delhi for the Perspective, 1981—2001 should be taken up by the DDA as envisaged in the Delhi Development Act, 1957. The DDA, therefore, reorganised their planning cell and created a separate Perspective Planning Wing to take up this task. The work on the plan preparation was started in the DDA in July, 1979 (and not in 1977 as stated).

3. The following 4 phases were defined for the purpose:—

- (i) Preliminary and secondary data-based studies.
- (ii) Studies and alternative patterns of Development, Forecasts, Standards, Land Need and Field Surveys.
- (iii) Perspective Plan alternative strategies.
- (iv) Perspective Plan final draft.

4. The work involved aerial survey to serve as the base for land use survey and the land use plan which became available in 1980:

A number of primary surveys were also conducted to provide data for the preparation of the Master Plan on subjects like land use, social and economic structure, transportation etc. Based on this information studies were conducted by different units of the Perspective Planning Wing. For some sectors as indicated below for which expertise was not available in DDA, the work was entrusted to:

- (i) Transportation study to Prof. J.K. Mittu, Transportation Consultant.
- (ii) Drainage and channelisation of river Yamuna to Shri Gurucharan Singh, Consultant Drainage.
- (iii) Solid Waste Management to National Environmental Engineering Research Institute, Nagpur.
- (iv) Financial Aspects to Indian Institute of Public Administration, New Delhi.

5. Based on this material, back-ground papers on the five important subjects, namely, (i) Regional Context, (ii) Employment, (iii) Infrastructure, (iv) Shelter and (v) Transportation were prepared. Five seminars were organised during 1981-82 under the chairmanship of Lt. Governor, Delhi in which experts from different fields, representatives of the concerned Government organisations, Chamber of Commerce and Industry and other public organisations as well as representatives from the neighbouring States were invited. A special seminar for the Members of Parliament, Members of Metropolitan Council and Municipal Corporation of Delhi could be organised in August, 1983. The views expressed during these seminars have been taken into account in formulating the proposals and strategies of the Perspective Plan for 1981—2001.

6. The DDA have worked out the alternative strategies for the plan based on the holding capacity of the existing urban area, regional dispersal and transportation system. Planned strategy is based on the balanced development. It provides for accommodation for the anticipated 122 lakhs of urban population by the year 2001 within the Delhi urban agglomeration while dispersing 22 lakhs in the National Capital Region and the counter magnets around Delhi. The DDA have also informed that the draft for the revised Master Plan is at the final stage which will be submitted soon to Government for processing.

7. In view of the progress reported by the DDA, it is hoped that revised Master Plan with the Perspective 1981—2001 will be available by the end of 1984, as also desired by the Estimates Committee.

[Ministry of Works and Housing O.M. No. H. 11013/10/83-DDVA
(Vol. V) dated 3rd September, 1985]

Recommendation (Sl. No. 6, Para 16)

The Committee are informed that the size of alternative plot being offered to land owners whose land is acquired by the DDA is 60 per cent of the land acquired, subject to the maximum of 250 sq. yds. and the minimum of 125 sq. yards. The Committee feel strongly that the alternative plot offered should be adequate in size to meet the minimum needs of the land owners whose land is acquired. They would accordingly like the Ministry to consider a suitable upward revision of the maximum and minimum size of the alternative plot allotted to land holders.

Reply of Government

DDA has recently decided to revise the minimum and maximum limits of alternative residential plot for those whose land is acquired, to 40 sq. yds. and 400 sq. yds. respectively.

[Ministry of Works and Housing O.M. No. H-11013/10783-DDVA
(Vol. V) Dated 3rd September, 1985]

Recommendation (Sl. No. 9, Para 33)

The committee are of the firm view that Delhi Development Authority has been burdened with a variety of functions so much so that it has lost its direction and sense of priorities. It has also become unwieldy in size posing problems of management and administration.

The Committee, therefore, feel that a fresh look is necessary on the role and functions at present being discharged by the DDA. They are of the opinion that some of the functions such as housing and slum improvement/clearance could conveniently and beneficially be taken away from the DDA and entrusted to separate bodies. In this context the Committee would suggest the setting up of Housing Board

and a slum improvement/Clearance Board for Delhi on the pattern of those existing in Bombay to take over from the DDA the respective functions. The Committee would like the Ministry of Works & Housing to seriously consider this matter and inform the Committee of the decision taken.

Reply of Government

The Committee's view that there is a need for clear definition and demarcation of the functions of Delhi Development Authority is very valid and has been well taken. The main function of Delhi Development Authority is to plan and regulate the development of Delhi in accordance with the approved Master Plan. However, the construction activity is also permissible on the part of the Authority. Construction activity is necessary to generate funds. The Authority generate resources by development and sale of commercial plots. However, the sale of plots to economically weaker sections is at a subsidised rate. Plots are being given to the cooperative societies, institutions, etc. at no profit no loss basis. The area disposed of for commercial plots is proportionately less. The construction activities generate funds which the Authority is able to utilise for its activities without depending upon the budgetary support from Government. Moreover, by embarking upon construction of houses it gives an impetus to the housing activity in the capital and serves as a catalyst for increasing creation of housing accommodation. The proposed policy of bringing in more agencies and private construction agencies in the field would generate healthy competition and would also limit the range of housing activity of Delhi Development Authority. There is already an exercise on way to divert Delhi Development Authority of some of its functions. It has been decided that the work relating to the maintenance of Resettlement Colonies should be taken over by the Municipal Corporation of Delhi from DDA. In regard to slum areas work, the matter is under examination.

