

DELHI DEVELOPMENT AUTHORITY (MISCELLANEOUS) RULES, 1959

G.S.R. 1349, dated 18.12.1959

In exercise of the powers conferred by subsection (1) of Section 56 of the Delhi Development Act, 1957 (61 of 1957) read with Clauses (d), (h), (p) and (r) of sub-section (2) of that section, the Central Government hereby makes the following rules, namely:

1. Short Title

These rules may be called the Delhi Development Authority (Miscellaneous) Rules, 1959.

2. Definitions

In these rules, unless the context otherwise requires —

- (i) "Act" means the Delhi Development Act, 1957;
- (ii) "Advisory Council" means the Advisory Council constituted under Section 5 of the Act; and
- (iii) "Authority" means the Delhi Development Authority constituted under Section 3 of the Act.

¹[3. Control and Restriction on Appointment of Staff

(1) The posts under the Authority, other than those of the Secretary and Chief Accounts Officer shall be classified as follows —

Group A	— Pay or scale of pay with the maximum of not less than Rs. 1,300 per month.
Group B	— Pay or scale of pay with the maximum of not less than Rs. 900 per month but less than Rs. 1,300 per month.
Group C	— Pay or scale of pay with the maximum of over Rs. 290 per month but less than Rs. 900 per month.
Group D	— Pay or scale of pay the maximum of which is Rs. 290 per month or less:

Provided that —

- (a) the classification of any post created on or after the 1st January, 1973 in the revised scale but before the date of issue of the Delhi Development Authority (Miscellaneous) Amendment Rules, 1981,

as specified in addition to cadres existing prior to the 1st January, 1973 shall be the same as that of posts in the cadres to which they have been added, and

- (b) any other posts not covered by (a) created in the revised scale of pay on or after the 1st January, 1973 but before the enforcement of these rules having a classification higher than the one envisaged in these rules shall be re-classified in terms of these rules but without prejudice to the statutes of the existing incumbents of such posts.

(2) No posts in Group 'A' whether temporary or permanent, shall be created by the Authority without the prior approval of the Central Government.

(3) Notwithstanding anything contained in sub-rule (2) the Authority may create a post in Group 'A' carrying a pay or scale of pay with the maximum pay of not more than Rs. 2,000 per month:

Provided that —

- (a) a post so created shall lapse on the expiry of the financial year in which it was created unless the period is extended beyond the said financial year with the previous approval of the Central Government;
- (b) no such post is created by the Authority except with the concurrence of the Finance and Accounts Member of the Authority;
- (c) the power to create such post is not delegated by the Authority to any of its officials without the prior approval of the Central Government, or is not used with retrospective effect; and
- (d) before creating any technical posts the recruitments of such posts are ascended on the basis of the following work load norms, namely —

Nature of work	Work load of a division handling civil works	Work load of a division handling electrical works
Construction work	Rs. 98 lacs per annum	Rs. 60 lacs per annum
Maintenance work	Rs. 37 lacs per annum	Rs. 20 lacs per annum.

2. Normally four divisions are placed under the control of a Superintending Engineer.

3. The post of a Chief Engineer is sanctioned for an anticipated work load of 15 to 16 crores of rupees per annum. Besides the span of control that a Chief Engineer has to exercise is also taken into consideration:

Provided that if the Central Public Works Department adopts different work load norms in respect of the work executed under the control of that department, the Authority shall follow the following norms for the time being in force described by the Central Public Works Department —

¹ Substituted vide G.S.R. 917, dated 02.06.1981.

- (i) The economic instructions issued by the Central Government in the Ministry of Finance — for the time being in force are kept in view before creating such posts.
- (ii) The Authority shall make appointments to posts in Group 'A' only in accordance with the regulations approved by the Central Government prior to such appointments and no such appointment to a post in Group 'A' carrying pay, or a scale of pay with the maximum of more than Rs. 2,000 is made by the Authority without the prior approval of the Central Government.]

4. Fee to be Paid on Application for Permission

Every application submitted under sub-section (1) of Section 13 of the Act shall be accompanied by a fee specified below —

- (a) for the development of land other than erection of a building as defined in sub-section (j) of Section 2 of the Act — Rs. 100 per acre or part of an acre,
- (b) for building operations within the meaning of sub-section (c) of Section 2 of the Act —

Sl. No.	For the first storey	For the second storey or any subsequent storey
	Rs.	Rs.
(1) For a ground area up to 100 sq. yds.	20	40 per storey
(2) For a ground area of more than 100 sq. yds. but not exceeding 250 sq. yds.	60	120 per storey
(3) For a ground area of more than 250 sq. yds. but not exceeding 500 sq. yds.	120	300 per storey
(4) For a ground area of more than 500 sq. yds. but not exceeding 1,000 sq. yds.	300	600 per storey
(5) For a ground area of more than 1,000 sq. yds.	600	1,500 per storey
N.B.		
(1) For purposes of calculation of the fee, ground area shall mean the area of the portion which is proposed to be built upon including the internal courtyard.		
(2) For purpose of the above table, the basement where provided will be regarded as the first storey, the ground floor over the basement as the second storey and so on.		

(3) In case an application is rejected 5 per cent of the fee due shall be retained and the balance shall be refunded to the applicant, under the orders of the Secretary of the Authority.

- (c) for material alterations in a building not covered by Section 54(a) of the Act — one half per cent of the cost of construction.

5. Form of Annual Report

After the close of each financial year the Authority shall prepare and submit to the Central Government not later than the 31st October next, following a report of its activities during such year. The report shall, as far as practicable, be compiled in the following chapters —

(I) Introduction.

(II) Administration —

- (1) The Authority.
- (2) The Advisory Council.
- (3) Meeting of the Authority and its Committees and of the Advisory Council.
- (4) Operational jurisdiction.
- (5) Office organisation.

(III) The Plans —

- (1) Master Plan.
- (2) Zonal Development Plans.

(IV) Works and Schemes —

- (1) Programmes and targets.
- (2) Agency for execution.
- (3) Slum clearance, housing and rehousing and development schemes.
- (4) Other works and schemes.
- (5) Control over building and development operations within the Authority's jurisdiction.

(V) Lands and Buildings —

A — Management

- (1) The Nazul estate.
- (2) Acquired properties.
- (3) Houses, markets, tenements and other properties.
- (4) Demand and collection of rents, damages and other revenues.
- (5) Enforcement of conditions of lease deeds/agreements.

B — Disposal of Land and Buildings

- (1) Long term leases.
- (2) Temporary leases.

(VI) Finance and Accounts —

- (1) Budget estimate.
 - (2) Accounts.
 - (3) Income and expenditure.
 - (4) Loans and debts.
 - (5) Balance-sheet and assets and liabilities.
- (VII) Miscellaneous —
- (1) Litigation.
 - (2) Any other matter.
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