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Jung clears land pooling, housing receives a boost

Lakhs Of CGHS Units To Be Constructed In Outer Delhi Areas

TIMES NEWS NETWORK

New Delhi: Lieutenant Governor Najeeb Jung, chairperson of DDA, on Friday gave his approval to the land pooling policy. LG's nod has brought land pooling—combining contiguous plots—and the huge potential of creating more housing in Delhi closer to reality. Senior DDA officials say that a few operational issues have to be ironed out and the area of land pooling notified, which will take a month's time. The policy can come into effect after that.

The policy had been notified by the Government of India in September last year and applies to areas in southwest and northwest Delhi.

EXTRA 400 FAR

These include outer Delhi areas, including most of Kanjhawala, Narela and Najafgarh, and villages like Mehrauli, Bijwasan, Chhatarpur, Ghitorni, Bamnoli, Fatehpur and Khanpur.

Around 24,000 hectares or 59,000 acres will be available for commercial exploitation through public-private partnership. DDA estimates lakhs of dwelling units will come up in these areas through cooperative group housing societies. Officials say these societies will have the extra 400 FAR.

According to sources, the policy will apply to two categories of land parcels. One between two and 20 hectares and the other to land measuring more than 20 hectares. Those who wish to pool their lands for residential purposes in the first category will get 43% of their land back; for the second category, 53% will be returned.



UTILIZING YOUR LAND
DDA to allow land pooling over 24,000 hectares in outer Delhi

How does it work
Those who wish to club their parcels of land have to approach DDA with a proposal. If approved, DDA develops infrastructure like roads and sewers and returns between 40% and 60% of the land to the owners after charging a fee

Areas likely to be notified for pooling
Outer Delhi areas: Most of Kanjhawala, Narela and Najafgarh; and villages like Mehrauli, Bijwasan, Chhatarpur, Ghitorni, Bamnoli, Fatehpur and Khanpur

The policy comes with a rider. Sixty per cent of people (with a 5% margin either way) in a sector will have to agree to pool their land for Delhi Development Authority to accept their parcels and develop the infrastructure and return the developed land to the investors. Officials say they are still working on fine-tuning some operational issues.

Another matter was notification of the areas where land pooling will come to effect and the final notification by Delhi government. The whole process is likely to take a month to be completed.

“We should be in a position to begin implementing the policy by the end of the year. We are also in process of engaging a project management consultant to help us create a smart city in the areas that we will notify for land pooling,” said Balvinder Kumar, vice-chairperson, DDA.

LG allows DDA to buy private land directly

TIMES NEWS NETWORK

New Delhi: In a major shift in policy for acquiring private land, which till now had to be done based on guidelines of the New Land Acquisition Act, Delhi LG approved DDA's proposal to buy it directly. Officials say implications of this policy change will be quicker acquisition of land and, thus, quicker delivery of projects.

“Land acquisition under the new Act had become cumbersome and time consuming. Due to this many infrastructure and housing-related projects were held up as DDA was not able to acquire land,” said a senior authority official. He added that keeping this in mind the LG approved the policy of purchase of private land through negotiations.

However, sources say that several checks have been in-

EARLY DELIVERY

roduced in the process of acquiring the land to avoid allegations of corruption or forced buyouts.

There will be two committees for negotiation. The first committee will be headed by the area's chief engineer and will have senior members and legal experts on the panel. This committee will work out the compensation amount as per new Act keeping in mind the market value of the land.

“The first committee will submit its recommendations to the second, which will get valuation of the land done by an independent body. The rates would then be compared with those proposed by the first committee,” said a source. The second committee will then submit its recommendations to a standing committee, which will be headed by the authority vice-chairperson. The standing committee will have the power to purchase up to 10 acres.

‘For 7 yrs, NDMC let hotel operate virtually for free’

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New Delhi: For seven years after its lease expired, the New Delhi Municipal Council allowed a hotel to operate from the Ashoka Road-Jantar Mantar crossing.