The suggestion of the Committee regarding the setting up of a Housing Board has been examined. It has not been found practicable as multiplicity of governmental agencies in the housing sector may lead to confusion and complications. Moreover, with Delhi Development Authority entrusted with the function of developing lands the Housing Board would be left with the function of undertaking construction of houses and may have to depend upon governmental support for financing of its projects unlike the DDA which is generating

its own resources. There is an overall constraint of funds and the policy adopted during Seventh Plan is to restrict flow of Government finances for Housing to the absolute minimum necessary. Under the prevailing constraints it may be difficult for the newly set up Housing Board to start functioning in the sphere of construction of houses. As the supreme need is to increase the housing stock, this may lead to the impediments in the housing activity and may not be in the interest of the overall development of housing facilities.

[Ministry of Works and Housing O.M. No. H-11013/10/83-DDVA
(Vol. V) Dated 3rd September, 1985]

Further Reply of Government

(Setting up of Slum Clearance Board).

The matter has been carefully considered in consultation with DDA & Delhi Administration. In view of the fact that multiplicity of authorities in Delhi is already creating numerous problems of coordination and consequent delays, it is felt that any attempt to take away some functions from the DDA and create further separate organisations may create further problems.

2. In fact, there is a need of reducing the number of authorities for achieving uniform approach and speedy development. Moreover, the creation of a new organisation would mean additional overhead expenses which would increase the cost of executing the Slum Improvement/Clearance Scheme.

3. The Delhi Administration also feels that there is no need for separate and independent Slum Improvement and Clearance Board since a full-fledged Slum Directorate is already in existence in Delhi. As a national policy the Government have decided to discontinue construction of new slum tenements under the Slum Clearance Scheme with effect from the termination of the 6th Five Year Plan. Therefore, in the Administration's view it will not be a viable proposition to set up a separate Board for developmental works under Slum Improvement Scheme by scrapping the Slum Directorate which is working fairly satisfactorily.

4. The Slum Improvement & Clearance Scheme involves close and continued coordination amongst Govt. of India, DDA, Delhi Administration, MCD and Delhi Urban Art Commission. The creation of a separate Board will further increase the problem of coordination. It

is felt that at present DDA is in a best position to coordinate this scheme with different authorities. The solution, therefore, lies in not fragmenting the DDA but improving the functions of DDA by streamlining management and administration.

[Ministry of Works and Housing O.M. No. H-11013/10/83-DDVA
(Vol. V) Dated the 3rd September, 1985]

Recommendation (Sl. No. 12, Para 59)

The Committee are of the considered view that the running of Delhi Lotteries does not in any way aid the achievement of objectives envisaged for the Delhi Development Authority and as such this burden should not have been thrust upon the DDA. The Committee learnt during evidence that it has already been decided to transfer the running of the Delhi Lotteries from DDA. The Committee desire that the Delhi Lotteries should be transferred to Delhi Tourism Development Corporation of Delhi Administration as early as possible.

Reply of Government

The matter has been considered very carefully and at great length by the Delhi Administration. Various alternatives for entrusting the work of running the Delhi Lotteries were considered. The Delhi Administration feel that the Delhi Tourism Development Corporation is already handling more than what it can presently cope with and therefore, find it not feasible at this stage to transfer the work from DDA to Delhi Tourism Development Corpn. Even the hands of the Delhi Small Industrial Development Corporation and the Delhi State Civil Supplies Corporation are stated to be full. The Delhi Administration consider that the scheme of running the lotteries would suffer a setback if it is transferred to the Delhi Tourism Development Corporation or any other Corporation and therefore, in the Administration's view, the Delhi lotteries may continue to be dealt with by the DDA as the arrangement evolved for running the lotteries by the DDA is working satisfactorily.

[Ministry of Works and Housing O.M. No. H-11013/10/83-DDVA
(Vol. V) dated 3rd September, 1985]

Recommendation (Sl. No. 13 Para 64)

The Committee note that the question of abolition of lease system for residential land in Delhi has been under the consideration of
2067 LS—4.

Government for a long time. In December, 1979, the matter is stated to have been placed before the Union Cabinet which deferred consideration of the matter. The Committee would like Government to take final decision in the matter without any further delay.

Reply of Government

The question of abolition or modification of the lease hold system relating to residential properties in Delhi is being examined in Lands Division of this Ministry, keeping in view various aspects and likely repercussions on the land tenure system and also the social and financial implications. It is not possible at this stage to indicate when a final decision is likely to be taken. Every effort is being made to expedite decision.

[Ministry of Works and Housing O.M. No. H-11013/10/83-DDVA
(Vol. V) dated 3 September, 1985]

CHAPTER V
RECOMMENDATIONS/OBSERVATIONS IN RESPECT OF
WHICH FINAL REPLIES ARE STILL AWAITED

—NIL—

NEW DELHI;
November 1, 1985
Kartika 10, 1907 (S)

CHINTAMANI PANIGRAHI,
Chairman,
Estimates Committee.

APPENDIX

(Wide Introduction)

*Analysis of Action taken by Government on the 85th Report of the Estimates Committee
(Seventh Lok Sabha)*

I. Total number of Recommendations	16
II. Recommendations/Observations which have been accepted by Government (Nos. 2, 3, 4, 5, 7, 8, 11, 14, 16)	9
Percentage to total	56%
III. Recommendations/Observations which the Committee do not desire to pursue in view of Government's reply (Nos. 10, 15)	2
Percentage to total	13%
IV. Recommendations/Observations in respect of which Government's replies have not been accepted by the Committee (Nos. 1, 6, 9, 12, 13)	5
Percentage to total	31%
V. Recommendations/Observations in respect of which final replies of Government are awaited.	
Percentage to total	Nil