Shocked that NDMC officials connived to let one B K Bhagat run “the premises known as Hotel Asian International” virtually for free during this time, the Delhi high court in an order released on Friday, directed a probe and summoned all records of the case.

“New Delhi Municipal Council officials prima facie appear to have connived and/or helped the respondent in continuing occupation of a prime commercial property for almost seven years, virtually for free,” a bench of Chief Justice G Rohini and Justice Rajiv Sahai Endlaw noted while asking the NDMC chairperson to file a detailed affidavit.

HC said the matter “discloses a serious aberration and huge loss of public revenue” and slammed the council for agreeing to a lower rent of Rs 2.5 lakh per month in a renewed lease when it had, in 2007, fixed a rent of Rs 30 lakh per month

per month. Instead of challenging the low rent order of the estate officer, NDMC quietly acquiesced to loss of public revenue.

The court asked the NDMC chairperson to go through the records and state why the “appeal has been filed after a delay of more than 110 days and no reason has been given for the delay.” The court also asked to be ap-

HC slammed the council for agreeing to a rent of ₹2.5 lakh per month in a renewed lease when it had, in 2007, fixed a rent of ₹30 lakh per month

prised of how much money NDMC collected from Bhagat for using the property even after the license lapsed on May 10, 2007.

Putting the decision of the estate officer under scanner, HC said NDMC must explain on what basis it fixed Rs 30 lakh per rent as rent and how much has been collected by it. It also demanded to know if action was taken against the estate officer who

passed an “illegal order” and why the order was not challenged.

“Why were the proceedings allowed to languish from 2007 till 2013 not only before the estate officer but also before the civil court and even thereafter at each stage. Particulars of officers and legal persons involved at each stage be given and what proceedings have been initiated against them?,” was another poser by the court that NDMC has to answer by the hearing.

The court broadened the scope of its investigation while hearing an appeal by NDMC, filed belatedly, against a single judge's order favoring Bhagat. While summoning the records of the case, HC narrated the facts. Bhagat was granted a license for using a seven-storey building in 1977 at a license fee of approximately Rs 35,000 per month.

When the license lapsed in 2007, the hotel got a stay from a civil court against eviction and sought for renewal of the license. When the estate officer fixed a much lower rent than NDMC wanted in 2007, Bhagat moved the court seeking directions to NDMC to accept the rent.

Don't let students drive: Cops

TIMES NEWS NETWORK

New Delhi: Traffic police has written to all schools in the city asking them to appoint a road safety coordinator to check underage driving. The move came after it was found that only two schools had responded to earlier requests for a coordinator made through the education department.

Police also conducted a drive outside various schools in south and east Delhi on Friday and prosecuted 269

students. Parents were chided and sensitized on the dangers of underage driving.

“We have insisted that schools come up with road safety clubs since CBSE has already proposed including a chapter on road safety in the curriculum,” said Muktesh Chander, special commissioner (traffic). Once appointed, the coordinator will be trained by traffic police on road safety. They will also check licence of drivers of cabs hired by the school.

A senior traffic police-

man said that, at present, an assistant commissioner has been appointed as the liaison officer and the programme will be handed over to a more senior officer once the number of coordinators increases. “Parents of those found driving to school will also be counselled,” said an officer.

A minor found driving a vehicle above 50cc is let off with a warning on the first offence and the owner is fined Rs 1,000 under the MV Act. However, the law allows for a jail term of three months.

THE SPEAKING TREE

Often, there is disturbing news of blasts and terrorist attacks in various countries. This violent method might have been relevant in times gone by when people lived in a primitive culture, but is outdated in this age of education, freedom and science.

Liberal Islamic scholar MAULANA WAHIDUDDIN KHAN suggests a way out. Let's follow his path and pledge to live together in peace.

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Violence at WAGAH

Issue November 9, 2014

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